BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

APPROVE CHANGE OF ZONE

APPLICANT: KIM AND MARY ANN CAFFERTY
CHANGE OF ZONE FROM AG/AGD, AGRICULTURAL FARMING/AGRICULTURAL DEVELOPMENT DISTRICT TO AG/AGD/AGR, AGRICULTURAL FARMING/AGRICULTURAL DEVELOPMENT/AGRICULTURAL RESIDENTIAL DISTRICT (Meadowlark Ridge Replat 1, Lots 1 – 3)

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

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

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

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Change of Zone Applications; and

WHEREAS, the Sarpy County Planning Department staff has reviewed Kim and Mary Ann Cafferty’s application for a Change of Zone from AG/AGD, Agricultural Farming/Agricultural Development District to AG/AGD/AGR, Agricultural Farming/Agricultural Development/Agricultural Residential District for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located southeast of 237th street and Lincoln Road and legally described as follows, hereinafter “the Property”:

Being a replat of Lots 1 and 2 Meadowlark Ridge located in the E ½ of the SW ¼ of Section 27, Township 14N, Range 10E, of the 6th P.M., Sarpy County, Nebraska.

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

I. This Change of Zoning application has been submitted concurrently with an application for a Preliminary Plat at Resolution 2016-438.

II. A Preliminary Plat shall become void after 12 months from the date of such approval unless the County Board has approved either (1) all of, or a portion of the Preliminary Plat as a Final Plat, or (2) a 12 month extension of the Preliminary Plat approval. Final Plats and Extension requests for the Preliminary Plat approval must be acted upon by the County Board no later than 12 months from the date of the Resolution approving said Preliminary Plat.
III. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on November 15, 2016 and further, the Planning Commission gave their recommendation.

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

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

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

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

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

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

2. If a Final Plat of the Property, or a Final Plat of a portion of the Property, is not timely filed with the Sarpy County Register of Deeds, Sarpy County's approval of the Change of Zone application shall be withdrawn without further action by Sarpy County and the approval for this Resolution 2016-427 shall be void.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 20th day of December, 2016.

Attest

[Signature]
Sarpy County Board Chairman

[Signature]
County Clerk
I. GENERAL INFORMATION

A. APPLICANT:
   Kim and Mary Ann Cafferty
   11011 S 237th Street
   Gretna NE 68028

B. PROPERTY OWNERS:
   Kim and Mary Ann Cafferty
   11011 S 237th Street
   Gretna, NE 68028

C. SUBJECT PROPERTY LOCATION:
   Subject property is located southeast of 237th Street and Lincoln Road.

D. LEGAL DESCRIPTION:
   Being a replat of Lots 1 and 2, Meadowlark Ridge, a subdivision located in the E ½ of the SW ¼ of Section 27, Township 14N, Range 10E, of the 6th P.M., Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE:
   40 acres.

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

G. REQUESTED ACTION(S):
   Approval of a Change of Zone from AG (Agricultural Farming District) and AGD (Agricultural Development District) to AG (Agricultural Farming District), AGD (Agricultural Development District) and AGR (Agricultural Residential District), Preliminary Plat and Final Plat for a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1–3, located southeast of 237th and Lincoln Road).

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:
   Property is currently a two parcel acreage subdivision with existing single-family dwellings and accessory structures.

B. GENERAL VICINITY AND LAND USE
   - North, South, East and West: Open farm ground with acreage developments.

C. RELEVANT CASE INFORMATION:
Existing parcels and a 20 acre parcel to the north, share one access from S 237th Street and use an existing easement to access each property. Existing parcels are 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 (SCZR):
  - Section 9 AG – Agricultural Farming District
  - Section 10 AGD – Agricultural Development District
  - Section 11 AGR – Agricultural Residential District
- Sarpy County Subdivision Regulations (SCSR)

III. ANALYSIS / STAFF COMMENTS

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

B. TRAFFIC AND ACCESS:
- The newly platted parcel will utilize the existing access from S 237th Street.

C. GENERAL COMMENTS:
- Change of Zone
  - Currently zoned AG/AGD - Agricultural Farming/Agricultural Development
  - Requesting AG/AGD/AGR –
    - Lot 1 – AG, Agricultural Farming
    - Lot 2 – AGD, Agricultural Development
    - Lot 3 – AGR, Agricultural Residential

- Preliminary/Final Plat:
  - The proposed subdivision is proposing three large lot parcels, 22.71 acres, 10.04 acres, and 6.05 acres.
  - Pursuant to Stormwater Regulations, this property is exempt from the requirement of a Post Construction Stormwater Management Plan but developer should be advised that diverting of water onto another property could be illegal. (SCZR Section 38.22).

