BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

APPROVE CHANGE OF ZONE

APPLICANT: KEITH HOWARD AND BLANCHE RASMUSSEN
CHANGE OF ZONE FROM AG, AGRICULTURAL DISTRICT TO AGR, AGRICULTURAL RESIDENTIAL DISTRICT (Deer Meadows 2)

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 Change of Zone Applications; and

WHEREAS, the Sarpy County Planning Department staff has reviewed the Keith Howard and Blanche Rasmussen application for a Change of Zone from AG, Agricultural District to AGR, Agricultural Residential District for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located on South 63rd Street, approximately one mile south of Platteview Road on the east side and legally described as follows, hereinafter “the Property”:

Part of the SE ¼ of the SE ¼ in Section 24, T13N, R12E of the 6th P.M., Sarpy County, Nebraska.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

I. This Change of Zoning application has been submitted concurrently with an application for a Preliminary Plat at Resolution 2016-78.

II. A Preliminary Plat shall become void after 12 months from the date of such approval unless the County Board has approved either (1) all of, or a portion of the Preliminary Plat as a Final Plat, or (2) a 12 month extension of the Preliminary Plat approval. Final Plats and Extension requests for the Preliminary Plat approval must be acted upon by the County Board no later than 12 months from the date of the Resolution approving said Preliminary Plat.
III. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on February 16, 2016 and further, the Planning Commission gave their recommendation.

IV. A public hearing regarding the Change of Zone Application was held by this Board.

V. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing and the proof of publication has been filed in the Office of the Sarpy County Clerk.

VI. The Planning Department staff made a recommendation as noted in the attached Exhibit “A”, which includes the Planning Department Report.

VII. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural District to AGR, Agricultural Residential District on the Property legally described above with the following conditions:

1. The Change of Zone shall only take effect on the Property, or with approval of a phased development on a portion of the Property, upon
   (A) the Sarpy County Board’s approval of a Final Plat of the Property or a Final Plat of a portion of the Property and
   (B) the subsequent timely filing of said Final Plat with the Sarpy County Register of Deeds.

2. If a Final Plat of the Property, or a Final Plat of a portion of the Property, is not timely filed with the Sarpy County Register of Deeds, Sarpy County’s approval of the Change of Zone application shall be withdrawn without further action by Sarpy County and the approval for this Resolution 2016- shall be void.

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
SEAL

Sarpy County Board Chairman

County Clerk
I. GENERAL INFORMATION

A. APPLICANT:
Keith Howard and Blanche Rasmussen
16297 S 63rd Street
Papillion, NE 68133

B. PROPERTY OWNERS:
Keith Howard and Blanche Rasmussen
16297 S 63rd Street
Papillion, NE 68133

C. SUBJECT PROPERTY LOCATION: Subject property is located on South 63rd Street, approximately one mile south of Platteview Road on the east side.

D. LEGAL DESCRIPTION: Part of the SE ¼ of the SE ¼ in Section 24, T13N, R12E of the 6th P.M., Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: 8.1 acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designations: Estate Residential
- Zoning: AG (Agricultural Farming District)

G. REQUESTED ACTION(S): Approval of a Change of Zone from AG (Agricultural) to AGR (Agricultural Residential District) and a Preliminary and Final Plat of a proposed one lot subdivision to be known as Deer Meadows 2, located on South 63rd Street, approximately one mile south of Platteview Road on the east side.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Property is currently a 29.3 acre parcel fronting on South 63rd Street with an existing single-family dwelling being served by an individual well and septic system.

B. GENERAL VICINITY AND LAND USE
- North, South, East and West: Open farm ground with acreage developments.
C. RELEVANT CASE INFORMATION:
   - Existing home is currently being served by private wells and septic systems. The newly proposed lot size meets the minimum requirements of Nebraska State Title 124 for a private well and septic system.

D. APPLICABLE REGULATIONS:
   - Sarpy County Comprehensive Development Plan
   - Sarpy County Zoning Regulations:
     - Section 11 AGR– Agricultural Residential District
   - Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
   - The Comprehensive Plan designates the area as Estate Residential.

