

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION: SPECIAL USE PERMIT FOR**  
**TONYA VASHON – IN HOME CHILD CARE FACILITY**

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; 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 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Special Use Permits; and

WHEREAS, Bruce Fountain, Planning Director has reviewed the In Home Child Care Facility Special Use Permit application of Tonya Vashon for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property located at 9106 S 173<sup>rd</sup> Street Omaha, Sarpy County, Nebraska.

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

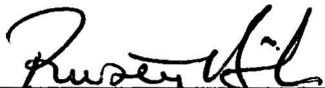
- I. A public hearing regarding the amendment to the Special Use Permit Application was held before the Sarpy County Planning Commission on June 20, 2012 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the amendment to the Special Use Permit Application was held by this 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 as required by Neb. Rev. Stat. §23-164 (Reissue 2007), and the proof of publication has been filed in the Office of the Sarpy County Clerk.
- IV. The Planning Director has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the Planning Director report.
- V. The Special Use Permit Application is in compliance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.

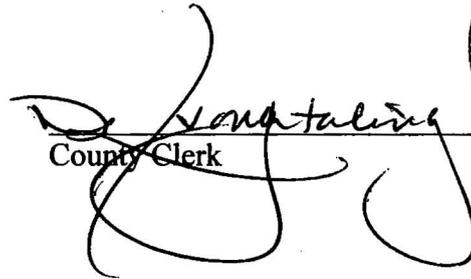
FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Special Use Permit for an In Home Child Care Facility on the above described property.

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 3rd day of June 2012.

Attest

SEAL

  
\_\_\_\_\_  
Sarpy County Board Chairman

  
\_\_\_\_\_  
County Clerk



**Sarpy County Board of Commissioners Report**  
**Staff Report Prepared: June 27, 2012**  
**County Board Date: July 3, 2012**

Subject	Type	By
Special Use Permit to allow an in-home child care facility the RD-50 PD (Two Family Residential Planned Development) zoning district. Tonya Vashon; 9106 S. 173 <sup>rd</sup> Street, Omaha, NE – Palisades Subdivision	Resolution	Bruce Fountain, AICP, EDFP Planning Director

➤ **Summary and Purpose of Requests:**

- Tonya Vashon has submitted an application for a Special Use Permit to operate a child care facility from her home at 9106 S. 173<sup>rd</sup> Street (Palisades).
- The property is zoned RD-50 PD (Two Family Residential Planned Development). In-home child care facilities require a Special Use Permit within the RD-50 district.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their June 20, 2012 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the Special Use Permit to operate an in-home child care facility as described in the applicant's application/operational statement. The applicant has already received her child care license from the State of Nebraska Health and Human Services Department and has provided a copy as part of this application.

➤ **Planning Commission Recommendation:**

- On June 20, 2012 the Planning Commission voted 7-0 to recommend **APPROVAL** of the Special Use Permit for Tonya Vashon to operate an in-home child care facility 9106 S. 173<sup>rd</sup> Street as specifically described in her operational statement/application.

*Bliss moved, seconded by Torczon, to recommend approval of the Special Use Permit submitted by Tonya Vashon to operate an in-home child care facility as specifically described in her application and operational statement as it is consistent with the County's zoning regulations and the Sarpy County Comprehensive Plan. Ballot: Ayes – Bliss, Mohr, Lichter, Vanek, Torczon, Farrell, Whitfield. Nays – none. Abstain – none. Absent – Fenster, Stuart, Murante, Thompson. Motion carried. (7-0)*

Respectfully submitted by:



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



**SARPY COUNTY PLANNING  
& BUILDING DEPARTMENT**

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**RECOMMENDATION REPORT**

**SPECIAL USE PERMIT (SUP 12-0005) - TONYA VASHON**

*To allow an in-home child care facility in a RD-50 PD  
(Two Family Residential Planned Development) District  
9106 S. 173<sup>rd</sup> Street, Omaha, NE 68136*

**PLANNING COMMISSION HEARING OF: JUNE 20, 2012**

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**I. GENERAL INFORMATION**

**A. APPLICANT/PROPERTY OWNERS:**

Applicant: Tonya Vashon	Property Owners: Randall J. & Tonya S. Vashon
9106 S. 173 <sup>rd</sup> Street	9106 S. 173 <sup>rd</sup> Street
Omaha, NE 68136	Omaha, NE 68136

**B. LEGAL DESCRIPTION:** Lot 220, Palisades, a subdivision located in Section 21, Township 14N, Range 11E of the 6<sup>th</sup> P.M., Sarpy County, NE.

**C. SUBJECT PROPERTY LOCATION:** Subject property is located in the Palisades residential subdivision development at 9106 S. 173<sup>rd</sup> Street.

**D. SUBJECT PROPERTY SIZE:** 64' x 130' residential lot (8,320 sq. ft.).

**E. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:**

- Future Land Use Designation: Urban Residential
- Zoning: RD-50 PD (Two Family Residential Planned Development) District

**F. REQUESTED ACTION(S):** To approve a Special Use Permit to allow an in-home child care facility the RD-50 PD (Two Family Residential Planned Development) zoning district.

**H. PURPOSE OF REQUEST:** The applicant is requesting the Special Use Permit so that she may operate an in-home day care facility for up to 10 children as allowed by her State of Nebraska Department of Health & Human Services license.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The site consists of a single family ranch style house with a three car garage, a walk-out basement, and a fenced in back yard.