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 as of the date of this report.

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.
- Prior to the Planning Commission meeting, one inquiry regarding the proposed project was received by staff relating to stormwater runoff.

VI. PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held public hearings on these applications at their November 15, 2016 meeting and recommended APPROVAL to the County Board.

MOTION: Malmquist moved, seconded by Whitfield, to recommend APPROVAL of the Change of Zone from AG (Agricultural Farming District) and AGD (Agricultural Development District) to AG
(Agricultural Farming District) for Lot 1, AGD (Agricultural Development District) for Lot 2 and AGR (Agricultural Residential District) for Lot 3 of the proposed Meadowlark Ridge Replat 1. This recommendation is being made as the Change of Zone is in conformance with the Sarpy County Comprehensive Development Plan and Zoning Regulations. **Ballot:** Ayes – Korth, Lichter, Huddleston, Whitfield, Ackley, Malmquist, Giff and George. Nays: None. Abstain: None. Absent: Davis, Sotak and Torczon. **Motion carried.**

**MOTION:** Malmquist moved, seconded by Lichter, to recommend **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1 – 3). This recommendation is being made as the preliminary plat meets the requirements of the Sarpy County Zoning and Subdivision Regulations. **Ballot:** Ayes – Korth, Lichter, Huddleston, Whitfield, Ackley, Malmquist, Giff and George. Nays: None. Abstain: None. Absent: Davis, Sotak and Torczon. **Motion carried.**

**MOTION:** Malmquist moved, seconded by Korth, to recommend **APPROVAL** of the proposed Final Plat of a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1 – 3), subject to the completion of a drainage study that demonstrates no net increase in water flow onto another property to be done prior to a building permit being issued for construction on Lot 3. This recommendation is being made as the final plat meets the requirements of the Sarpy County Zoning and Subdivision Regulations.

**VII. PLANNING DEPARTMENT RECOMMENDATIONS:**
- Staff recommends **APPROVAL** of the Change of Zone from AG (Agricultural Farming District) and AGD (Agricultural Development District) to AG (Agricultural Farming District) for Lot 1, AGD (Agricultural Development District) for Lot 2 and AGR (Agricultural Residential District) for Lot 3 of the proposed Meadowlark Ridge Replat 1 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 Meadowlark Ridge Replat 1 (Lots 1 – 3). Staff makes this recommendation as the preliminary plat meets the requirements of the Sarpy County Zoning and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1 – 3). Staff makes this recommendation as the preliminary plat meets the requirements of the Sarpy County Zoning and Subdivision Regulations.

**VIII. ATTACHMENTS TO REPORT:**
1. Change of Zoning Application and Exhibit
2. Preliminary Plat Application and proposed plat exhibit
3. Final Plat Application and proposed plat exhibit
4. Current Zoning Map (showing subject property area)
5. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)

**IX. COPIES OF REPORT SENT TO:**
1. Kim and Mary Ann Cafferty (applicant and owner)
2. Roger Carrell, Carrell and Associates (applicant’s engineering consultant)
3. Public Upon Request
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

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Kimer & Mary Ann Cafferty
ADDRESS: 11011 S 237th St
CITY/STATE/ZIP: Gretna, NE 68028

MAILING ADDRESS: ________________________________
PHONE: 402-510-5950
FAX: 402-339-4506

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

NAME: Sauer
ADDRESS: ______________________________________
CITY/STATE/ZIP: ______________________________________

MAILING ADDRESS: ________________________________
PHONE: ________________________________
FAX: ________________________________

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Carrill & Associates
ADDRESS: ______________________________________
CITY/STATE/ZIP: ______________________________________

MAILING ADDRESS: ________________________________
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.

