BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT – 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 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 applicants, Kim and Mary Ann Cafferty applied for approval of a Final plat on 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 1/2 of the SW 1/4 of Section 27, Township 14N, Range 10E, of the 6th P.M., Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the Final plat of a subdivision to be known as Meadowlark Ridge Replat 1 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 Meadowlark Ridge Replat 1.

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

I. A public hearing regarding the approval of the Final plat was held on November 15, 2016 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.

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

III. 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.
IV. The Planning Department staff recommends approval.

V. The proposed Final plat of a subdivision to be known as Meadowlark Ridge Replat I 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 Meadowlark Ridge Replat I, Lots 1-3 and as further described in the attached Exhibit A is hereby approved.

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.

Sarpy County Board Chairman

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.

APPLICANT INFORMATION:  

NAME:  Kim & Mary Ann Cafferty  
ADDRESS:  11011 SO 237th ST  
CITY/STATE/ZIP:  Gretna, NE 68028  
PHONE:  402-510-5180  
FAX:  402-339-4526  
E-MAIL:  Kim @ Cafferty.us

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

NAME:  Same  
ADDRESS:  
CITY/STATE/ZIP:  
MAILING ADDRESS:  
CITY/STATE/ZIP:  
PHONE:  
FAX:  
E-MAIL:  

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME:  Carrill & Associates  
ADDRESS:  
CITY/STATE/ZIP:  
MAILING ADDRESS:  
CITY/STATE/ZIP:  
PHONE:  
FAX:  
E-MAIL:  

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.

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 Repair

GENERAL LOCATION: 10909 SW 237 (Lot 2) 11011 SW 237th (Lot 1)

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: 1/2 acres CURRENT ZONING: AG + ACD REQUESTED ZONING: AG + ACD

SOURCE OF UTILITY SERVICES: Water - Will Sewer - On Site Draw Field
Gas - Proppane 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.

[Signature]
Applicant/Property Owner Signature

[Date] 8-12-16

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

[Signature]
Property Owner Signature

[Date] 8-12-16
Application for Preliminary Plat Application

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

<table>
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<tr>
<th>PLANNING STAFF USE ONLY:</th>
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<tr>
<td>APPLICATION #: PP 16-010</td>
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<tr>
<td>DATE RECEIVED: 10/12/16</td>
</tr>
<tr>
<td>CP DESIGNATION: Conservation Residential</td>
</tr>
<tr>
<td>CURRENT ZONING DESIGNATION: Lot 1 = AG0 Lot 2 = AG0 Lot 3 = AGA</td>
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<tr>
<td>PROPOSED ZONING DESIGNATION: AG0 AG0 AGA</td>
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<tr>
<td>APPLICATION FEE: $1050 - RECEIPT NO: 8517</td>
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RECEIVED BY: Lime-Spring-Bountain

APPLICATION INFORMATION:

<table>
<thead>
<tr>
<th>NAME: Kim A. Carey</th>
<th>E-MAIL: <a href="mailto:Kim@carey.us">Kim@carey.us</a></th>
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</thead>
<tbody>
<tr>
<td>ADDRESS: 10901 So 237th St</td>
<td>CITY/STATE/ZIP: Gretna Ne 68028</td>
</tr>
<tr>
<td>MAILING ADDRESS: 11011 So 237th St</td>
<td>CITY/STATE/ZIP:</td>
</tr>
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PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

<table>
<thead>
<tr>
<th>NAME: Mary A. Carey Trust</th>
<th>E-MAIL: Same</th>
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ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

<table>
<thead>
<tr>
<th>NAME: A. B. R. Assoc</th>
<th>E-MAIL: <a href="mailto:BCA8C@coxmail.com">BCA8C@coxmail.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS: 5004 So 110th St</td>
<td>CITY/STATE/ZIP: Omaha Ne 68137</td>
</tr>
<tr>
<td>MAILING ADDRESS:</td>
<td>CITY/STATE/ZIP:</td>
</tr>
<tr>
<td>PHONE: 402-331-2332</td>
<td>FAX:</td>
</tr>
</tbody>
</table>
PROJECT DESCRIPTION: 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.

