BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT – DEER MEADOWS 2, LOT 1

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 of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat.§ 23-374; and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for Final plats; and

WHEREAS, the applicant, the Keith Howard and Blanche Rasmussen applied for approval of a final plat on 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.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the Final plat of a subdivision to be known as Deer Meadows 2 for compliance with the Subdivision Regulations and made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department reports, the aerial map of the Property and a copy of the Final plat of the subdivision to be known as Deer Meadows 2.

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

I. This Final Plat application has been submitted concurrently with an application for a Change of Zoning at Resolution 2016- . An approved Change of Zoning application only takes effect on the Property, or, in a phased development 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.

Resolution FP Deer Meadows 2--Feb 2016
II. A public hearing regarding the approval of the Final plat was held on February 16, 2016 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.

III. A public hearing regarding the approval of the Final plat was held by this County Board.

IV. 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.

V. The Planning Department staff recommends approval as described in the Planning Department report.

VI. The proposed Final plat of a subdivision to be known as Deer Meadows 2 is in conformity with the Zoning Regulations, the Subdivision Regulations, and the Sarpy County Comprehensive Plan.

VII. The proposed Lot 1 Deer Meadows 2 shall be limited to one access from South 63rd Street.

BE IT FURTHER RESOLVED THAT the Final Plat of a subdivision to be known as Deer Meadows 2 and as further described in the attached Exhibit A is hereby approved subject to the following condition:

1. All fees required by the Sarpy County Zoning Regulations and the Sarpy County Subdivisions must be paid.

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 ______, 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) 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 63\textsuperscript{rd} 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. 

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. 

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.

---

**APPLICANT INFORMATION:**

**NAME:** KEITH HOWARD and BLANCHE RASMUSSEN  
**ADDRESS:** 16297 So 63rd Street  
**CITY/STATE/ZIP:** Papillion, NE 68133

**MAILING ADDRESS:**  
**CITY/STATE/ZIP:**

**PHONE:**

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

**NAME:**  
**ADDRESS:**  
**CITY/STATE/ZIP:**

**MAILING ADDRESS:**  
**CITY/STATE/ZIP:**

**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

**MAILING ADDRESS:**  
**CITY/STATE/ZIP:**

**PHONE:**  
**FAX:**

---

**APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department**
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 & Giles 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] 11/3/2014

Applicant/Property Owner Signature Date

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] 11/3/2014

Property Owner Signature Date

[Signature] 1/3/116

Property Owner Signature Date
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 $1,010 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

<table>
<thead>
<tr>
<th>PLANNING STAFF USE ONLY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION #: PP 16-002</td>
</tr>
<tr>
<td>DATE RECEIVED: 1-4-16</td>
</tr>
<tr>
<td>CP DESIGNATION: Estate Residential</td>
</tr>
<tr>
<td>CURRENT ZONING DESIGNATION: AGR</td>
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<tr>
<td>PROPOSED ZONING DESIGNATION: AGR</td>
</tr>
<tr>
<td>APPLICATION FEE: $1,110</td>
</tr>
</tbody>
</table>

**RECEIVED BY:**  
Lisa Jink

**NOTES:**

**APPLICANT INFORMATION:**

<table>
<thead>
<tr>
<th>NAME: KEITH HOWARD and BLANCHE RASMUSSEN</th>
<th>E-MAIL: <a href="mailto:howardkj@gmail.com">howardkj@gmail.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS: 16297 So 63rd Street</td>
<td>CITY/STATE/ZIP: Papillion, NE 68133</td>
</tr>
<tr>
<td>MAILING ADDRESS:</td>
<td>CITY/STATE/ZIP:</td>
</tr>
<tr>
<td>PHONE: 402 213-9350 (Rasmussen)</td>
<td>FAX:</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>NAME: same</th>
<th>E-MAIL:</th>
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**ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:**

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<tr>
<th>NAME: DOUG HILL</th>
<th>E-MAIL: <a href="mailto:dhill@hillfarrell.com">dhill@hillfarrell.com</a></th>
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<tr>
<td>PHONE: 402 291-6100</td>
<td>FAX:</td>
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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

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

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.

NOTES

GRADING: NONE WILL BE REQUIRED
OWNERS/SUBDIVISION: KEITH J HOWARD AND BLANCHE N. RASMUSSEN
LEGAL DESCRIPTION: SW 1/4 SE 1/4, SE 1/4-13-12

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
WINDERS REQUESTED: NONE
EROSION CONTROL PLAN: NO GRADING REQUIRED

Sarpy County Property Information
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 format
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

PLANNING STAFF USE ONLY:

APPLICATION #: FP 16-002
DATE RECEIVED: 1-6-16
CP DESIGNATION: Estate Residential
CURRENT ZONING DESIGNATION: AG
PROPOSED ZONING DESIGNATION: AGR
APPLICATION FEE: $510 RECEIPT NO. 1551
RECEIVED BY:

APPLICATION INFORMATION:
NAME: Keith Howard and Blanche Rasm
ADDRESS: 16297 So 63rd Street, Papillion, NE 68133
E-MAIL: howardkj@att.net
PHONE: 402 213-9350 (Rasmussen)

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, BELLEVUE, NE 68123
E-MAIL: dhill@hillfarrell.com
PHONE: 402 291-6100
FAA: ____________________

RECEIVED BY: ____________________

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 for Residential Use

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**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, 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.

