BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL 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 Final plats; and

WHEREAS, the applicant, the Ron Spencer applied for approval of a final 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 Final 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 Final 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:

1. This Final Plat application has been submitted concurrently with an application for a Change of Zoning at Resolution 2016-80. 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 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 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 Final 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. 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 March, 2016.

[Signature]
Sarpy County Board Chairman

[Signature]
County Clerk

Resolution FP Spencer’s Woods--Feb 2016
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.

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>By</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Public Hearings and Resolutions</td>
<td>Donna Lynam, CFM Assistant Director, Planning &amp; Building</td>
</tr>
</tbody>
</table>

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 subdivision to be known as Spencer’s Woods, a small acreage development proposing three buildable lots and four outlots for conserving priority environmental resources (woodlands and slopes over 15%) as written in the Sarpy County Comprehensive Plan.

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:
  o Section 11 AGR – Agricultural Residential District
  o 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.

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

<table>
<thead>
<tr>
<th>PLANNING STAFF USE ONLY:</th>
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<tbody>
<tr>
<td>APPLICATION#: CZ 16-003</td>
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<tr>
<td>DATE RECEIVED: 1-8-16</td>
</tr>
<tr>
<td>CP DESIGNATION: Estate Residential</td>
</tr>
<tr>
<td>CURRENT ZONING DESIGNATION: AG and AGR</td>
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<tr>
<td>PROPOSED ZONING DESIGNATION: Lot 1-4GR</td>
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<tr>
<td>APPLICATION FEE: $500</td>
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<tr>
<td>RECEIPT NO. 25S3</td>
</tr>
<tr>
<td>PUBLIC NOTIFICATION PROCESSING FEE: $25.00</td>
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<tr>
<td>RECEIPT NO. 25S3</td>
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<tr>
<td>RECEIVED BY: [Signature]</td>
</tr>
</tbody>
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**NOTES:**

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**APPLICANT INFORMATION:**

<table>
<thead>
<tr>
<th>NAME: Ron Spencer</th>
<th>E-MAIL: <a href="mailto:ron.spencer@primetimehealthcare.com">ron.spencer@primetimehealthcare.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS: 16565 South 96th Circle</td>
<td>CITY/STATE/ZIP: Papillion, NE 68046</td>
</tr>
<tr>
<td>MAILING ADDRESS:</td>
<td></td>
</tr>
<tr>
<td>PHONE: 402-201-8648</td>
<td>FAX:</td>
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**PROPERTY OWNER INFORMATION:** (If multiple owners, please attach separate sheet)

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</table>

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

<table>
<thead>
<tr>
<th>NAME: Thompson, Dressen &amp; Dorner</th>
<th>E-MAIL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS: 10836 Old Mill Road</td>
<td>CITY/STATE/ZIP: Omaha, NE 68154</td>
</tr>
<tr>
<td>MAILING ADDRESS:</td>
<td></td>
</tr>
<tr>
<td>PHONE: 402-330-8860</td>
<td>FAX:</td>
</tr>
</tbody>
</table>
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
(example 189th & Giles Rd)

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: Lot 1 - AGR Lot 2-3 - R2

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 ________________
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 16-003
DATE RECEIVED: 1-8-16
CP DESIGNATION: Estate Residential
CURRENT ZONING DESIGNATION: AG and A60
PROPOSED ZONING DESIGNATION: Lot 1 - A60
APPLICATION FEE: $1,070 RECEIPT NO: D553
RECEIVED BY: Lisa Limy

NOTES: ________________

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

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

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

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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:** Spencer’s Woods

**ASSessor’S PARCEL NUMBER:** 010405542

**ADDITIONAL PARCEL NUMBERS:** 011582807 / 011571219

**GENERAL LOCATION:** 96th & Mitchell Road

**LEGAL DESCRIPTION:** 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 – RED

**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.

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**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

Property Owner Signature

Date
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 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 #: EP 14-003
DATE RECEIVED: 1-8-16
CP DESIGNATION: Estate Residential
CURRENT ZONING DESIGNATION: AG and AG-40
PROPOSED ZONING DESIGNATION: A2-2 Lot 1 - AGR
APPLICATION FEE: $570 RECEIPT NO. 2663
RECEIVED BY: Lise Jibb

NOTES: __________________________

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APPLICANT INFORMATION:

NAME: Ron Spencer
ADDRESS: 16565 South 96th Circle, 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, Papillion, NE 68046
PHONE: ___________ FAX: ___________________
E-MAIL: ___________________

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

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

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PLAT NAME: Spencer's Woods

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

SOURCE OF UTILITY SERVICES: Water - Private Gas - N/A Sewer - Septic 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
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 SW 1/4 OF THE SE 1/4 OF SECTION 22, T13N, R12E, SARPY COUNTY, NEBRASKA, TOGETHER WITH TAX LOT 29 IN THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 22, T13N, R12E, SARPY COUNTY, NEBRASKA, TOGETHER WITH TAX LOT 54, OLIVO ESTATES REPLAT, A SUBDIVISION IN SAID SARPY COUNTY.

SURVEYOR'S CERTIFICATE

Pursuant to the plat, surveying and independent surveying have been performed, and that permanent monuments have been placed, or set, at all corners of said plat hereby and at all lot corners within said subdivision to be referred to as permanent common markers, surveyed at the time of this platting or previous to the time of this platting.

The plat of said subdivision has been surveyed according to the platting requirements of the Nebraska Revised Statutes, 1997, and the platting requirements of Nebraska Revised Statutes, 1997, Section 60-1191, as amended, and recorded with the Clerk of the District Judge of the County, in which this plat is located.

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

This plat of Spencer's Woods was approved by the SARPY COUNTY PLANNING DIRECTOR on January 7, 2019.

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of Spencer's Woods was reviewed by the SARPY COUNTY PUBLIC WORKS OFFICE on June 28, 2016.

ACKNOWLEDGMENT OF NOTARY

REPUBLIC OF NEBRASKA, COUNTY OF SARPY

The undersigned took and acknowledged before me on the 7th day of January, 2019, the above plat of SARPY COUNTY.

NOTARY PUBLIC

REPUBLIC OF NEBRASKA, COUNTY OF SARPY

The foregoing declarant and undersigned, the undersigned and the aforesaid declaration before me and acknowledged the truth and correctness of the same.

NOTARY PUBLIC

ALTERATION OF NOTARY

REPUBLIC OF NEBRASKA, COUNTY OF SARPY

The undersigned took and acknowledged before me on the 7th day of January, 2019, the above plat of SARPY COUNTY.

NOTARY PUBLIC

ALTERATION OF NOTARY

REPUBLIC OF NEBRASKA, COUNTY OF SARPY

The undersigned took and acknowledged before me on the 7th day of January, 2019, the above plat of SARPY COUNTY.

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

The undersigned took and acknowledged before me on the 7th day of January, 2019, the above plat of SARPY COUNTY.

NOTARY PUBLIC

SARPY COUNTY BOARD OF COMMISSIONERS

This plat of Spencer's Woods was approved by the SARPY COUNTY BOARD OF COMMISSIONERS on January 7, 2019.

NOTARY PUBLIC

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This plat of Spencer's Woods was approved by the SARPY COUNTY PLANNING COMMISSION on January 7, 2019.
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
Subject Properties Outlined in Blue (Estate Residential)