**B. SURROUNDING AREA ZONING AND LAND USES:**

- North: RD-50 PD (Two Family Residential Planned Development) and AG (Agricultural Farming) – single family residence and farmland
- East: RD-50 PD (Two Family Residential Planned Development) – single family residences
- South: RD-50 PD (Two Family Residential Planned Development) – single family residences
- West: RD-50 PD (Two Family Residential Planned Development) and AG (Agricultural Farming) – vacant outlot of the Palisades subdivision and farmland

**C. RELEVANT CASE INFORMATION:**

- The applicant has been licensed by the State of Nebraska Department of Health and Human Services to operate a Family Child Care Home I since 1997. The State license was amended in 2007 when the applicant moved into their current residence at 9106 S. 173<sup>rd</sup> Street and approved for that location.
- The applicant's State license allows "a maximum of 10 children in ages 6 weeks to 13 years may be in attendance at any one time during the hours of 0600 to 1730 (6:00 am to 5:30 pm) on Monday through Friday."

- The applicant just recently discovered that a Special Use Permit also was required from the County in order to operate an in-home child care facility in a RD-50 (Two Family Residential) zoning district. Once becoming aware of this, the applicant immediately put together this Special Use Permit application.
- The applicant's operations statement/application indicates they will be operating an in-home child care facility to be located in the walk-out basement and fenced back yard areas of their residence.
- The operation will be in compliance with their State license requirements of a maximum of 10 children, ages 6 weeks to 13 years, and will operate Monday through Friday from 6:00 am to 5:30 pm. The applicant has indicated that she currently cares for 7 children. The business is owner operated with no other employees.
- The applicant's operations statement/application also indicates that the residence has ample off-street parking available for drop off and pick up of children and has indicated that this has not been a problem.

**D. APPLICABLE REGULATIONS:**

- Section 16, Zoning Regulations, regarding the RD-50 PD (Two Family Residential Planned Development) District
- Sarpy County Comprehensive Plan

**III. ANALYSIS / STAFF COMMENTS**

**A. ZONING:**

- According to the current Sarpy County Zoning Regulations, an in-home child care facility is only allowed with a Special Use Permit in the RD-50 PD (Two Family Residential Planned Development) District.
- A **CHILD CARE FACILITY** is defined by the Sarpy County Zoning regulations as meaning day-care services for children that follow a facility classification system established by the State of Nebraska:

- A) Family Child Care Home I. A Program in the home of a provider, maximum capacity is eight children of mixed ages and two additional school age children during non-school hours for a maximum occupancy of 10 children.
- B) Family Child Care II. A program in the home of a provider, maximum capacity is twelve children with two providers.
- C) Child Care Center. A program in the home of the provider or in a dedicated facility, licensed for at least 13 children.
- D) Preschool. A program providing educational services where children do not nap and are not fed a meal. Preschools can be located in the residence of the licensee or in a dedicated facility. The State of Nebraska licenses preschools into two categories based on capacity:
  1. Less than 30
  2. More than 30

May also be known as Day Nursery, Nursery School, or Child Care Nursery.

- This Special Use Permit application is in conformance with the definition above – specifically, A) Family Child Care Home I. The applicant is also already licensed under this classification.

**B. COMPREHENSIVE PLAN:** The Comprehensive Plan future land use shows this area as Urban Residential (Figure 5.1) which is consistent with the current use.

**C. TRAFFIC AND ACCESS:** The subject property has a driveway which accommodates a three car garage and provides adequate parking for drop off and pick up of children for the day care facility with a maximum of 10 children. There is also on-street parking available if needed for short term parking during drop off and pick up times.

**D. 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. Responses received indicated they had no comments or objections to the application.

**IV. PLANNING DEPARTMENT RECOMMENDATION:**

- Staff recommends **APPROVAL** of the Special Use Permit for Tonya Vashon to operate an in-home child care facility at 9106 S. 173<sup>rd</sup> Street as described in her operations statement/application as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County subject to the following condition:
  - the applicant must always maintain a current license from the State of Nebraska Department of Health and Human Services to operate a child care facility.

**V. PLANNING COMMISSION RECOMMENDATION:**

- On June 20, 2012 the Planning Commission voted 7-0 to recommend **APPROVAL** of the Special Use Permit for Tonya Vashon to operate an in-home child care facility 9106 S. 173<sup>rd</sup> Street as specifically described in her operational statement/application.

*Bliss moved, seconded by Torczon, to recommend approval of the Special Use Permit submitted by Tonya Vashon to operate an in-home child care facility as specifically described in her application and operational statement as it is consistent with the County's zoning regulations and the Sarpy County Comprehensive Plan. Ballot: Ayes – Bliss, Mohr, Lichter, Vanek, Torczon, Farrell, Whitfield. Nays – none. Abstain – none. Absent – Fenster, Stuart, Murante, Thompson. Motion carried. (7-0)*

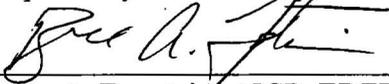
**VI. ATTACHMENTS TO REPORT:**

- A. Application and Operations Statement
- B. Sarpy County Current Zoning Map
- C. Sarpy County Future Land Use Map

**VII. COPIES OF REPORT SENT TO:**

- A. Tonya Vashon (applicant)
- B. Public Upon Request

Respectfully submitted by:



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

# ADDITIONAL INFORMATION

**SARPY COUNTY BOARD OF COMMISSIONERS**

**July 3, 2012**

**SPECIAL USE PERMIT  
To Operate an In-home Child Care Facility**

**Attachments: (Part of Exhibit A of Resolution)**

**Board Report/Recommendation Report**

**Additional Attachments**

**Permit Application  
Operational Plan  
Copy of State License  
Copy of house blueprints  
Current Zoning Map  
Current Future Land Use Map**