[Signature]

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 of the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

[Signature]

Property Owner Signature

11/3/2014

Date

[Signature]

Property Owner Signature

1/3/16

Date
DEER MEADOWS 2
BEING A PLATTING OF PART OF SE ¾ SE ½ OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOT 1

SURVEYOR'S CERTIFICATE


DATE: Dec. 28, 2015

RONALD D. HILL NE, LS No. 373

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, KEITH J. HOWARD AND BLANCHE N. RASMUSSEN, WHO ARE THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO 2 LOTS TO BE KNOWN AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "DEER MEADOWS 2", AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO DEDICATE TO THE PUBLIC FOR USE THE 50.00 FEET OF RIGHT-OF-WAY Shown HEREIN.

IN WITNESS WHEREOF WE DO SET OUR NAMES THIS _______ DAY OF 2016.

KEITH J. HOWARD

ACKNOWLEDGMENT OF NOTARY PUBLIC OF NEBRASKA

STATE OF NEBRASKA

COUNTY OF SARPY

ON THIS _______ DAY OF 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID STATE AND COUNTY APPOINTED KEITH J. HOWARD AND BLANCHE N. RASMUSSEN TO ACT AS NOTARY PUBLIC WITHIN THE COUNTY OF SARPY, NEBRASKA, WHEREIN NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF "DEER MEADOWS 2" WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS _______ DAY OF 2016.

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSIONER

THIS PLAT OF "DEER MEADOWS 2" WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THIS _______ DAY OF 2016.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION
From: Jeff Thompson <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 <jldavis@sarpy.com>; Lynn Marshall <lmarshall@sarpy.com>; Iaster <iapionrd.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

Respectfully Submitted,

Jeffrey L. Thompson, PE, CPESC, CFM
City Engineer
City of Papillion
9909 Portal Road, Building A
Papillion, NE 68046
(402) 898-9092
(402) 339-0670 (fax) 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

See us at www.papillion.org

[cid:image001.gif@01CF3DDC.5D977460]

Vicinity Map - Zoning
Part of SE 1/4 SE 1/4 Sec 24-13-12
Deer Meadows 2
Figure 5.1: Development Structure Plan
Sarpy County, Nebraska

Current FLU – Sarpy County
Part of SE ¼ SE ¼ Sec 24-13-12
Deer Meadows 2

Subject Property Outlined in Blue (Estate Residential)

Lot 1
STATE OF NEBRASKA  

County of Sarpy  

Being duly sworn, upon oath, Shon Harenklaud deposes and says that he is the Publisher 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 Harenklaud  OR  Ron Petak
Publisher  Executive Editor

Today's Date: 2-3-2016
Signed in my presence and sworn to before me:

Notary Public

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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 Estates, Lots 1 through 5, being a replat of Outlots 62A and Outlot 63, Hanson's Lake, located in Section 12, Township 13N, Range 12E of the 6th P.M., Sarpy County, Nebraska. Generally located south of 192nd Street and Bojaniski Drive.

Keith Howard and Brian Rasmussen have submitted applications for consideration of a Change of Zone from AG to AGR (Lot 1) and RE2 (Lots 2-3), and a Preliminary Plat and Final Plat of a subdivision to be known as Emerald 2, Lot 1 being a platting of part of SE 1/4 of Section 10, Township 13N, Range 12E of the 6th P.M., Sarpy County, Nebraska. Generally located southeast of 63rd Street and Platteview Road.

Ron Spencer has submitted applications for consideration of a Change of Zone from AG and AGR to AGR (Lot 1) and RE2 (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 SW 1/4 of the SW 1/4 of Section 22, Township 13N, Range 12E, together with Tax Lot 29 in the NW 1/4 of the NW 1/4 of Section 27, Township 13N, Range 12E, the 6th P.M., Sarpy County, Nebraska, together with Lot 2, Olivo Estates, a subdivision in said Sarpy County, generally located southeast of 95th Street and Mitchell Road.

Ryan Steele, on behalf of RED Investments LLC, has submitted an application for consideration of a Special Use Permit in IL to allow outdoor storage in conjunction with a mini storage facility on the property legally described as Lot 1, Red Addition, a subdivision pending approval by the County Board. Currently, the three properties that will become Red Addition are legally described as, a tract of land located in all of Lot 1, Pinta, and Lot 1, Hawks 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 23, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska. Generally located southeast of 192nd Street and Gilson Road.

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

County of Sarpy

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

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

Notary Public

Printer's 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:

StD 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's Lake, located in Section 13, Township 13N, Range 12E of the 6th P.M., Sarpy County, Nebraska. Generally located south of La Platte Road on Bojarski Drive. Keith Howard and Brianne Reisman have submitted applications for consideration 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 14N, Range 12E of the 6th P.M., Sarpy County, Nebraska. Generally located southeast of 53rd Street and Platteview Road. Ron Spencer has submitted an application for consideration of a Change of Zone from AG to AGR (Lot 1) and R-25 (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 AD, being a platting of the South 1/2 of the SW 1/4 of Section 22, T13N, R12E, together with Tax Lot 29 in the NW 1/4 of Section 27, T13N, R12E, of the 6th P.M., Sarpy County, Nebraska, together with Lot 2, Wilde Estates Replat, a subdivision in said Sarpy County, generally located southwest of 90th Street and Mitchell Road.

Ryan Steele, on behalf of RED Investments LLC, has submitted an application for consideration of a Special Use Permit in IL to allow outdoor storage in conjunction with a mini storage facility on the property to be known as Lot 1, Red Addition, as approved by the County Board. Currently, the three properties that will become Red Addition are legally described as a tract of land located in all of Lot 1, Pintail, and Lot 1, Hawkinson Addition, as surveyed, platted and recorded in Sarpy County, NE, and together with a portion of the BNSF Railway Company's 150.00 foot right-of-way 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. Generally located southwest of 102nd Street and Gates Road.

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. 1829024, 2/24

FEB 29 2016