B. TRAFFIC AND ACCESS:
   - The proposed lot will be limited to one access from South 63rd Street.

C. GENERAL COMMENTS:
   - Change of Zone
     - Currently zoned AG - Agricultural Farming Development
     - Changing zoning to AGR - Agricultural Residential District
   - Preliminary/Final Plat:
     - The proposed subdivision is proposing one 8.1 acre parcel for development as a residential acreage to be served with private well and septic system.

IV. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. The only comments received were from the City of Papillion Engineer and those that were applicable to Sarpy County, have been addressed. Please see attached.

V. 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.

VI. 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: Bliss moved, seconded by Lichter, to recommend APPROVAL of the change of zone from AG (Agricultural Farming District) to AGR (Agricultural Residential District) for the proposed Deer Meadows 2 as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. Ballot: Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Sotak, Malmquist, Torczon and George. Nays: None. Abstain: None. Absent: Giff. Motion carried.
MOTION: Bliss moved, seconded by Lichter, to recommend APPROVAL of the proposed preliminary plat of a subdivision to be known as Deer Meadows 2. This recommendation is being made as the preliminary plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Sotak, Malmquist, Torczon and George. Nays: None. Abstain: None. Absent: Giff. Motion carried.

MOTION: Bliss moved, seconded by Lichter, to recommend APPROVAL of the proposed final plat of a subdivision to be known as Deer Meadows 2. This recommendation is being made as the final plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Sotak, Malmquist, Torczon and George. Nays: None. Abstain: None. Absent: Giff. Motion carried.

VII. PLANNING DEPARTMENT RECOMMENDATIONS:

Staff recommends APPROVAL of the change of zone from AG (Agricultural Farming District) to AGR (Agricultural Residential District) for the proposed Deer Meadows 2 as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.

Staff recommends APPROVAL of the proposed preliminary plat of a subdivision to be known as Deer Meadows 2. Staff makes this recommendation as the preliminary plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

Staff recommends APPROVAL of the proposed final plat of a subdivision to be known as Deer Meadows 2. Staff makes this recommendation as the final plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

VIII. ATTACHMENTS TO REPORT:
1. Change of Zoning Application
2. Preliminary Plat Application and proposed plat exhibit
3. Final Plat Application and proposed plat exhibit
4. Comments/Letters Received
5. Current Zoning Map (showing subject property area)
6. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Change of Zoning Application
2. Non-Refundable Fee of $500 made payable to Sarpy County (an additional fee of $25.00 is also be required to cover cost of mailing of public notifications)
3. Mailing list labels certified by a Title Company of all property owners within 300 ft. of the subject property.
4. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
5. Two (2) site plan drawings (folded)
6. One (1) reduced size site plan drawing (8.5 x 11)
7. One (1) electronic copy of site plan drawing in PDF form
8. Site plan drawing should include the following (as applicable)
   a. Legal description with site layout (1"=20’)
   b. Metes and bounds description with lot size
   c. Floodplain/floodway boundaries
   d. Existing easements
   e. General location map (2 mile radius)
   f. Elevations or other supporting materials
9. Detailed operational plans
10. Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.

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

<table>
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<th>Application #</th>
<th>Date Received</th>
<th>CP Designation</th>
<th>Current Zoning Designation</th>
<th>Proposed Zoning Designation</th>
<th>Application Fee</th>
<th>Receipt No.</th>
<th>Receiving Name</th>
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<td>1-4-16</td>
<td>Estate Residential</td>
<td>AG</td>
<td>AGR</td>
<td>$500</td>
<td>2551</td>
<td></td>
</tr>
</tbody>
</table>

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

**APPLICANT INFORMATION:**

- **NAME:** KEITH HOWARD and BLANCHE RASMUSSEN
- **ADDRESS:** 16297 So 63rd Street
- **CITY/STATE/ZIP:** Papillion, NE 68133
- **E-MAIL:** howardkj@hotmail.com, howardkj@att.net
- **PHONE:**
- **MAILING ADDRESS:**
- **PROPERTY OWNER INFORMATION:** (If multiple owners, please attach separate sheet)
- **NAME:** SAD
- **ADDRESS:**
- **MAILING ADDRESS:**
- **PHONE:** 402 213-9350 (Rasmussen)

**ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:**

- **NAME:** DOUG HILL
- **ADDRESS:** 2815 CRYSTAL DRIVE
- **CITY/STATE/ZIP:** BELLEVUE, NE 68123
- **E-MAIL:** dhill@hillfarrell.com
- **PHONE:**
- **MAILING ADDRESS:**
- **PHONE:** 402 291-6100
- **FAX:**
PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. — Attach additional sheets if necessary.)