# SARPY COUNTY PLANNING

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

## SPECIAL USE PERMIT APPLICATION

<p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Special Use Permit Application</li> <li>2. Submit Non-Refundable Fee of \$250.00 made payable to Sarpy County Treasurer</li> <li>3. 1 full sized site plan drawings (Folded)</li> <li>4. 25 reduced size site plan drawing (8.5 x 11)</li> <li>5. Detailed operational plans</li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>SUP 12-0005</u>  DATE RECEIVED: <u>5-3-2012</u>  CP DESIGNATION: <u>Residential</u>  ZONING DESIGNATION: <u>RD 50 PD</u>  FEE: <u>\$250</u> RECEIPT NO. <u>734259</u>  RECEIVED BY: <u>Chilbert</u>  NOTES: _____</p>
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### APPLICANT INFORMATION:

NAME: Tonya Vashon E-MAIL: RVashon@Cox.net  
ADDRESS: 9106 S 173 STREET CITY/STATE/ZIP: OMAHA, NE 68136  
MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: 402-896-5859 FAX: \_\_\_\_\_

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

Please check box if attaching separate sheet with owner information.

NAME: Randall & Tonya Vashon E-MAIL: RVashon@Cox.net  
ADDRESS: 9106 S 173 Street CITY/STATE/ZIP: Omaha, Ne. 68136  
MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

### ENGINEER INFORMATION:

NAME: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers; etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

NEBRASKA LICENSED IN HOME CHILD CARE FACILITY -  
BUSINESS TO BE OPERATED IN WALK OUT BASEMENT PORTION OF HOME  
AND BACK FENCED IN AREA.  
HOURS OF OPERATION BETWEEN 6:00 AM AND 6:00 PM Monday -  
Friday.  
OWNER OPERATED WITH NO EMPLOYEES.  
MAXIMUM CLIENTS OF 10 CHILDREN.  
AMPLE DRIVE WAY PARKING FOR DROP OFF AND PICK UP

**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.

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_

**ADDITIONAL PARCEL NUMBERS** Palisades Lot 220 \_\_\_\_\_

**LEGAL DESCRIPTION:** (Describe property to wit:)

Palisades Lot 220 Sarpy County Nebraska  
9106 S 173 Street Omaha, Ne 68136

**GENERAL PROPERTY LOCATION:** Palisades Subdivision Approx 168<sup>th</sup> Coenthusker

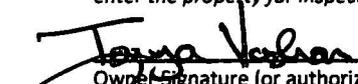
**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

NEBRASKA STATE LICENSE # F14757 ISSUED BY THE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES - COPY ATTACHED

**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 Special Use Permit.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Special Use Permit applicant or the property owner.

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

  
 \_\_\_\_\_  
 Owner Signature (or authorized agent)

  
 \_\_\_\_\_  
 Owner Signature (or authorized agent)

5-3-2012  
\_\_\_\_\_  
Date

5-3-2012  
\_\_\_\_\_  
Date

**Tonya Vashon**

**In Home Child Care Facility**

**9106 S 173 Street**

**Palisades Lot 220**

**Sarpy County**

**9106 S 173 Street**

**Omaha, Ne. 68136**

**In request for a Special Use Permit for the above residential location to operate a In Home Child Care Facility.**

**To be located in the basement walk- out portion and fenced back yard area of the above listed property.**

**The business is owner operated with no employees.**

**In compliance with the State of Nebraska Department of Health and Human Service Regulation and Licensure – License Number FI4757 – The hours of operation will be between 0600 and 1730 on Monday, Tuesday, Wednesday, Thursday and Friday- With a Maximum of 10 children in ages 6 weeks to 13 years old.**

**The Facility offers ample off –street parking for drop off and pick up of children.**

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# State of Nebraska

Department of Health and Human Services

Regulation and Licensure

**TONYA VASHON**

Is hereby authorized in compliance with laws of the State of Nebraska to establish and conduct an  
Operating **Family Child Care Home I**  
located at: **9106 SOUTH 173 ST Omaha NE 68136**

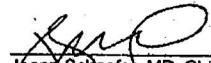
A maximum of **10** children in ages **6 WKS** to **13 YRS** may be in attendance at any one time during the  
hours of **0600** to **1730** on **MTWThF**.

**VASHON, TONYA** is hereby issued License No. **FI4757** which is  
effective on **11/25/1997**

**Amended: 10/09/2007**

Given under the name and Seal of the Department  
of Health and Human Services Division of Public  
Health of the State of Nebraska at Lincoln on  
**October 18, 2007.**



  
Joany Schaefer, MD, Chief Medical Officer, Director  
Division of Public Health, Department of Health and Human Services

