BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – SPENCER’S WOODS, Lots 1, 2, and 3 and Outlots A, B, C, and D

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 preliminary plats; and

WHEREAS, the applicant, Ron Spencer applied for approval of a preliminary plat on property generally located southeast of 96th and Mitchell Road and legally described as follows, hereinafter “the Property”:

South ½ of the SW ¼ of the SW ¼ in Section 22, T13N, R12E, together with Tax Lot 29 in the NW ¼ of the NW ¼ in Section 27, T13N, R12E of the 6th P.M., Sarpy County, Nebraska, together with Lot 2, Olivo Estates Replat, a subdivision in said Sarpy County.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the preliminary plat of a subdivision to be known as Spencer’s Woods 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 preliminary plat of the subdivision to be known as Spencer’s Woods.

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

I. This Preliminary Plat application has been submitted concurrently with an application for a Change of Zoning at Resolution 2016-81. 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.
II. A public hearing regarding the approval of the preliminary 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 preliminary 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 with some notations as described in the Planning Department report.

VI. The proposed preliminary plat of a subdivision to be known as Spencer’s Woods is in conformity with the Zoning Regulations, the Subdivision Regulations, and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the Preliminary Plat of a subdivision to be known as Spencer’s Woods and as further described in the attached Exhibit A is hereby approved subject to the following condition:

1. Without additional action by the County Board, approval of this Resolution 2016-81 shall become void after 12 months from the date of such approval unless either (A) the County Board has approved all of, or a portion of the Preliminary Plat as a Final Plat, or (B) the County Board approves a twelve 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 this Resolution.

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.

Sarpy County Board Chairman

Attest

County Clerk
I. GENERAL INFORMATION

A. APPLICANT:
Ron Spencer
16565 South 96th Circle
Papillion, NE 68046

B. PROPERTY OWNERS:
John Warkentin
16311 South 96th Street
Papillion, NE 68046

C. SUBJECT PROPERTY LOCATION: Subject property is located southeast of 96th and Mitchell Road.

D. LEGAL DESCRIPTION: South ½ of the SW ¼ of the SW ¼ in Section 22, T13N, R12E, together with Tax Lot 29 in the NW ¼ of the NW ¼ in Section 27, T13N, R12E of the 6th P.M., Sarpy County, Nebraska, together with Lot 2, Olivo Estates Replat, a subdivision in said Sarpy County.

E. SUBJECT PROPERTY SIZE: 30.24 acres.

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

G. REQUESTED ACTION(S): Approval of a Change of Zone from AG/AGD (Agricultural Farming/Agricultural Development) to AGR/RE2 (Agricultural Residential/Residential Estates 2 Acre), Preliminary and Final Plat of a proposed subdivision to be known as Spencer’s Woods, located southeast of 96th and Mitchell Road.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Property is currently made up of three parcels which are improved with two single family dwellings. Each is served by individual wells and septic systems.

B. GENERAL VICINITY AND LAND USE
North, South, East and West: Open farm ground with limited home sites.

C. RELEVANT CASE INFORMATION:
- Existing homes are currently being served by private wells and septic systems.
- Existing homes do not currently share a common access.

D. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
  - Section 11 AGR – Agricultural Residential District
  - Section 12 RE2 – Residential Estates 2 Acre 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:
- Existing access via 96th Street serves the dwelling to the north and the dwelling on the south utilizes an easement through Olivo Estates Replat 1. The newly proposed lots will have frontage on a dedicated street (96th Street) but will access each home site via an easement starting in the northwest corner of the property. This is due to a large, wooded ravine that runs parallel to 96th Street across the frontage of all the lots.

C. GENERAL COMMENTS:
- Change of Zone
  - Requested Zoning of AGR/RE2 - Agricultural Residential/Residential Estates 2
    - Lot 1 Spencer’s Woods to be AGR
    - Lot 2 and 3 Spencer’s Woods to be RE2
    - Outlots 1-4 Spencer’s Woods to be RE2
- Preliminary/Final Plat:
  - The proposed subdivision is proposing three buildable parcels, two of which are currently improved with single-family dwellings. There are four proposed outlots that are designated as conservation easements and are not buildable.
  - The west 500 feet of Lot 2 and 3 is identified as conservation easement and will prohibit development with the exception of a future driveway and utilities. This allows for connectivity of the conservation easement areas.

IV. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. No comments were received.

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:** Huddleston moved, seconded by Torczon, to recommend APPROVAL of the change of zone from AG/AGD (Agricultural Farming/Agricultural Development District) to AGR/RE2 (Agricultural Residential/Residential Estates 2 Acre District) for the proposed Spencer’s Woods 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:** Huddleston moved, seconded by Torczon, to recommend APPROVAL of the proposed preliminary plat of a subdivision to be known as Spencer’s Woods. 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:** Huddleston moved, seconded by Torczon, to recommend APPROVAL of the proposed final plat of a subdivision to be known as Spencer’s Woods. 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/AGD (Agricultural Farming/Agricultural Development District) to AGR/RE2 (Agricultural Residential/Residential Estates 2 Acre District) for the proposed Spencer's Woods 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 Spencer’s Woods. 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 Spencer’s Woods. 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 proposal exhibit
3. Final Plat Application and proposal exhibit
4. Current Zoning Map (showing subject property area)
5. 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 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.

