

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT – HANSON’S LAKES REPLAT 5

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 (Reissue 2007), 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 (Reissue 2007); and,

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

WHEREAS, the applicant, Jon Siner has applied for approval of a final plat of a subdivision to be known as Hanson’s Lakes Replat 5 on property with a legal description as follows:

Outlot 1, Hanson’s Lakes Replat 1 as platted and recorded, Sarpy County,
Nebraska.

WHEREAS, Bruce Fountain, Sarpy County Planning Director has reviewed the application of the final plat of a subdivision to be known as Hanson’s Lakes Replat 5 for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Director has made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Director report, the aerial map of the subject property and a copy of the final plat of the subdivision to be known as Hanson’s Lakes Replat 5.

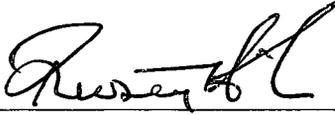
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the final plat was held on March 21, 2011 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 once in the ten (10) day period immediately prior to each respective public hearing.
- IV. The Planning Director recommends approval.

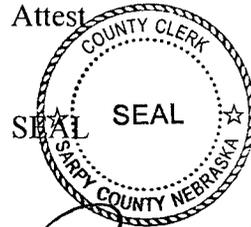
- V. The proposed final plat of a subdivision to be known as Hanson's Lakes Replat 5 is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Hanson's Lakes Replat 5, as 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 10th day of April, 2012.



Sarpy County Board Chairman





County Clerk


Exhibit A
Sarpy County Board of Commissioners Report
Staff Report Prepared: April 4, 2012
County Board Date: April 10, 2012

Subject	Type	By
Applications related to property generally located at the southwest corner of Annabelle Drive and Iris Circle in the Hanson's Lakes area legally described as a replat of Outlot 1, Hanson's Lakes Replat 1 as platted and recorded, Sarpy County, Nebraska <ul style="list-style-type: none"> • Preliminary Plat – Hanson's Lakes Replat 5 • Final Plat – Hanson's Lakes Replat 5 	Resolutions	Bruce Fountain, AICP, EDFP Planning Director

➤ **Summary and Purpose of Requests:**

- Jon A/ Siner has submitted the following applications for the above referenced property:
 - a) Preliminary Plat for the subject property to be known as Hanson's Lakes Replat 5
 - b) Final Plat for the subject property to be known Hanson's Lakes Replat 5
- The applicant wishes to subdivide one existing large outlot into four smaller outlots for the development of garage or other accessory use structures in the Hanson's Lake area.

➤ **Background and Analysis:**

- The detailed staff report on these applications was presented to the Planning Commission at their March 21, 2012 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of both the Preliminary and Final Plat applications. All previous conditions for approval have been satisfied by the applicant.

➤ **Planning Commission Recommendation:**

- On March 21, 2012 the Planning Commission voted 7-0 to recommend **APPROVAL** of the Preliminary Plat for Hanson's Lakes Replat 5 with conditions to be addressed prior to the County Board's review. Those conditions have been met by the applicant. *Lichter moved, seconded by Whitfield, to recommend approval of a Preliminary Plat for Hanson's Lakes Replat 5, with the following condition: 1) The following notation must be made on the Preliminary Plat: "A drainage/post-construction storm water plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual must be submitted and approved prior to beginning any construction on any of the lots", as it is consistent with the comprehensive development plan and it meets the requirements of the Sarpy County Zoning and Subdivision Regulations. Ballot: Ayes – Fenster, Lichter, Mohr, Murante, Torczon, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Farrell, Stuart and Vanek. Motion carried 7-0.*
- On March 21, 2012 the Planning Commission voted 7-0 to recommend **APPROVAL** of the Final Plat for Hanson's Lakes Replat 5 with conditions to be addressed prior to the County Board's review. Those conditions have been met by the applicant. *Lichter moved, seconded by Mohr, to recommend approval of a Final Plat for Hanson's Lakes Replat 5, with the following conditions: 1) The following notation must be made on the Final Plat: "A drainage/post-construction storm water plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual must be submitted and approved prior to beginning any construction on any of the lots" and 2) a signature line for the Planning Commission's approval needs to be added to the Final Plat , as it is consistent with the comprehensive development plan and it meets the requirements of the Sarpy County Zoning and Subdivision Regulations. Ballot: Ayes – Fenster, Lichter, Mohr, Murante, Torczon, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Farrell, Stuart and Vanek. Motion carried 7-0.*