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

PLAT AN 8.1 ACRE PARCEL FOR RESIDENTIAL USE

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: Deer Meadows 2

GENERAL LOCATION: 16200 SO. 63rd ST
(example 189th & Gilles Rd)

ASSessor'S PARCEL NUMBER: 011574035 ADDITIONAL PARCEL NUMBERS

LEGAL DESCRIPTION: (Describe property to wit:) PART OF SE 1/4, SE 1/4 SEC. 24-13-12, SARPY CO.

SIZE OF PROPERTY: 8.1 AC. acres CURRENT ZONING: AG REQUESTED ZONING: AGR

SOURCE OF UTILITY SERVICES: Water - WELL Sewer - SEPTIC
Gas - N/A Electric - OPPD - OVERHEAD

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 Change of Zoning 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]
[Date]

Property Owner Signature

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Change of Zoning process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

[Signature]
[Date]

Property Owner Signature
PRELIMINARY PLAT APPLICATION

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

1. Completed Preliminary Plat Application
2. Non-Refundable Fee of $100.00 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in AutoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.

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

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**PLANNING STAFF USE ONLY:**

**APPLICATION #:** PP 16-002

**DATE RECEIVED:** 1-4-16

**CP DESIGNATION:** Estate Residential

**CURRENT ZONING DESIGNATION:** AGR

**PROPOSED ZONING DESIGNATION:** AGR

**APPLICATION FEE:** $110.00 RECEIPT NO. 2551

**RECEIVED BY:** Lisa

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**APPLICATION INFORMATION:**

**NAME:** KEITH HOWARD and BLANCHE RASMUSSEN

**ADDRESS:** 16297 So 63rd Street

**CITY/STATE/ZIP:** Papillion, NE 68133

**MAILING ADDRESS:**

**CITY/STATE/ZIP:**

**PHONE:** 402 213-9350 (Rasmussen)

**FAX:**

**E-MAIL:** howardkj@att.net

**PROPERTY OWNER INFORMATION:** (If multiple owners, please attach separate sheet)

- **NAME:** same

- **ADDRESS:**

- **CITY/STATE/ZIP:**

- **MAILING ADDRESS:**

- **CITY/STATE/ZIP:**

- **PHONE:**

- **FAX:**

**ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:**

**NAME:** DOUG HILL

**ADDRESS:** 2815 CRYSTAL DRIVE

**CITY/STATE/ZIP:** BELLEVUE, NE 68123

**MAILING ADDRESS:**

**CITY/STATE/ZIP:**

**PHONE:** 402 291-6100

**FAX:**

**E-MAIL:** dhill@hillfarrell.com

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**JAN 4 2016**
PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. - Attach additional sheets if necessary.

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

PLAT AN 8.1 ACRE PARCEL FROM A 29.3 ACRE PARCEL

PLAT 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.

PLAT NAME: DEER MEADOW 2

ASSessor’S PARCEL NUMBER: 011574035

ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 16200 SO. 63rd ST
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) PART OF SE 1/4 SE 1/4 SEC 24-13-12

SIZE OF PROPERTY: 8.1 AC. acres CURRENT ZONING: AG REQUESTED ZONING: AGR

SOURCE OF UTILITY SERVICES: Water - WELL Sewer - SEPTIC
Gas - N/A Electric - OPPD - OVERHEAD

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 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 Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

Property Owner/Applicant Signature

11/3/2014

Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Property Owner Signature

11/3/2014

Date

Property Owner Signature

1/3/2014

Date
Preliminary Plat
DEER MEADOWS 2

BEING A PLATTING OF PART OF SE 1/4 SE 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOT 1

352,156 Sq. Ft.
8.08 Acres

NOTES
GRADING: NONE WILL BE REQUIRED
OWNER/SUBDIVIDER: KEITH J. HOWARD AND BLANCHE N. RASMUSSEN

LEGAL DESCRIPTION: SW 1/4 SE 1/4, SEC. 24-13-12, SARPY COUNTY, NE. (6.1 ACRES)