CHANGE OF ZONING APPLICATION

APPLICANT INFORMATION:  CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Ron Spencer  E-MAIL: rspencer@primetimehealthcare.com
ADDRESS: 16565 South 96th Circle
MAILING ADDRESS:  Papillion, NE 68046
PHONE: 402-201-8648  FAX:

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

NAME: John Warkentin  E-MAIL:
ADDRESS: 16311 South 96th Street
MAILING ADDRESS:  Papillion, NE 68046
PHONE: 402-201-8648  FAX:

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Thompson, Dreessen & Dorner  E-MAIL: jwarner@td2co.com
ADDRESS: 10836 Old Mill Road
MAILING ADDRESS:  Omaha, NE 68154

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.

A 30.24 Acre Site to be Subdivided into 3 Residential Lots and 4 Outlots.

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: Spencer's Woods

GENERAL LOCATION: 96th & Mitchell road

ASSESSOR'S PARCEL NUMBER: 010405542 ADDITIONAL PARCEL NUMBERS 011582807 / 011571219

LEGAL DESCRIPTION: (Describe property to wit:) Lot 2, Olivo Estates Replat and Tax Lot 29 in Section 27-13-12 and the South 1/2 of the SW 1/4 SW 1/4 22-13-12

SIZE OF PROPERTY: 30.24 acres CURRENT ZONING: AGD and AG REQUESTED ZONING: 

SOURCE OF UTILITY SERVICES: Water - Private Sewer - Septic

Gas - N/A Electric - OPPD

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.

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.

Property Owner Signature __________________________ Date __________

Property Owner Signature __________________________ Date __________
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 $1,070 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

PLANNING STAFF USE ONLY:
APPLICATION #: PP 14-003
DATE RECEIVED: 1-8-16
CP DESIGNATION: Estate Residential
CURRENT ZONING DESIGNATION: AG and AGO
PROPOSED ZONING DESIGNATION: CR-2
APPLICATION FEE: $1,070 RECEIPT NO: 3553
RECEIVED BY: Lisa Limby

NOTES: ____________

APPLICANT INFORMATION:
NAME: Ron Spencer
ADDRESS: 16565 South 96th Circle
CITY/STATE/ZIP: Papillion, NE 68046
PHONE: 402-201-8648
E-MAIL: rspencer@primetimehealthcare.com

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)
NAME: John Warkentin
ADDRESS: 16311 South 96th Street
CITY/STATE/ZIP: Papillion, NE 68046
PHONE: ________________ FAX: ___________________

ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION:
NAME: Thompson, Dreessen & Dorner
ADDRESS: 10836 Old Mill Road
CITY/STATE/ZIP: Omaha, NE 68154
PHONE: 402-330-8860
E-MAIL: jwarner@td2co.com

MAILING ADDRESS: ____________
(CITY/STATE/ZIP: ____________)
PHONE: ________________ FAX: ___________________

MAILING ADDRESS: ____________
(CITY/STATE/ZIP: ____________)
PHONE: ________________ 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.

A 30.24 Acre Site to be Subdivided into 3 Residential Lots and 4 Outlots.

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: Spencer's Woods

ASSessor's PARCEL NUMBER: 010405542 ADDITIONAL PARCEL NUMBERS 011582807 / 011571219

GENERAL LOCATION: 96th & Mitchell Road

(example 18th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 2, Olivo Estates Replat and Tax Lot 29 in Section 27-13-12 and the South 1/2 of the SW 1/4 SW 1/4 22-13-12

SIZE OF PROPERTY: 30.24 ACRES CURRENT ZONING: AGD and AG REQUESTED ZONING: Lots 3+3 - REZ

SOURCE OF UTILITY SERVICES: Water - Private Sewer - Septic

Gas - N/A Electric - OPPD

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 authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Property Owner Signature

Date

Property Owner Signature

Date
SPENCER'S WOODS
LOTS 1, 2 AND 3 AND OUTLOTS A, B, C AND D

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T29N, R12E, OAK HICKORY, SARPY COUNTY, NEBRASKA, TOGETHER WITH TAX LOT 29 IN THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T29N, R12E, OF THE 160 P.M. AND SARPY COUNTY, TOGETHER WITH LOT 2, OLIVO ESTATES REPLAY, A SUBDIVISION IN SAHAPY COUNTY.