Respectfully submitted by:

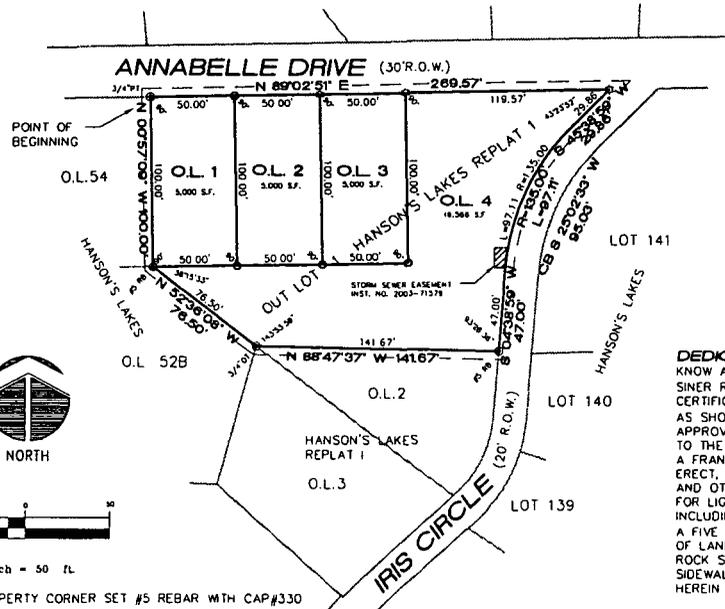


Bruce Fountain, AICP, EDFP
 Planning Director

HANSON'S LAKES REPLAT 5

BEING A REPLAT OF OUT LOT 1, HANSON'S LAKES REPLAT 1, AS PLATTED AND RECORDED, SАРY COUNTY, NEBRASKA.

OUT LOTS 1, 2, 3 AND 4



SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, HEREBY CERTIFY THAT I HAVE STAKED AND OR FOUND ALL CORNERS OF ALL LOTS IN HANSON'S LAKES REPLAT 5, BEING A REPLAT OF OUT LOT 1, HANSON'S LAKES REPLAT 1 AS PLATTED AND RECORDED IN SАРY COUNTY, NEBRASKA AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID OUT LOT 1, HANSON'S LAKES REPLAT 1, THENCE N 89°02'51" E (ASSUMED BEARING) 269.57 FEET TO THE NORTHEAST CORNER OF SAID OUT LOT 1 AND WESTERLY RIGHT-OF-WAY LINE OF IRIS CIRCLE; THENCE ALONG SAID WESTERLY R.O.W. LINE ON THE FOLLOWING THREE (3) COURSES: (1) S 45°38'59" W 29.86 FEET; (2) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 97.11 FEET, AND A LONG CHORD BEARING S 25°02'33" W FOR 95.03 FEET; (3) S 04°38'59" W 47.00 FEET TO THE SOUTHEAST CORNER OF SAID OUT LOT 1; THENCE N 88°47'37" W 141.67 FEET TO THE SOUTH SOUTHWEST CORNER OF OUT LOT 1; THENCE N 52°36'08" W 76.50 FEET TO THE WEST SOUTHWEST CORNER OF OUT LOT 1; THENCE N 00°57'09" W 100.00 FEET TO THE POINT OF BEGINNING. DESCRIBED BOUNDARY CONTAINS 31,568 SQ. FT. OR 0.72 ACRES, MORE OR LESS.

RONALD D. HILL, NE L.S. NO. 373 DATE APRIL 2, 2012

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JON A. SINER AND JILL S. SINER, TRUSTEES OF THE JON A. SINER AND JILL S. SINER REVOCABLE TRUST DATED JUNE 17TH, 2004, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO OUTLOTS TO BE NUMBERED AS SHOWN, SAID REPLAT TO BE HEREAFTER KNOWN AS "HANSON'S LAKE REPLAT 5", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OF LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. IN WITNESS WHEREOF WE DO SET OUR HANDS THIS _____ DAY OF _____ 2012.