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# THE VASHON RESIDENCE

## PALISADES - LOT 220

### 9106 SOUTH 173RD STREET

### SARPY COUNTY, NEBRASKA

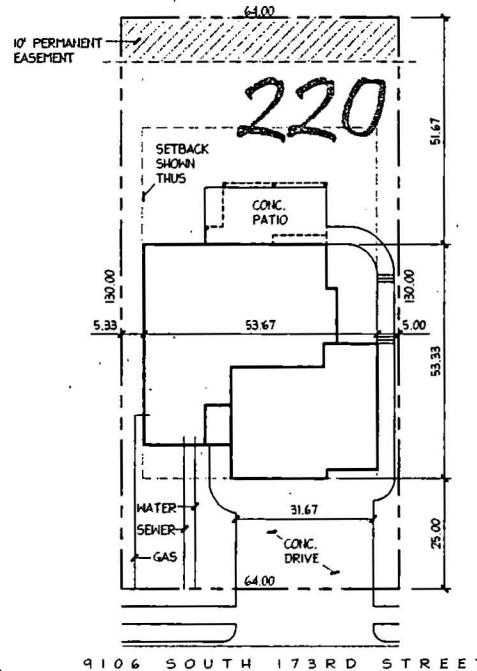
PALISADES  
LOT 220



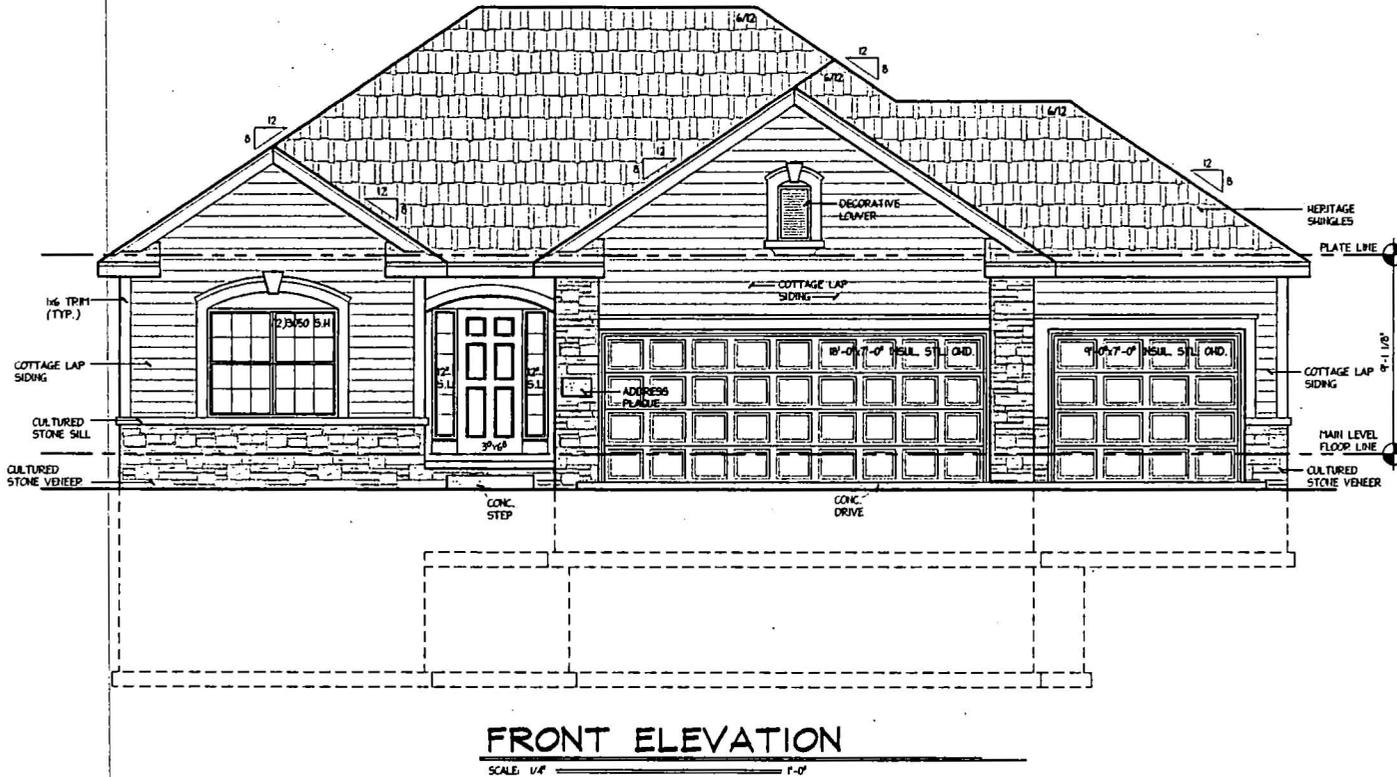
SQUARE FOOTAGE	
STRUCTURE	2451
DRIVEWAY/SIDEWALK	985
PATIO	364
SIDEWALK TO PATIO	282
TOTAL	3985
TOTAL PERVIOUS	8320
TOTAL IMPERVIOUS	3985
GRAND TOTAL	4335

ADDITIONAL SQUARE FOOTAGES	
TOTAL SOD	42%
TOTAL CONCRETE	2047
TOTAL MULCH	192

PLOT PLAN



9106 SOUTH 173RD STREET



FRONT ELEVATION  
 GENERAL NOTES

THE VASHON RESIDENCE  
 PALISADES - LOT 220  
 9106 SOUTH 173RD STREET  
 SARPY COUNTY, NEBRASKA



**NOTE:**  
 ALL SIDING TO BE  
 COTTAGE LAP  
 SIDING CONTRACTOR  
 SHALL LOCATE ALL  
 VERTICAL JOINT TRIM BOARDS

**GENERAL NOTES**

These working drawings have been prepared by Home Builders LLC, to meet average building conditions and were designed under standard interpretation of the 2003 International Residential Code (IRC 2003) and the amendments adopted by the City of Omaha, Nebraska. Because codes and requirements can change and may vary from jurisdiction to jurisdiction Home Builders, LLC, cannot warrant compliance with any specific codes or regulations. Therefore, the builder of the plans should consult their local building official to determine the appropriateness between the plan and actual site conditions and applications.