NOTES

1. NO CONTOURS ARE SHOWN AS NO GRAZING IS PROPOSED.
2. EXISTING ZONING IS AS PROPOSED ZONING FOR LOTS 2 AND 3 IS REZ AND PROPOSED ZONING FOR LOT 1 IS AGR.
3. ALL REQUIRED UTILITIES EXIST.
4. LOTS 1 AND 3 ARE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
5. THE WEST 300 FEET OF LOTS 2 AND 3 WILL BE CONSIDERED TO BE A CONSERVATION EASEMENT AND WELL PROPPED DEVELOPMENT WITH THE EXCEPTION OF A DRIVEWAY AND UTILITIES.
FINAL PLAT APPLICATION

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 $570 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

PLANNING STAFF USE ONLY:

APPLICATION #: FP 16-003
DATE RECEIVED: 1-8-16
CP DESIGNATION: Estate Residential
CURRENT ZONING DESIGNATION: AG and AGD
PROPOSED ZONING DESIGNATION: LA Z 3 - RE 2
APPLICATION FEE: $570 RECEIPT NO. 2563
RECEIVED BY: Lisa Smith
NOTES: __________________________

APPLICANT INFORMATION:

NAME: Ron Spencer
E-MAIL: rspencer@primetimehealthcare.com
ADDRESS: 16565 South 96th Circle
Papillion, NE 68046
PHONE: 402-201-8648

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

NAME: John Warkentin
E-MAIL: jwarner@td2co.com
ADDRESS: 16311 South 96th Street
Papillion, NE 68046
PHONE: 402-330-8860

ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION:

NAME: Thompson, Dreessen & Dorner
E-MAIL: jwarner@td2co.com
ADDRESS: 10836 Old Mill Road
Omaha, NE 68154
PHONE: 402-330-8860
FAX: 402-330-5866
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.

A 30.24 Acre Site to be Subdivided into 3 Residential Lots and 4 Outlots.

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: Spencer's Woods

ASSESSOR’S PARCEL NUMBER: 010405542 ADDITIONAL PARCEL NUMBERS 011582807 / 011571219

GENERAL LOCATION: 96th & Mitchell Road
(examples 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 2, Olivo Estates Replat and Tax Lot 29 in Section 27-13-12 and the South 1/2 of the SW 1/4 SW 1/4 22-13-12

SIZE OF PROPERTY: 30.24 acres CURRENT ZONING: AGD and AG REQUESTED ZONING: Loti 1 - AG D Lot 2, 3 - R 62

SOURCE OF UTILITY SERVICES: Water - Private Sewer - Septic Gas - N/A Electric - OPPD

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.

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 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.

Property Owner Signature Date

Property Owner Signature Date

Property Owner Signature Date
SPENCER'S WOODS
LOTS 1, 2 AND 3 AND OUTLOTS A, B, C AND D

BEING A PLATTING OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 21, RANGE 14, TOWNSHIP 41, SOUTH OF THE 34TH PARALLEL, SARPY COUNTY, NEBRASKA, TOGETHER WITH THE LOT IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 41, RANGE 5, SOUTH OF THE 34TH PARALLEL, SARPY COUNTY, TOGETHER WITH LOT 2 OF OLIVO ESTATES REPLAT 1, A SUBDIVISION IN SAID SARPY COUNTY.

SURVEYOR'S CERTIFICATE

The foregoing was surveyed and plotted by Thompson, Dreessen & Danner, Inc., Land Surveyors,2015, and approved by the Commission of the City of Omaha, Nebraska, on the 20th day of October, 2015.

THOMPSON, DREESSEN & DANNER, INC.

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of subdivision was reviewed by the Sarpy County Supervisors on the 15th day of April, 2016.

SARPY COUNTY SUPERVISORS

NOTES:

1. Dimensions and slopes shown in projected plan to commemorate.
2. The west 20 feet of lots 2 and 3 will be converted to a common right of way, and all property developed with the exception of a driveway and utilities.

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

The plat of subdivision was approved by the Sarpy County Planning Director on the 1st day of April, 2016.

SARPY COUNTY PLANNING DIRECTOR

ACKNOWLEDGMENT OF NOTARY

County of Sarpy
State of Nebraska

The foregoing instrument was acknowledged by me this 20th day of January, 2016, by John W. Nelson, a duly commissioned Notary Public in and for the State of Nebraska.

John W. Nelson
Notary Public

SARPY COUNTY TURASSEY'S CERTIFICATE

This plat of subdivision was approved by the Sarpy County Treasurer on the 15th day of April, 2016.

Sarpy County Treasurer

APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS

This plat of subdivision was approved by the Sarpy County Board of Commissioners on the 15th day of April, 2016.

Sarpy County Board of Commissioners

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This plat of subdivision was approved by the Sarpy County Planning Commission on the 15th day of April, 2016.

Sarpy County Planning Commission
Lot 2, Olivo Estates Replat, Tax Lot 29 in 27-13-12, and the S1/2 SW1/4 SW1/4 in 22-13-12
Spencer's Woods