We are proposing to alter our "Lot Subdivision" (Form) to include a 3rd Lot For the purpose of Building a New "Barn Home"

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 Plat 1

ASSESSOR’S PARCEL NUMBER: 0112170006 ADDITIONAL PARCEL NUMBERS 011217014

GENERAL LOCATION: 10904 SW 237th (Lot 2) 11011 SW 237th (Lot 1)

LEGAL DESCRIPTION: Lot 1 & 2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: Lot 1 = 2.891 acres CURRENT ZONING: A6 & AGD REQUESTED ZONING: A6 & AGD, AGK

SOURCE OF UTILITY SERVICES: Water - well Sewer - onsite 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 wish to build a "Barn Home" on a newly created lot (1) on our 40 Acre "Subdivision" (Form)

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 hereeto are true and correct.

[Signature] 10-12-16 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.

[Signature] 10-12-16 Property Owner Signature

[Signature] 10-12-16 Property Owner Signature
MEADOWLARK RIDGE REPLAT 1 — PRELIMINARY

Located in the 3 1/2 of the 10 N of the 25th Range, Sarpy County, Nebraska.

Being a replat of Lots 1 and 2, Meadowlark Ridge

1. Clarence Roger Carrell, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found or am pursuant to my duties at all parts of all lots in Meadowlark Ridge Replat 1, Lots 1 through 3, being a replat of Lots 1 and 2, Meadowlark Ridge as surveyed, plotted, and recorded in Sarpy County, Nebraska. More particularly described as follows:

Beginning at the Southwest corner of said Lot 1, Meadowlark Ridge, thence N 90° 00' 00" E, along the midline of said Lot 1, a distance of 1265.68 feet to a point on the extension of 5773 Street, said point being the Southwest corner of said Lot 1, thence N 0° 00' 00" E, a distance of 1265.68 feet to the Northwest corner of said Lot 1, thence N 90° 00' 00" W, along the north line of said Lot 1, thence S 0° 00' 00" W, along the south line of said Lot 1, thence S 90° 00' 00" E, a distance of 1519.10 feet to the point of beginning.

2. Kim CAFFERTY and Mary Ann CAFFERTY, Husband and Wife, are the sole owners of the property described in the related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current has been granted a franchise to provide a cable television system in the area to be subdivided, their hereby ratify and approve of the disposition of our property as shown on this plat, and

EXECUTION THEREOF

STATE OF NEBRASKA

ON THIS 20TH DAY OF SEPTEMBER, 2016, before me, the undersigned, a Notary Public, duly commissioned, authorized and for the County and State, personally came Kim CAFFERTY and Mary Ann CAFFERTY, Husband and Wife, and did, to the best of their knowledge and belief, sign the signature block of said plat.

WITNESS my hand and official seal this day and year written above.

Notary Public

SS

PRELIMINARY

recorded distance

found corner

SCALE: 1" = 200

- recorded distance
  - measured distance
  - set corner 3/8" rebar sup 306
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 $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

APPLICANT INFORMATION:

NAME: Kincaid Mary Ann, Carpenter, Lucy E-MAIL: KYa@B'afferty.us
ADDRESS: 1204 50th 237th CITY/STATE/ZIP:
MAILING ADDRESS: 11011 S 237th CITY/STATE/ZIP: Gretna, NE 68028
PHONE: 402-510-3150 FAX: 402-331-4506

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

NAME: Martin Anne Carpenter, ILIT Trust E-MAIL: Sanna
ADDRESS: Same CITY/STATE/ZIP:
MAILING ADDRESS: (IF DIFFERENT)
PHONE: FAX:

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Carrell & Associates E-MAIL:
ADDRESS: 5201 S 110th St CITY/STATE/ZIP:
MAILING ADDRESS: (IF DIFFERENT)
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.