UTILITIES: WELL AND SEPTIC WILL BE IN USE. NO PUBLIC UTILITIES AT THIS TIME

EASEMENTS: NONE

EXISTING ZONING: AG (AGRICULTURAL)

PROPOSED ZONING: AGR (AGRICULTURAL RESIDENTIAL)

PUBLIC IMPROVEMENTS: NONE

WATER REQUESTED: NONE

EROSION CONTROL PLAN: NO GRADING REQUIRED

Sarpy County Property Information

Lot 1

1 inch = 100 ft.

SURVEY: RDH
DRAWN: RDH
DATE: 2/20/2015

DEER MEADOWS 2
PRELIMINARY PLAT
SE 1/4 SEC. 24-T3N-R12E, SARPY COUNTY, NE

HILL-FARRELL ASSOCIATES, INC.
Land Surveyors
2815 Colony Drive, Bellevue, NE 68014
(402) 29-0100
PROJECT NO.
DEER MEADOWS 2
In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:
1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of $510 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in AutoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.

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

APPLICANT INFORMATION:
NAME: Keith Howard and Blanche Rasm
ADDRESS: 16297 So 63rd Street
EMAIL: howardkj@att.net
CITY/STATE/ZIP: Papillion, NE 68133

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)
SAME
NAME: SAME
ADDRESS: SAME
MAILING ADDRESS: SAME
PHONE: 402 213-9350 (Rasmussen)

ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION:
NAME: DOUG HILL
ADDRESS: 2815 CRYSTAL DRIVE
EMAIL: dhill@hillfarrell.com
CITY/STATE/ZIP: BELLEVUE, NE 68123
MAILING ADDRESS: SAME
PHONE: 402 291-6100
**PROJECT DESCRIPTION:** Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.

**PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

Plat an 8.1 Acre Parcel for Residential Use

**PLAT 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.

**PLAT NAME:** DEER MEADOW 2

**ASSESSOR’S PARCEL NUMBER:** 011574035

**GENERAL LOCATION:** 16200 SO. 63rd ST

**LEGAL DESCRIPTION:** PART OF SE 1/4 SE 1/4 SEC 24-13-12, SARPY CO.

**SIZE OF PROPERTY:** 8.1 acres

**CURRENT ZONING:** AG

**REQUESTED ZONING:** AGR

**SOURCE OF UTILITY SERVICES:**
- Water - WELL
- Sewer - SEPTIC
- Gas - N/A
- Electric - OPPD - OVERHEAD

**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 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 Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

[Signatures and dates]

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

[Signatures and dates]
DEER MEADOWS 2

BEING A PLATTING OF PART OF SE 1/4 SE 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOT 1

SURVEYOR'S CERTIFICATE

I, RONALD O. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HERETO AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF ALL LOTS IN "DEER MEADOWS 2", BEING A PLATTING OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH LINE OF SAID DEER MEADOWS 2, THENCE S 0 DEG. 00' 00" E, 280.08 FEET TO A POINT ON THE CENTERLINE OF SOUTH 82° 00' 00" WEST OF SOUTHERLY ON THE SOUTH LINE OF SAID DEER MEADOWS 2, AND THEN BEING ALSO THE WEST LINE OF SAID SE 1/4 OF SE 1/4 OF SECTION 24, THENCE N 0 DEG. 00' 00" E, 1169.03 FEET, THENCE N 82° 00' 00" W, 185.75 FEET TO A POINT ON THE CENTERLINE OF SOUTH 82° 00' 00" WEST, AND THEN BEING ALSO THE WEST LINE OF SAID SE 1/4 OF SE 1/4 OF SECTION 24, THENCE N 0 DEG. 00' 00" E, 200.84 ALONG SAID WEST LINE TO THE POINT OF BEGINNING, DESCRIBED TRACT CONTAINS 352,156 SQ. FT.

DATE: Dec. 28, 2015

RONALD O. HILL NE. LS. NO. 373

PREPARED BY:

REVIEWED BY:

APPROVED BY:

APPROVED OF SARPY COUNTY BOARD OF COMMISSIONERS
ON THIS ___ DAY OF ___ 2016.