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: Meadowlark Ridge Repint 1

GENERAL LOCATION: 10905 30 257 (lot+2) 11015 So 257m (lot 1)
(exampe 189th & Giles Rd)

ASSESSOR’S PARCEL NUMBER: 011217 006 ADDITIONAL PARCEL NUMBERS 011217 014

LEGAL DESCRIPTION: (Describe property to wit:) Lots 1 + 2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: 40 acres CURRENT ZONING: AG - ACP REQUESTED ZONING: AG + ACP ACP

SOURCE OF UTILITY SERVICES: Water - Well Sewer - on site, draw field
Gas - Proposed Tank Electric - OPP, Underground

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.

Kim A. Coffey
applicant/property owner signature

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.

Kim A. Coffey
Property Owner Signature

Date

Mary Ann Coffey
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 $1050 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
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.

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: Meadowlark Ridge Replat 1

ASSESSOR'S PARCEL NUMBER: 011217006 ADDITIONAL PARCEL NUMBERS 011217014

GENERAL LOCATION: 10909 sw 237th (lot 2) 11011 sw 237th (lot 1)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 1 + 2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: 8 acres CURRENT ZONING: A6 + AGD REQUESTED ZONING: A6 + AGD, AGK

SOURCE OF UTILITY SERVICES: Water - Well Sewer - on-site drain field

Gas - Propane tank Electric - AGD underground

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.

WE are proposing to alter our "Lot Subdivision" (from) to include a 3rd lot for the purpose of Building a New "Barn Home"

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

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
MEADOWLARK RIDGE REPLAT 1 – PRELIMINARY
Located in the E 1/2 of the SW 1/4 of Section 27-T14N-R10E of 6th P.W., Sarpy County, Nebraska.
Being a Replat of lots 1 and 2, Meadowlark Ridge
KIM CAFFERTY – INSTRUMENT

EXHIBIT A
SAFETY CERTIFICATION
I, Clarence Roger Cafferty, a registered land surveyor in the State of Nebraska, do hereby certify that I have found
and determined the points of all corners of all lots in Meadowlark Ridge Replat 1, lots 1 through 3, being that
the South line of Lot 1, the East line of Lots 1 and 2, and the Centerline of 237th Street begin at the Southwest
Corner of said Lot 1, thence S 89° 56' 40" E, along the North line of Lots 1 and 2, a distance of 1314.77 feet
along said Centerline, a distance of 1317.22 feet, to the Northwest Corner of said Lot 2; thence S 90° 00' 00"
W, along said Centerline, a distance of 1318.49 feet, to the Northwest Corner of said Lot 1; thence N 00° 03'
90" S, along said Centerline, a distance of 1317.22 feet, to the Northeast Corner of said Lot 1; thence N 89° 56'
40" E, along the East line of Lots 1 and 2, a distance of 1318.49 feet, to the Northeast Corner of said Lot 2;
thence S 00° 00' 00" E, along the South line of Lots 1 and 2, a distance of 1568.69 feet to the point of beginning.

In Witness Whereof, We Set Our Hends

KIM ROGER CAFFERTY
Mary Ann Cafferty

Acknowledgment of Notes
STATE OF NEBRASKA)
COUNTY OF SARPY

ON THIS the __ day of __, 2016, Before me, the undersigned, a Notary Public, duly commissioned, authorized to receive
the applicant's name and the description of the property as described in the surveyor's certificate and as shown by the
records of this office the ____ day of __, 2016

Sarpy County Treasurer

RETURN BY SARPY COUNTY PUBLIC WORKS
This plat of Meadowlark Ridge Replat 1, lots 1 through 3, including an acknowledgment of the Surveyor's Certificate, was
received by the Sarpy County Surveyor's Office the ____ day of __, 2016.

County Surveyor/Registrar
**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 $\text{530}$ 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

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**PLANNING STAFF USE ONLY:**

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<td>DATE RECEIVED:</td>
<td>10/12/16</td>
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<tr>
<td>CP DESIGNATION:</td>
<td>Conservation Residential Lot 1 = AG Lot 2 = AGD</td>
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<td>CURRENT ZONING DESIGNATION:</td>
<td>AGD Lot 43</td>
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<td>PROPOSED ZONING DESIGNATION:</td>
<td>AGD, AGD, AGR</td>
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<td>APPLICATION FEE:</td>
<td>$\text{530}$ RECEIPT NO. 2517</td>
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**APPLICANT INFORMATION:**

| NAME: | Kim & Mary Ann Carrell |
| ADDRESS: | 10409 50 237th |
| Mailing Address: | 11011 S 237th |
| PHONE: | 402-510-5950 |
| E-MAIL: | Fund @ Carrell, US |

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

| NAME: | Mary Ann Carrell Trust |
| ADDRESS: | Same |
| PHONE: | |
| E-MAIL: | Smarr |

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

| NAME: | Carrell & Assoc |
| ADDRESS: | 5204 S 110th St |
| PHONE: | |
| E-MAIL: | |
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.