The builder shall be aware of and responsible for, but not limited to, the following:  
 1. Contractor shall verify all conditions and dimensions prior to construction and be solely responsible for any changes necessary as a result of conditions or dimension differences.  
 2. Contractor shall verify all dimensions and elevations against the plan and actual site conditions.  
 3. Calculated dimensions take precedence over scaled dimensions.  
 4. All exterior dimensions include wall sheathing, all other dimensions are from framing.

**CONCRETE AND FOUNDATIONS:**  
 Footing design assumes 1500 PSF allowable bearing pressure. Foundation wall design assumes 30 PSF equivalent hydrostatic pressure. Contractor to verify soil conditions prior to concrete placement.

Reinforce footing as follows, unless otherwise noted:  
 40"x48"x18" spread footing (5) #5 BH  
 47"x42"x18" spread footing (4) #5 BH  
 36"x36"x18" spread footing (4) #5 BH  
 20"x10" continuous footing (2) #5 BH  
 16"x8" continuous footing (2) #5 BH  
 Deck piers - 10"x42" deep - below grade (no rebar required)

Provide footing dowels to match vertical wall reinforcing.  
 Rebar/corner bars shall be Grade 60 or better.  
 All concrete shall be 3000 PSI minimum (28 day compressive strength).  
 All footings shall be a minimum of 3'-6" below finished grade or deeper per drawings.

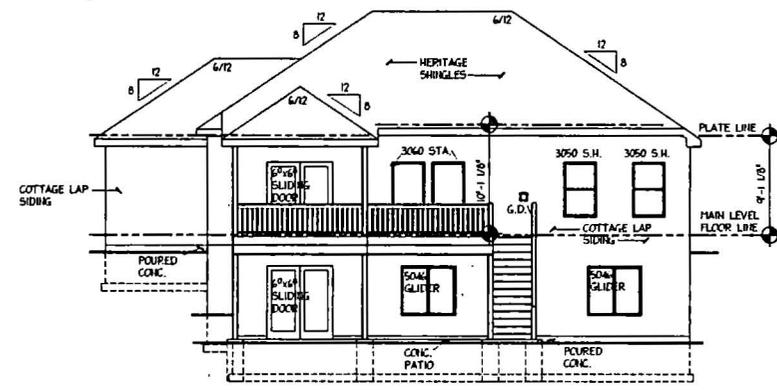
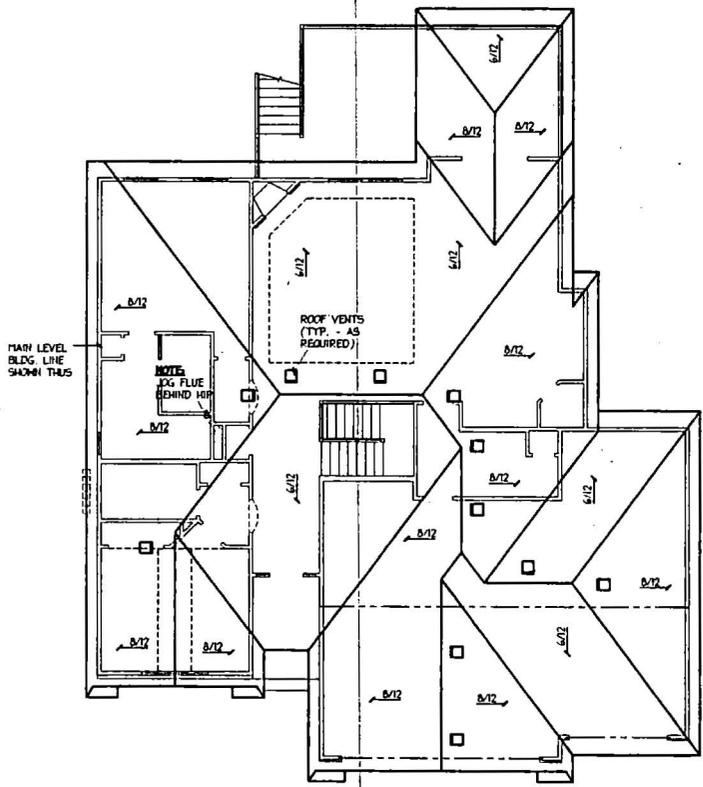
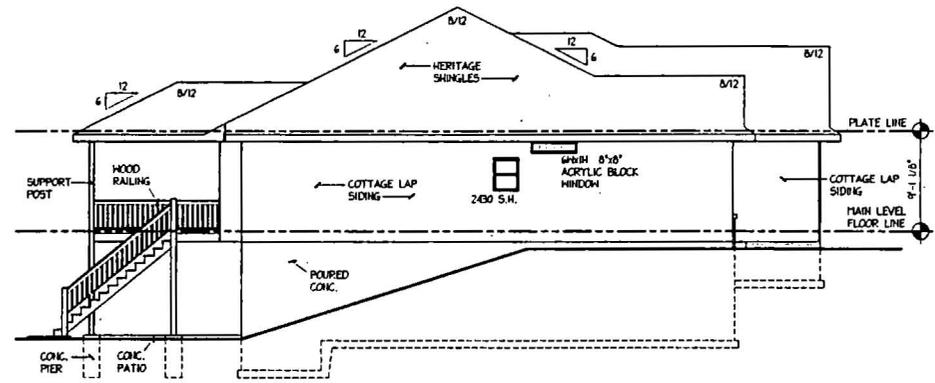
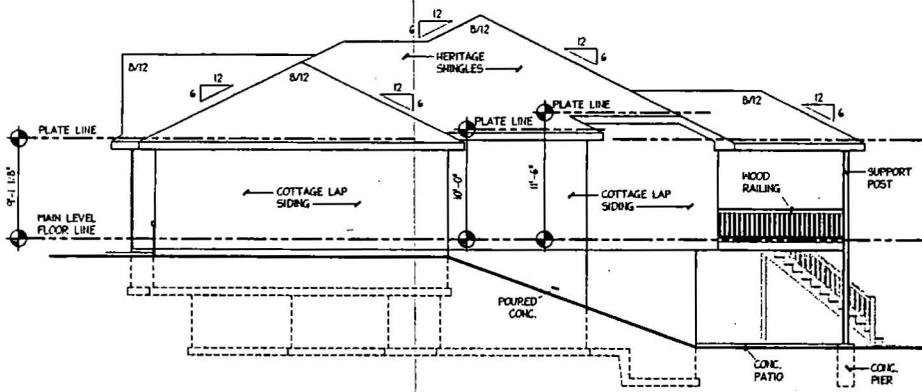