APPROVAL OF SARPY COUNTY PLANNING COMMISSIONER
ON THIS ___ DAY OF ___ 2016.

NOTARY PUBLIC

APPROVAL OF SARPY COUNTY PUBLIC WORKS

152.156 SF

ACRES

1169.03'
Subject: FW: Planning Review: Change of Zone, Preliminary & Final Plats - Deer Meadows 2

From: Jeff Thompson [mailto:jefft@papillion.org]
Sent: Tuesday, February 02, 2016 8:06 AM
To: Bruce Fountain <bfountain@sarpy.com>
Cc: Kelly Jeck <kjeck@sarpy.com>; Mark Wayne <markw@sarpy.com>; Scott Bovick <sbovick@sarpy.com>; Eric Herbert <eric@sarpy.com>; Nikki Lampe <nicole@sarpy.com>; Denny Wilson <dwilson@sarpy.com>; Pat Dowse <pdowse@sarpy.com>; Nicole O'Keefe <nokeefe@sarpy.com>; Jeff Davis <jdavis@sarpy.com>; Lynn Marshall <lmarshall@sarpy.com>; Iaster <papionrd.org>; Grint, Amanda <agrint@papionrd.org>; Williams, Eric <ewilliams@papionrd.org>; Mark Stursma <mstursma@papillion.org>; Bill Bowes <bbowes@papillion.org>; Donna Lynam <dlynam@sarpy.com>; Derek Goff <dgoff@papillion.org>

Subject: Re: Planning Review: Change of Zone, Preliminary & Final Plats - Deer Meadows 2

We appreciate the opportunity Bruce. Thanks your including us. We'll take a look at it and provide feedback. My initial thoughts would be.

1. Add additional dedication for utility providers (OPPD, Cox, Century Link, BHE etc.)
2. Apply sewer charges per original HDR study for sewer south of the ridge line, if you have the authority.
3. Add note limiting access to one single point of access so you do not end up with a horseshoe driveway request.
4. I would typically require some authorization from the state that they've received at least preliminary data that the property will support a septic and well system and some designation of the location of the well and lateral fields (prelim site plan showing home location, etc.).

That's all I have right now. Planning and our other engineer may see other things we'd typically require so I'll let them know.

Thanks.

Respectfully Submitted,

Jeffrey L. Thompson, PE, CPESC, CFM
City Engineer
City of Papillion
9909 Portal Road, Building A
Papillion, NE 68046<x-apple-data-detectors://2/0> (402) 898-9092<tel:(402)%20898-9092> (402) 339-0670<tel:(402)%20339-0670> (fax) jefft@papillion.org<mailto:jefft@papillion.org>

"If you can find a path with no obstacles, it probably doesn't lead anywhere." - Frank A. Clark

"Only those who will risk going too far can possibly find out how far one can go." - T.S. Eliot

Vicinity Map - Zoning

Part of SE 1/4 SE 1/4 Sec 24-13-12
Deer Meadows 2
AFFIDAVIT OF PUBLICATION

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  

Signed in my presence and sworn to before me:

Notary Public

GENERAL NOTARY - State of Nebraska  
ELIZABETH M WHITE  
My Comm.Exp. December 22, 2018

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

County of Sarpy

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher and 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 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.

Shon Barenklau OR Ron Petak
Publisher Executive Editor

Notary Public

Printers Fee $31.75
Customer Number: 40638
Order Number: 0001928024

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:

1. A preliminary plat for the subdivision to be known as Deer Meadows, Lots 1-5 in the Plat of Deer Meadows Subdivision, located in Section 13, Township 121 North, Range 6 East, Sarpy County, Nebraska.

2. A preliminary plat for the subdivision to be known as Ryan Estates, Lots 1-6 in the Plat of Ryan Estates Subdivision, located in Section 13, Township 121 North, Range 6 East, Sarpy County, Nebraska.

Ron Spencer has submitted applications for consideration of a Change of Zone from AG to AGR (Lot 1) and R52 (Lots 2 & 3), and a Preliminary Plat for a subdivision to be known as Ryan Estates, Lots 1-6 in the Plat of Ryan Estates Subdivision, located in Section 13, Township 121 North, Range 6 East, Sarpy County, Nebraska.

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