JON A. SINER, TRUSTEE JILL S. SINER, TRUSTEE

APPROVAL OF SАРY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF "HANSON'S LAKES REPLAT 5" WAS APPROVED AND ACCEPTED BY THE SАРY COUNTY BOARD OF COMMISSIONERS ON THIS _____ DAY OF _____ 2012.

CHAIRMAN, SАРY COUNTY BOARD OF COMMISSIONERS COUNTY CLERK

SАРY COUNTY TREASURER

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

SАРY COUNTY TREASURER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SАРY)

ON THIS _____ DAY OF _____ 2012, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED FOR SAID STATE AND COUNTY APPEARED JON A. SINER AND JILL S. SINER, TRUSTEES OF THE JON A. SINER AND JILL S. SINER REVOCABLE TRUST DATED JUNE 17TH, 2004, AND THEY ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

REVIEW BY SАРY COUNTY PUBLIC WORKS

THIS PLAT OF "HANSON'S LAKES REPLAT 5" WAS REVIEWED BY THE SАРY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____ 2012.

COUNTY SURVEYOR/ENGINEER

A DRAINAGE/POST-CONSTRUCTION STORM WATER MANAGEMENT PLAN COMPLYING WITH THE SАРY COUNTY STORM WATER MANAGEMENT REGULATIONS AND THE OMAHA REGIONAL STORM WATER MANAGEMENT DESIGN MANUAL MUST BE SUBMITTED AND APPROVED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY ON ANY OF THE OUTLOTS.

APPROVAL OF SАРY COUNTY PLANNING COMMISSION

THIS PLAT OF "HANSON'S LAKES REPLAT 5" WAS APPROVED AND ACCEPTED BY THE SАРY COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2012.

SАРY COUNTY PLANNING COMMISSION

APPROVAL OF SАРY COUNTY PLANNING DIRECTOR

THIS PLAT OF "HANSON'S LAKES REPLAT 5" WAS APPROVED AND ACCEPTED BY THE SАРY COUNTY PLANNING DIRECTOR ON THIS _____ DAY OF _____ 2012.

SАРY COUNTY PLANNING DIRECTOR

SURVEYED RCH
DRAWN WAF
CHECKED RCH
DATE: 1-09-2012
4/04/2012

FINAL PLAT
HANSON'S LAKES REPLAT 5
SАРY COUNTY, NEBRASKA

HILL-FARRELL ASSOCIATES, INC.
Land Surveyors - Land Planners
1502 JF Kennedy Drive, Suite A, Bellevue, NE 68005 (402)291-6100



PROJECT NO.
11-150

SHEET NO.

1 OF 1

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Jon A. Siner
17303 Iris Circle
Hanson's Lake Rep 5

February 6, 2012

Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: Hanson's Lake Outlot 1 – Preliminary and Final Plat Application

Dear Mr. Fountain:

The District has reviewed the Application for Preliminary and Final Plat for Outlot 1 in Hanson's Lake Replat 1 in Sarpy County, Nebraska. The District offers the following comments:

- A portion of this lot is located in the Zone AE floodplain of the Platte River. Any construction on this lot will require a floodplain development permit.
- Any structure placed on this lot must have the lowest floor elevated at least one foot above the base flood elevation.

The District has no objection to the Preliminary or Final Plat. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Z:\laster\Documents\Permit-Zoning Reviews\Sarpy County\Plat 665.120206-Hanson's OL 1 Replat.doc
Project: 665 Plat 665

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

August 10, 2012

Final Plat

For Subdivision to be known as Hanson's Lake Replat 5

Attachments: (Part of Exhibit A of Resolution)

Board Report

Final Plat

Site Map

NRD Comments

Additional Attachments

Planning Commission Recommendation Report

Application

Current Zoning Map

Flood Zone Map

Future Land Use Map



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

- **PRELIMINARY PLAT – HANSON’S LAKES REPLAT 5**
- **FINAL PLAT – HANSON’S LAKES REPLAT 5**

**GENERALLY LOCATED SW CORNER OF
ANNABELLE DRIVE AND IRIS CIRCLE**

PLANNING COMMISSION HEARING OF: March 21, 2012

I. GENERAL INFORMATION

A. APPLICANT:

Jon A. Siner
7104 Monterrey Drive
La Vista, NE 68128

B. SUBJECT PROPERTY OWNER:

Jon A. & Jill S. Siner
7104 Monterrey Drive
La Vista, NE 68128

C. SUBJECT PROPERTY LOCATION: Subject property is generally located at the southwest corner of Annabelle Drive and Iris Circle in the Hanson’s Lakes area