PLANT 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: Meadowlark Ridge Replat 1

ASSESSOR'S PARCEL NUMBER: 011217006 ADDITIONAL PARCEL NUMBERS 011217014

GENERAL LOCATION: 10904 50 237 m (Lot 2) 11611 50 237 m (Lot 2)

LEGAL DESCRIPTION: (Describe property to wit:) Lots 1 + 2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: 20.10 acres CURRENT ZONING: AG + AGD REQUESTED ZONING: AG + AGD, AG R

SOURCE OF UTILITY SERVICES: Water - Well Sewer - on site Drainfield

Gas - PROPANE Tank Electric - OAPD Underground

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

[Date]
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.

[Signature]
Property Owner Signature

[Date]
Date

[Signature]
Property Owner Signature

[Date]
Date
MEADOWLARK RIDGE REPLAT 1

Located in the E 1/2 of the S 1/4 of the 7th P.M., Sarpy County, Nebraska. Being a Replat of Lots 1 and 2, Meadowlark Ridge.

APPROVAL OF THE SARPY COUNTY BOARD

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Board.

Chairman

Date

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Planning Commission.

Chairman, Sarpy County Planning Commission

Date

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Planning Director.

Sarpy County Planning Director

Date

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular of special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office the day of , 2016.

Sarpy County Treasurer

County Surveyor/Engineer

REVISE BY SARPY COUNTY PUBLIC WORKS

This plat of Meadowlark Ridge Replat 1, Lots 1 through 3, is visible, was reviewed by the Sarpy County Surveyor's Office the day of 2016.

Job Number Date: September 20, 2016

Identification: 1 of 1

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF SARPY

ON THIS DAY OF __________, 2016, BEFORE ME, the Undersigned, a Notary Public, duly commissioned, authorized and sworn to act for this County and State, personally came KIM ZAK and MARY ANN CAFFERTY, husband and wife, to me personally known to be the Subscribers, to execute a document containing their signatures.

WHEREAS AND WHEREUPON the Subscribers signed, sealed, and delivered the document that the Undersigned does hereby certify is true.

IN WITNESS WHEREOF, the Undersigned has hereunto set her hand this day and year written above.

[Signature]

Kim Z. Zak

Wife

Mary Ann Cafferty

Wife

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF SARPY

ON THIS __________, __________, 2016, BEFORE ME, the Undersigned, a Notary Public, duly commissioned, authorized and sworn to act for this County and State, personally came CLARENCE ROGER CARRILL, a Registered Land Surveyor in the State of Nebraska, to acknowledge that I have hereon sworn and subscribed to the plat of Meadowlark Ridge Replat 1.

In Witness Whereof, the Undersigned has hereunto set his hand this day and year written above.

[Signature]

Clarence Roger Carrell

Wife

State, Personally

DECLARATION

Know all persons by these presents that we KIM ZAK AND MARY ANN CAFFERTY, husband and wife, are the lawful owners of the property described in the Surveyor's Certificate and as shown by the survey plan of Meadowlark Ridge Replat 1. Said property is more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Meadowlark Ridge, thence N 89°56'40" W, a distance of 1315.68 feet to the point of beginning.

Southwest corner of said Lot 1; thence N 89°56'40" E, a distance of 1318.49 feet to Northeast corner of said Lot 1, Meadowlark Ridge, a distance of 1315.68 feet to Northwest corner of said Lot 1, Meadowlark Ridge, a distance of 1318.49 feet to the point of beginning.

And the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

WITNESS my hand and seal thereunto affixed this day and year written above.

[Signature]

Kim E. Cafferty

Wife

State, Personally

EXECUTION

WITNESS my hand and seal thereunto affixed this day and year written above.