For the attached Site Plan/Replanning Plan . . . . we plan to create a new lot on our current 2 lot site and build a new barn home.

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: 011217004 ADDITIONAL PARCEL NUMBERS 011217014

GENERAL LOCATION: 10909 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: 26,101.60 acres CURRENT ZONING: AG + AGR REQUESTED ZONING: AG + ABD, AGR

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

Gas - Propene 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.

SEE ATTACHED LITIUS & PROPOSED NEW PLAT OF SITE PLAN

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 therein 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.

Ken B. Coffey Property Owner/Applicant Signature Date 10-12-16

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.

Ken B. Coffey Property Owner Signature Date 12-16

Mary Ann Coffey Property Owner Signature Date 08-12-16
MEADOWLARK RIDGE REPLAT 1

Located in the 8 1/2 of the 15 1/2 of Section 27, T14N, R51W, Sarpy County, Nebraska. Being a Replat of Lots 1 and 2, Meadowlark Ridge.

DESCRIPTION

I, Clarence Roger Carrell, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found and set permanent monuments of all corners of said Lots 1 and 2, Meadowlark Ridge, Sarpy County, Nebraska, as described in said survey and completed a plat thereof, and recorded a plat thereof in Sarpy County, Nebraska.

Beginning at the Southeast corner of Lot 1, Meadowlark Ridge; thence S 89°56'40" E, a distance of 1314.77 feet to the Northwest corner of said Lot 1; thence N 89°56'40" W, a distance of 1315.68 feet to the Northwest corner of said Lot 1; thence N 89°56'40" E, a distance of 1317.22 feet to the Northwest corner of said Lot 1; thence S 89°56'40" W, a distance of 1318.49 feet to the Northwest corner of said Lot 1; thence S 89°56'40" E, a distance of 1319.70 feet to the Southeast corner of said Lot 1, as described in said survey.

The above described property is herein defined as those lots forming the outer perimeter of the above described subdivision. Said property is to be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the operation and maintenance of the public utility system, and the reception on, over, through, under and across a five-foot (5) wide strip of land abutting all platted land, and the use of said easement ways, but no permanent buildings or retaining walls shall be placed in said easement ways.

In witness, we do set our hands and sign our names as follows:

[Signatures]

Clarence Roger Carrell, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found and set permanent monuments of all corners of said Lots 1 and 2, Meadowlark Ridge, Sarpy County, Nebraska, and recorded a plat thereof in Sarpy County, Nebraska.

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, the County Treasurer, do hereby report that the property as described in the surveyor's certificate and as shown by the plat thereof, is hereby dedicated to the use of the public as a public utility system, and the reception on, over, through, under and across a five-foot (5) wide strip of land abutting all platted land.

Sarpy County Treasurer

Date

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of Meadowlark Ridge Replat 1 was reviewed by the Sarpy County Surveyor's Office this day of September 29, 2016.

County Surveyor/Engineer

SCALE: 1" = 200'
Kim & Mary Ann Cafferty  
11011 So 237th St.  
Gretna, NE  68028

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)

Lots 1 and 2, Meadowlark Ridge
Meadowlark Ridge Replat 1, Lots 1-3

Current FLU - Sarpy Co

Legend

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
Sarpy County, Nebraska

Amended 6-11-2015
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 my 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 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

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

STATE OF NEBRASKA
County of Sarpy

I, Michael Harrington, being duly sworn, upon oath, depose and say that I am the Accounting Manager of Ron Petak, who 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 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 hereunto 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.

Michael Harrington
Accounting Manager
OR
Ron Petak
Executive Editor

Today's Date 11/30/16
Signed in my presence and sworn to before me:

Notary Public
GEN
LAURA A ESTEP-BRONK
My Comm. Exp. October 21, 2017

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