D. LEGAL DESCRIPTION: A replat of Outlot 1, Hanson’s Lakes Replat 1 as platted and recorded, Sarpy County, Nebraska

E. SUBJECT PROPERTY SIZE: approximately .72 acres (31,568 sq. ft.)

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Urban Residential
- Zoning: RD-50 FP (Two Family Residential District – Flood Plain)

G. REQUESTED ACTION(S): To approve preliminary and final plats for outlots to be known as Hanson’s Lakes Replat 5.

H. PURPOSE OF REQUEST: The applicant wishes to subdivide one existing large outlot into four smaller outlots for the development of garage or other accessory use structures in the Hanson’s Lake area.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The site is currently vacant.

B. GENERAL VICINITY ZONING AND LAND USE

- The zoning in the entire surrounding area is RD-50 FP (Two Family Residential District – Flood Plain). The surrounding uses are single family residential to the north and east and garage or storage structures to the south and west, directly adjacent to the subject property.

C. RELEVANT CASE HISTORY:

- The subject property is currently one large outlot (Outlot 1, Hanson's Lakes Replat 1).
- This replat would subdivide the current outlot into a total of four outlots (three 5,000 square foot outlots and one 16,568 square foot outlot).
- "Outlot" is defined in the Sarpy County Zoning Regulations as: a parcel of real property having access to at least one public street or private roadway, but not presently designated for a primary structure or occupancy, but permitting an accessory use as permitted by the zoning district, or reserved for open space and common facilities.
- All of the parcels directly adjacent the subject property have been platted as outlots and most are developed with garages or storage type accessory buildings.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Zoning Regulations: Section 16, regarding the RD-50(Two Family Residential) District and Section 30, regarding the FP (Flood Plain) District

III. ANALYSIS AND RECOMMENDATIONS:

A. GENERAL REVIEW

- **COMPREHENSIVE PLAN:** The Sarpy County Comprehensive Plan shows the subject property as well as the entire area of Hanson's Lake as Urban Residential (Figure 5.1). The proposed Preliminary and Final Plat applications are consistent with the Comprehensive Plan.
- **ZONING AND SUBDIVISION REGULATIONS:** Both the Preliminary and Final Plats submitted are consistent overall with the County's Zoning and Subdivision Regulations; however, a few minor revisions or notes (as outlined below) need to be addressed as conditions for approval.
- **TRAFFIC AND ACCESS:** Access to the Outlots 1, 2, and 3 of the proposed plat will be off of Annabelle Drive. Outlot 4 could have access off of Annabelle Drive, Iris Circle or both. The proposed development will not add any significant traffic to the area.
- **OTHER AGENCY REVIEW/COMMENTS:** The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest. Comments were received from the Papio Missouri NRD and are attached. Staff received no comments from the County Engineer or other agencies or jurisdictions.

B. STAFF RECOMMENDATIONS

- **PRELIMINARY PLAT:** Staff recommends **APPROVAL** of the Preliminary Plat application subject to the following conditions:
 - The following notation must be made on the preliminary plat before scheduling for the County Board's review: *A drainage/post-construction storm water management plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual must be submitted and approved prior to beginning any construction on any of the outlots.*

- **FINAL PLAT:** Staff recommends **APPROVAL** of the Final Plat application subject to the following conditions:
 - The following notation must be made on the final plat before scheduling for the County Board's review: *A drainage/post-construction storm water management plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual must be submitted and approved prior to beginning any construction on any of the outlots.*
 - The Sarpy County Planning Commission Approval signature line needs to be added to the Final Plat.