**STRUCTURAL AND FRAMING:**  
 All structural members are for bidding purposes only. All structural member sizes shall be verified by contractor.  
 All additional structural members required for specific framing techniques shall be sized by the contractor.  
 All sloped pipe columns shall be 3 1/2" O.D. (outside diameter) and 3" I.D. (inside diameter) unless noted otherwise.  
 Ceiling joist to be 2x6 SPF #2 AT 24" O.C. unless noted otherwise or required.  
 Uninhabitable attics without storage, Live load = 20psf and Dead load = 5 psf.  
 IRC 2000 Table R602.4(1)  
 2x6 SPF #2 AT 24" O.C. Max. Span = 14'-0"  
 2x8 SPF #2 AT 24" O.C. Max. Span = 8'-0"  
 2x10 SPF #2 AT 24" O.C. Max. Span = 22'-11"  
 Roof rafters to be 2x6 SPF #2 AT 24" O.C. unless noted otherwise or required.  
 Ceiling attached to rafters, Ground snow load = 30psf and Dead load = 20 psf.  
 IRC 2000 Table R602.5.1  
 2x6 SPF #2 AT 24" O.C. Max. Span = 8'-8"  
 2x8 SPF #2 AT 24" O.C. Max. Span = 11'-0"  
 2x10 SPF #2 AT 24" O.C. Max. Span = 13'-4"  
 2x12 SPF #2 AT 24" O.C. Max. Span = 15'-7"  
 Provide bracing as required.  
 All perimeter headers over openings to be (2)2x12s unless noted otherwise.  
 Double floor joists under all parallel non-load bearing walls.  
 Provide double cripple studs under LVL headers.  
 Provide paring and kicker for rafters as required and collar ties at 4'-0" o.c.  
 Provide let-in wind bracing as required.  
 No penetrations through any structural member (such as pipes, conduits, etc.) shall be made.