[Signature]

Mary Ann Cafferty

Wife

STATE, PERSONALLY

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Please find information concerning the redrawing of lot-lines on property that Mary Ann and I own
referred to on the plat books as Lots 1 and 2, Meadowlark Ridge subdivision also known as:
10909 S. 237th and 11011 S. 237th

It is our desire to change the lot-lines on Lot 2, changing the footprint of the 10 acre parcel from a
square, to a twice longer and half as wide rectangle. This will achieve right of-way frontage along S 237th
St. for the future owners. (We have that property for sale now) Find enclosed the drawings prepared by
our civil engineers, Carrell & Associates. We also wish to alter lot 1, reducing it from 30 to 23+- Acres,
creating a new lot Called lot 3) consisting of 6.29 acres that will lay directly south of the newly re-platted
Lot 2, giving this new lot access and frontage to the County road, South 237th street.

We propose to build a new “Barn home” on lot 3, with a proposed street address of 10929 S. 237th
street, Gretna, NE 68028. The new “Barn home” will use the same road (Forfar Lane) that now serves all
three homes currently along this stretch of S. 237th street, and the easement to all properties will be
amended to include that parcel to be bound by the provisions of the easement. This agreement has
served all of the tenants in our access very well. We have all shared in the maintenance of and care and
use of the road. The road is in very good condition and has never failed to provide access for all users.

This barn home will be built of natural Ponderosa Pine (built by Sand Creek Post & Beam in Wayne
Nebraska. We plan to start construction of the new home after the sale of our existing home on lot 2.
We hope to start mid-winter or early spring depending on weather, financing, and county approvals

We will work diligently to provide you whatever you need for the surveying, subdivision, and re-platting
of the property as we are eager to sell the existing home and this lot resizing and re-plat will need to be
complete before we can consummate the sale of the existing home, the newly re-platted lot 2,
Meadowlark Ridge Subdivision. We will start construction of the new home whenever we have met the
requirements of the County for this project.

Sincerely,

Kim and Mary Ann Cafferty
Subject Properties (Outlined in red)

Legend

Vicinity Map - Current Zoning

Lots 1 and 2, Meadowlark Ridge
Meadowlark Ridge Replat 1, Lots 1-3
Subject Properties Outlined in Blue (Conservation Residential)

Current FLU - Sarpy Co

Lots 1 and 2, Meadowlark Ridge
Meadowlark Ridge Replat 1, Lots 1-3
STATE OF NEBRASKA

County of Sarpy

Being duly sworn, upon oath, Michael Harrington deposes and says that he is the Accounting Manager of Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to his personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion being on Wednesday, November 2, 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.

Michael Harrington
Accounting Manager

Ron Petak
Executive Editor

Signed in my presence and sworn to before me:

Notary Public

GENEAL NOTARY - State of Nebraska
LAURA A ESTEP-BRONK
My Comm. Exp. October 21, 2017

Printer's Fee $16.32
Customer Number: 40638
Order Number: 0001987766

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, November 15, 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:

Kim and Mary Ann Cafferty have submitted applications for a Change of Zone from AG and AGD to AG, AGD and AGP, and a Preliminary Plat and a Final Plat of a subdivision to be known as Meadowlark Ridge, Replat 1 being a replat of Lots 1 and 2, Meadowlark Ridge, a subdivision located in the E ½ of the SW ½ of Section 27-T14N-R10E of the 6th P.M., Sarpy County, Nebraska, General location: Southeast of 237th Street and Lincoln Road.

Sarpy County Planning Department requests approval of a text amendment to the following section of the Sarpy County Zoning Regulations: Section 38 - Stormwater Management Regulations.

An agenda for the meeting, kept continuously 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, Michael Harrington deposes and says that he is the Accounting Manager or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion:

Wednesday, November 30, 2016

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska.

The above facts are within my personal knowledge.

[Signature]
Michael Harrington  
Accounting Manager

[Signature]
Ron Petak  
Executive Editor

Today's Date: 11/30/16

Signed in my presence and sworn to before me:

[Signature]
LAURA A ESTEP-BRONK  
Notary Public
GENERAL NOTARY - State of Nebraska
My Comm. Exp. October 21, 2017

Printer's Fce: $ 13.68
Customer Number: 40638
Order Number: 0001992614