V. PLANNING COMMISSION RECOMMENDATION:

- On March 21, 2012 the Planning Commission voted 7-0 to recommend **APPROVAL** of the Preliminary Plat for Hanson's Lakes Replat 5 with conditions to be addressed prior to the County Board's review. *Lichter moved, seconded by Whitfield, to recommend approval of a Preliminary Plat for Hanson's Lakes Replat 5, with the following condition: 1) The following notation must be made on the Preliminary Plat: "A drainage/post-construction storm water plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual must be submitted and approved prior to beginning any construction on any of the lots", as it is consistent with the comprehensive development plan and it meets the requirements of the Sarpy County Zoning and Subdivision Regulations. Ballot: Ayes – Fenster, Lichter, Mohr, Murante, Torczon, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Farrell, Stuart and Vanek. Motion carried 7-0.*
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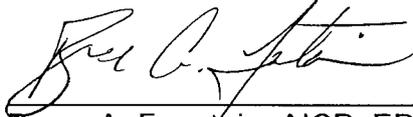
VI. ATTACHMENTS TO REPORT:

1. Applications
2. Current Zoning Map
3. Flood Zone Map
4. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
5. Comments from Papio-Missouri River NRD

VII. COPIES OF REPORT SENT TO:

1. Jon A. Siner (applicant)
2. Hill-Farrell Associates (applicant's engineer)
3. Public Upon Request

Respectfully submitted by:



Bruce A. Fountain, AICP, EDFP
Director, Planning & Building Dept.



SARPY COUNTY PLANNING

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046
PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

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 \$200.00 made payable to Sarpy County Treasurer
3. 1 Electronic copy of the plat drawing (PDF)
4. 25 full sized, **folded** plat drawings
5. Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.

PLANNING STAFF USE ONLY:

APPLICATION NO: FP 12 0003
 DATE RECEIVED: _____
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$200.00 RECEIPT NO: 734238
 RECEIVED BY: CG
 NOTES: Planning Commission

APPLICANT INFORMATION:

NAME: JON A. Siner E-MAIL: _____
 ADDRESS: 7104 MONTERREY DR CITY/STATE/ZIP: LA VISTA, NE 68128
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402 331-2239 FAX: _____

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

Please check box if attaching separate sheet with owner information.

NAME: JON A. Siner & Jill S Siner E-MAIL: _____
 ADDRESS: 7104 MONTERREY DR CITY/STATE/ZIP: LA VISTA 68128
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402 331-2239 FAX: _____

ENGINEER INFORMATION:

NAME: Doug Hill E-MAIL: dhill@hillfarrell.com
 ADDRESS: 1502 JF KENNEDY DR CITY/STATE/ZIP: BELLEVUE, NE 68005
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402 291-6100 EXT 104 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.

REPEAT ONE LARGE OUTLOT TO CREATE FOUR OUTLOTS FOR GARAGE BUILDING
NO SITE GRADING NEEDED

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: HANSONS LAKE REPEAT 5

ASSESSOR'S PARCEL NUMBER: 011170557 CURRENT ZONING: RD 50 FP

ADDITIONAL PARCEL NUMBERS _____ GEN. PROP. LOCATION*: 17303 IRIS CTR

*example 189th & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit:)

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. 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).

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 Final Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