**ABBREVIATIONS**

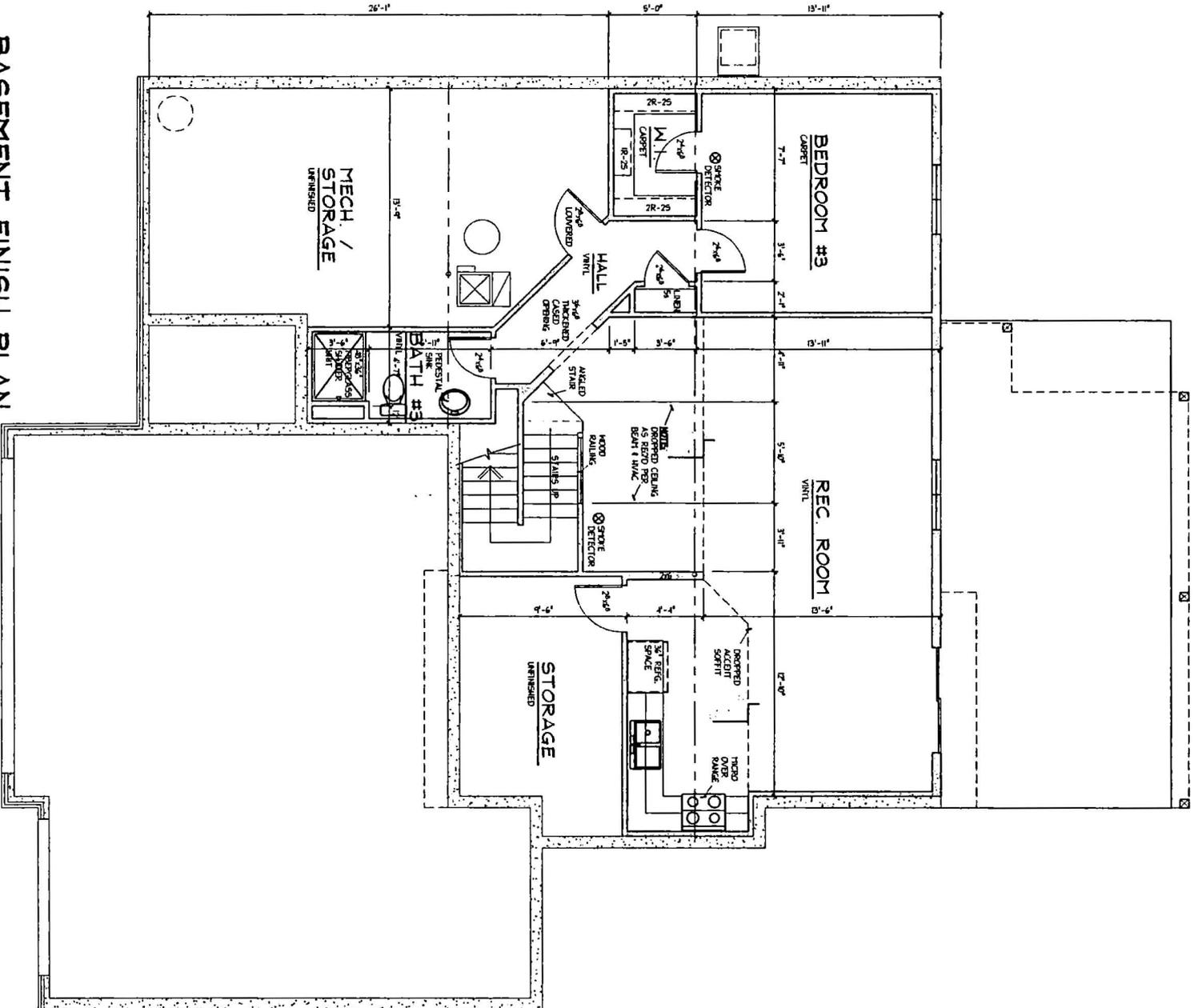
ADJ. ADJUSTABLE	EXP. EXPOSURE	MICRO MICROHAVE	SPF SPRUCE-PINE FIR
ALT. ALTERNATE	EXT. EXTERIOR	MINIMUM MINIMUM	50. FT. SQUARE FEET
ANH. ANHANG	FG FIBERGLASS	MISC. MISCELLANEOUS	STA. STATIONARY
B.D.S. BUILDING	FIN. FINISH	M.L. MAIN LEVEL	STD. STANDARD
B.H.T. BASEMENT	F.B. FLOOR JOISTS	M.O. MASONRY OPENING	STL. STEEL
CAB. CABINET	FLR. FLOOR	N.T.S. NOT TO SCALE	SYP SOUTHERN YELLOW PINE
C.J. CEILING JOISTS	FTG. FOOTING	N.I.C. NOT IN CONTRACT	T&G TONGUE & GROOVE
CLG. CEILING	GALV. GALVANIZED	O.C. ON CENTER	T.C. TRASH COMPACTOR
C.T.U. CONCRETE MASONRY UNIT	GARB. DISP. GARBAGE DISPOSAL	OCT. OCTAGON	TEB. TYPED
C.O. CASED OPENING	GLUED & NAILED	CHD. OVERHEAD DOOR	TRANS. TRANSCOM
CONC. CONCRETE	H.C. HOLLOW CORE	OPNG. OPENING	TRAP. TRAPEZOID
CONT. CONTINUOUS	HDR. HEADER	P.C. PULL CHORD	TYP. TYPICAL
DBL. DOUBLE	H.F. HET-FIR	PICT. PICTURE	U.L. UNDERLATHBIT
D.H. DOUBLE HANG	HORIZ. HORIZONTAL	PROJ. PROJECTOR	UNEX. UNEXCAVATED
DIA. DIAMETER	INSUL. INSULATION	REFG. REFRIGERATOR	VERT. VERTICAL
DN. DOWN	INT. INTERIOR	R. RADIUS	
DF. DOUGLAS-FIR	JST. JOIST	R.O. ROUGH OPENING	
D.O. DRYMALL OPENING	LVL. LAMINATED VENEER LUMBER	R.S.C. ROUGH SAWN CEDAR	
EA. EACH	LAV. LAVATORY	SEC. SECOND	
ELEV. ELEVATION	LIN. LINEN	S.C. SOLID CORE	
ENG. ENGINEERED	MAX. MAXIMUM	S&AR. SAWHAR	
EQ. EQUAL	M.C. MEDIUM DENSITY OVERLAY	SL. SIDE LIGHT	
EXIST. EXISTING	M.D.O. MEDIUM DENSITY OVERLAY	S.L. SECOND LEVEL	

**MISCELLANEOUS ABBREVIATIONS**

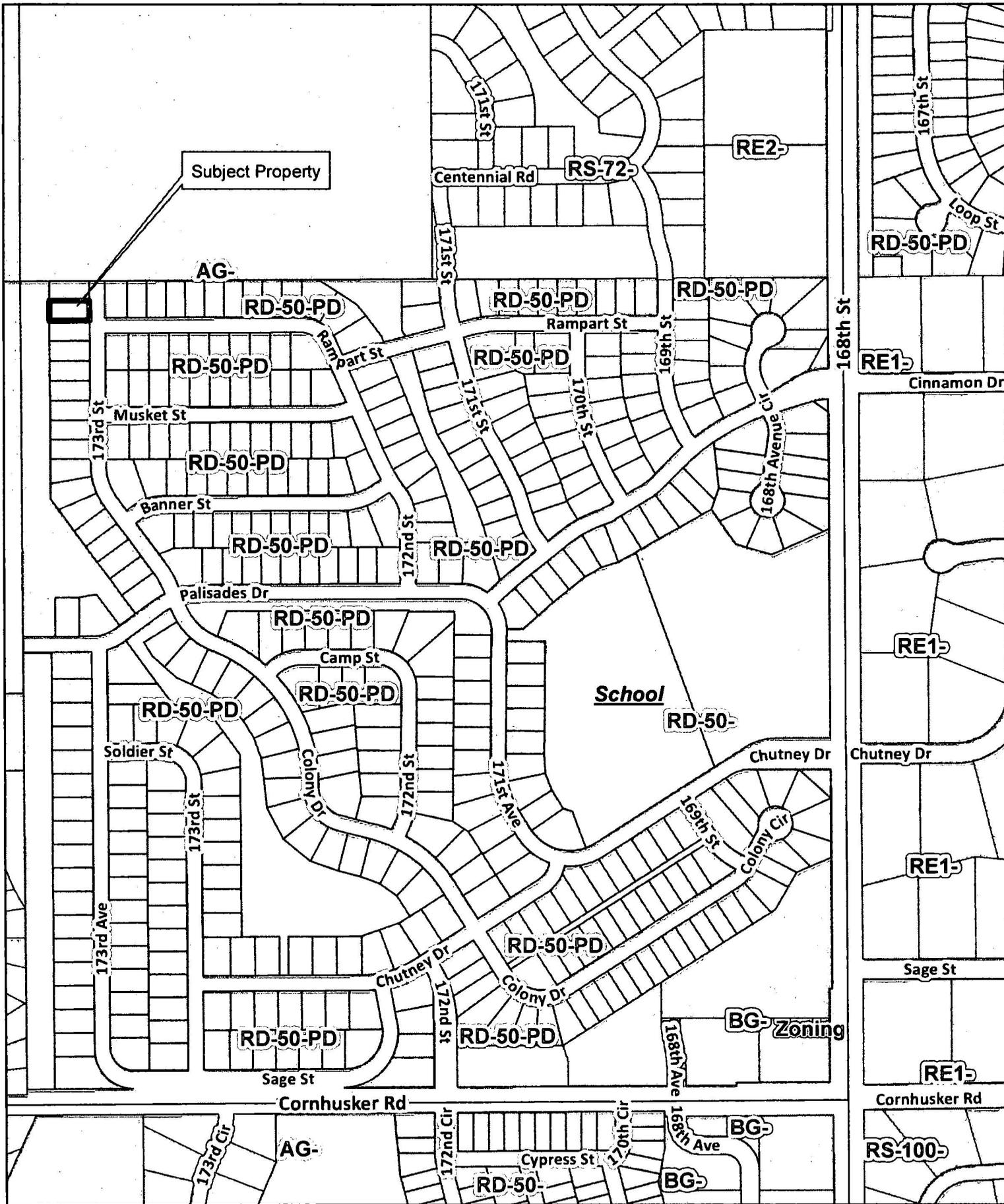
# SQUARE FOOT	5/8 FIVE SHELVES	+ HIGH ONE ROD 4 SHELF ABOVE
@ AT	10/8 TEN SHELVES	545 SURFACED FOUR SIDES
A.F.F. ABOVE FINISH FLOOR	R PLATE LINE	w/ WITH
A.F.L.F.F. ABOVE MAIN LEVEL FINISH FLOOR	1R-1S ONE ROD - ONE SHELF	
A.S.L.F.F. ABOVE SECOND LEVEL FINISH FLOOR	1R-2S ONE ROD - TWO SHELVES	
CL. CENTER LINE	1R-2S TWO ROD - TWO SHELVES	



**BASEMENT FINISH PLAN**  
SCALE: 1/4" = 1'-0"







# Zoning Map - Vashon Special Use Permit

9106 S 173rd St  
 Lot 220 Palisades





# The Omaha World-Herald Ad Order Confirmation

## Ad Content

### SARPY COUNTY DEPARTMENT OF PLANNING

Sarpy County Courthouse  
1210 Golden Gate Drive  
Papillion, Nebraska 68046  
Phone (402) 593-1555  
Fax (402) 593-1558  
Bruce Fountain, AICP, Director

### 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 Wednesday, June 20, 2012, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

Tonya Vashon, 9106 S 173 Street, Omaha, requests a Special Use Permit to operate an in-home child care facility on property legally known as Lot 220, Palisades, a subdivision located in Sec 21, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (168th & Cornhusker Road)

Westmont Condominium Association, c/o Terry Jones, 13219 Glenn Street, Omaha, requests approval of a Change of Zone from BG-PD to RG-15 to bring the condominium units into compliance with the current Sarpy County Zoning Regulations on the property legally described as Lots 1 & 2, Block 7, Westmont Condominium Property Regime, Lots 1, 2, 5 & 6, Block 8, Westmont Condominium Property Regime and Lot 1, Block 9, Westmont Replat 1 all located in Sec 36, Twp 14 N, Rng 11 E of the 6th P.M., Sarpy County, Nebraska. (132nd & Hwy 370)

Connie Anderson Swanson & Stanley Swanson, 20929 S. 204th Street, Gretna, request approval of a Conservation and reservation Easement on the property legally described as Part of the E1/2 of the SW1/4 of Sec 12, Twp 12 N, Rng 10 E of the 6th P.M., Sarpy County, Nebraska (204th Street & S. Hwy 31).

Sarpy County Planning Department requests approval of a text amendment to the Sarpy County Zoning Regulations, specifically regarding Section 44 (Definitions) to clarify the "livestock density".

Sarpy County Planning Department requests approval of a text amendment and addition to the Sarpy County Zoning Regulations specifically regarding notifications to neighboring property owners regarding applications for a change of zone, special use permits, or variances.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.

**Ad Number** 0001522805-01

**Sales Rep.** jerwin

**Order Taker** jerwin

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PAPILLION NE 68046 USA

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SNI Classified::	Bellevue Legals	6/6/2012	1	\$18.36
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	SNI Legals Sarpy GB-Sarpy I			
SNI Classified::	Papillion Legals	6/6/2012	1	\$9.89
	SNI Legals Sarpy PT-Sarpy L			
LI Classified::	Springfield Legals - Springfield	6/6/2012	1	\$0.00
	SNI Legals Sarpy SM-Sarpy I			