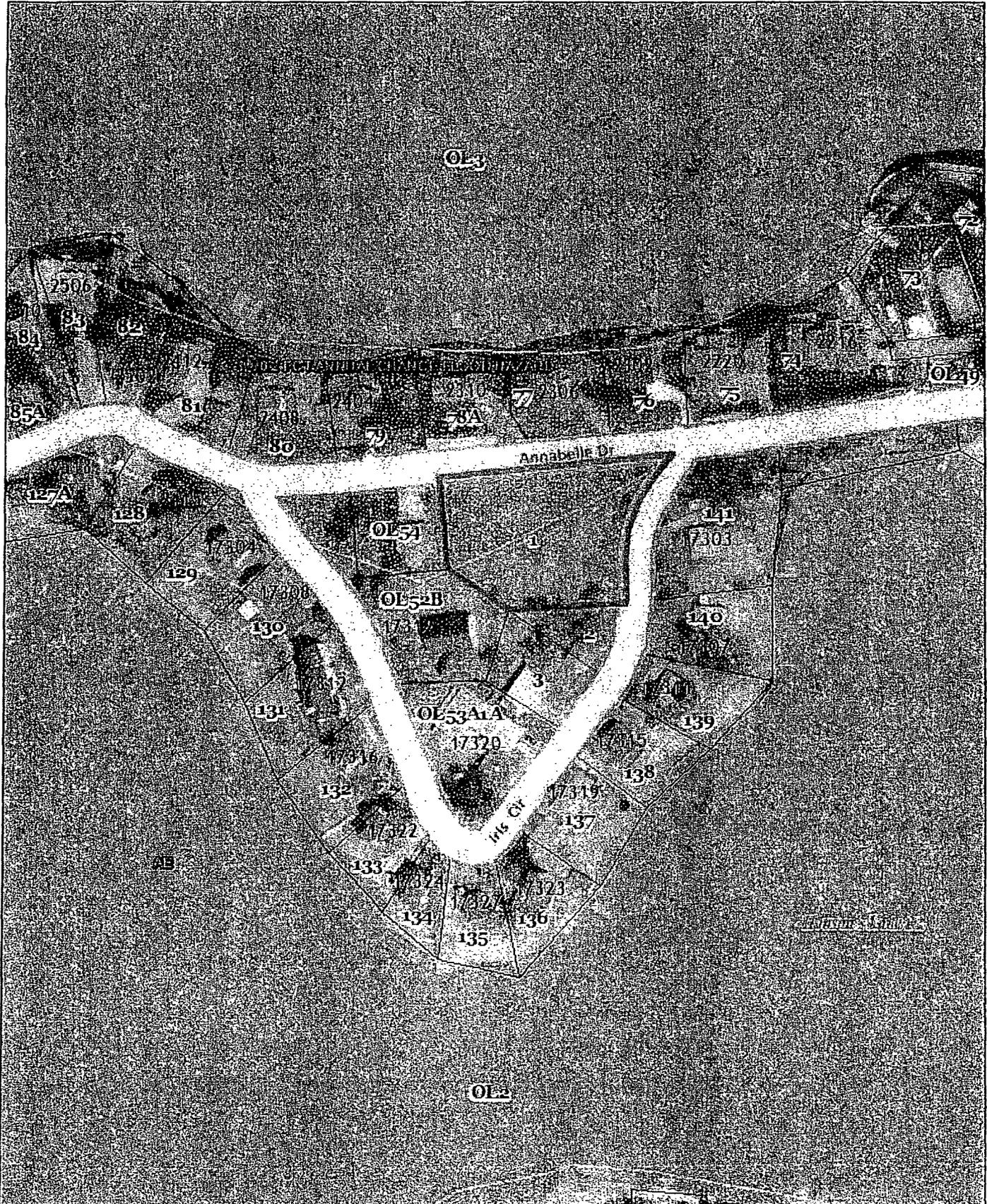
Jim A. Davis
Owner Signature (or authorized agent)

1-27-2012
Date

Owner Signature (or authorized agent)

Date

Sarpy County, Nebraska



Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 142 feet

3/13/2012

FLOOD ZONE MAP

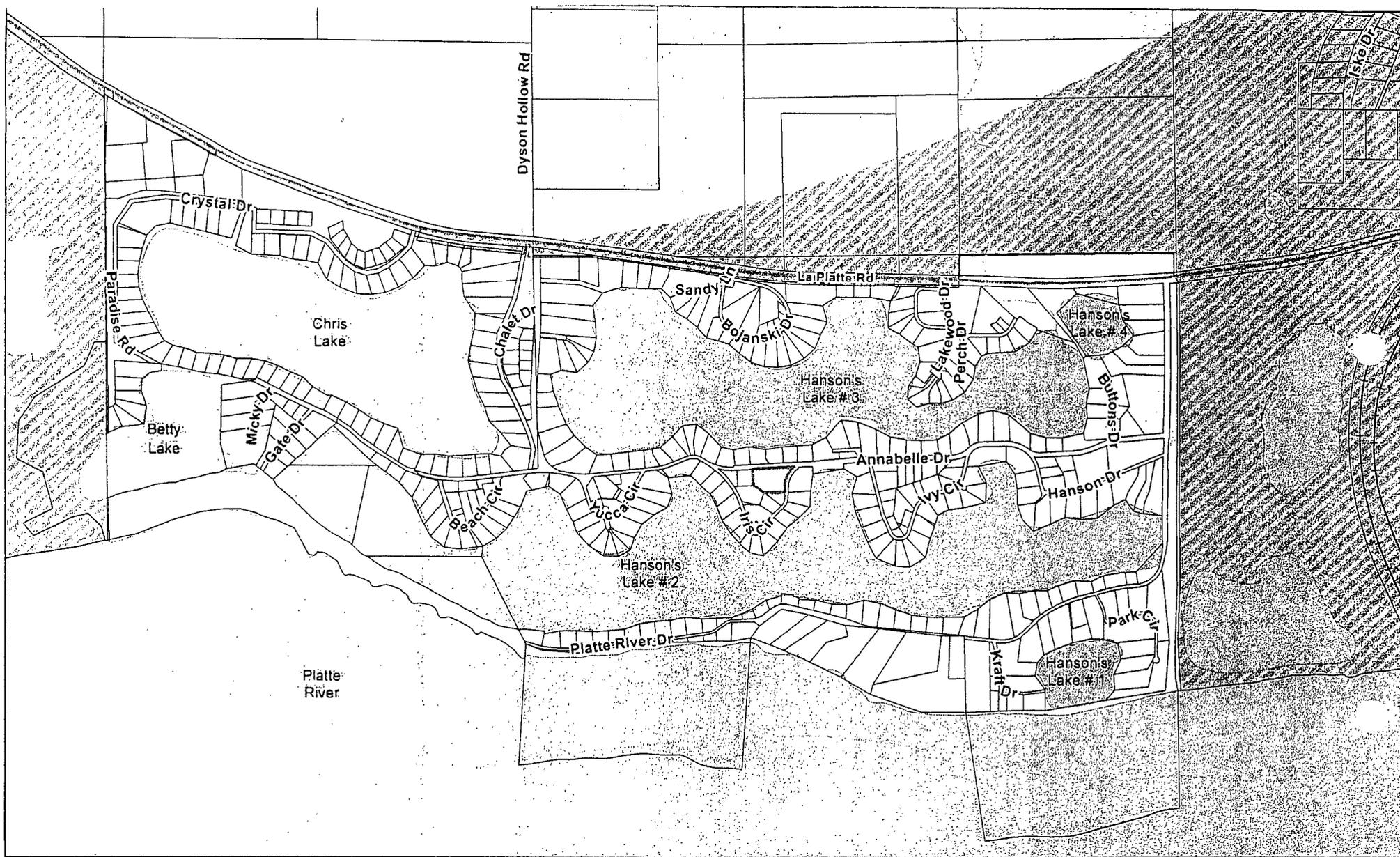
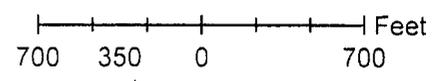


Figure 5.1: Development Structure Plan

Current FLU - Sarpy Co



Legend					
	Belleuve Future Growth		Mixed Use		Cross County Arterial
	Business Park		Mixed Use Center		City Limit
	Civic		New Richfield Village		City ETJ
	Conservation Residential		Park/School Site		
	Estate Residential		Plug Interchange Development		
	Greenway		Residential - Community Systems		
	Industrial		Urban Residential		
	Light Industrial/Storage		Urban Residential II		
	Long Term Residential Growth				

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

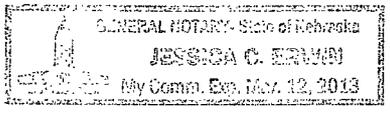
Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, March 28, 2012
Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

Today's Date 03-27-2012
Signed in my presence and sworn to before me:



Printer's Fee \$ 17.55
Customer Number: 40941
Order Number: 0001495292

SARPY COUNTY PLANNING & BUILDING DEPARTMENT
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone (402) 593-1555
Fax (402) 593-1558
Bruce Fountain, AICP
Planning Director

**NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF COMMISSIONERS**

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, April 10, 2012, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

Jon Siner, 7104 Monterrey Dr., LaVista, NE, requests approval of a Preliminary and Final Plat for a subdivision to be known as Hanson's Lakes Replat 5, legally described as a Replat of Out Lot 1, Hanson's Lakes Replat 1, as platted and recorded in Sarpy County, Nebraska. (Anabelle Drive and Iris Circle)

Mobile Paw Spa, LLC, 5416 S. 169th Street, Omaha, requests approval of a Special Use Permit for an overnight boarding facility and a fenced outdoor run/relief area on property legally described as Lot 6, Harrison Woods Replat Three. (SW corner of 168th & Harrison)

An agenda for the meeting kept continually current is available for inspection at the Sarpy County Planning Department office.
1495292: 3/28

