

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION APPROVING AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT
WITH LEISURE VILLAGE LLC FOR LEISURE VILLAGE SUBDIVISION

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, pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007) a County Board of Commissioners shall have the authority to adopt Zoning and Subdivision Regulations, which shall have the force and effect of law; and,

WHEREAS, the County Board approved a Development Agreement with Century Development LLC (Century Development) by Resolution No. 2010-299 on September 28, 2010; and

WHEREAS, the sole member of Century Development is F & J Enterprises, Inc. whose sole shareholder is Frank R. Krejci. Further, Frank R. Krejci, Trustee of the Frank R. Krejci Revocable Trust is the sole member of Leisure Village, LLC; and,

WHEREAS, on June 8, 2011 Century Development assigned all of its interests in the Leisure Village Recreational Vehicle Park in Sarpy County, Nebraska to Leisure Village LLC; and,

WHEREAS, Leisure Village LLC, desires to amend the Development Agreement (approved by Resolution No. 2010-299) which governs the development of the Leisure Village subdivision, which proposed "Amendment No. 1 to Development Agreement" is attached hereto as Exhibit "A", and which said amendment complies with the Zoning and Subdivision Regulations of Sarpy County, Nebraska; and,

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the proposed Amendment No. 1 to Development Agreement between the County of Sarpy and Leisure Village LLC., is hereby approved and the Chairperson and the Clerk are hereby authorized to execute the same, which is attached hereto and marked as Exhibit "A".

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 ____ day of _____ 2012.

Attest

SEAL

Sarpy County Board Chairman

County Clerk

EXHIBIT "A"
Planning Director Report for
Sarpy County Board of Commissioners
Meeting Date: December 4, 2012

Subject	Type	By
Amendment to an existing Development Agreement with Leisure Village, LLC to: <ul style="list-style-type: none"> • <i>permit the year long use of certain recreational vehicle (RV) pad sites (#s 1-111 and #s 127-192) which would be outside of the floodplain areas; and;</i> • <i>permit the applicant, at its option, to install a force main, lift station and wastewater treatment plant in lieu of previously approved holding tank system</i> 	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building 

➤ **Summary and Purpose of Request:**

- Leisure Village, LLC is requesting approval of amendments to their previously approved Development Agreement for the Leisure Village development in order to:
 - provide for year-long use of certain RV pad sites (#s 1 through 111 and #s 127 through 192 inclusive) which are set forth in "Staff Report Exhibit A" and in the attached application; and,
 - permit the applicant, at their option, to install a force main, lift station and wastewater treatment plant as shown in "Exhibit B" of the attached application in lieu of the wastewater holding tank system previously approved.
- These amendments to the Development Agreement would make it consistent with the proposed amended Special Use Permit which is also on the Board's December 4, 2012 agenda for a recommendation.

➤ **Background and Analysis:**

- The Planning Commission also held a public hearing and reviewed the related application to amend the Special Use Permit (SUP) for this project at their November 14, 2012 meeting. The detailed staff report on that application is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the requested amendments to the Development Agreement for Leisure Village, LLC as described above and in their SUP application (including all Exhibits) subject to the following requirements:
 - 1) The applicant will have to receive approval of Letter(s) of Map Revision based on Fill (LOMR-F) from FEMA indicating that the areas of the specified pad sites are no longer in the floodplain, and such LOMR-F approvals must be submitted to the County Planning Department prior to use of the specified pad sites outside of the April 15 to October 1 time frame.
 - 2) All appropriate Federal, State and local permits and approvals for the proposed wastewater treatment system must be obtained prior to its installation and use. In addition, the applicant must satisfy the concerns of the Papio-Missouri River Natural Resources District (PMNRD) and the Municipal Utilities District (MUD) regarding the wastewater treatment system and receive their approval as well.

Staff recommends approval of the proposed amendments to the Development Agreement as they are consistent with the SUP amendments proposed. The Planning Commission recommended approval of the amendments to the SUP at their November 14, 2012 meeting. The proposed amendments also are in conformance with the Sarpy County Comprehensive Plan and Sarpy County Zoning Regulations.

Respectfully submitted by:
 Bruce Fountain, AICP, EDFP
 Director, Planning & Building Dept.



SARPY COUNTY PLANNING & BUILDING DEPARTMENT

RECOMMENDATION REPORT

AMENDMENT TO SPECIAL USE PERMIT (SUP 12-0008) LEISURE VILLAGE, LLC

- **PERMIT THE YEAR LONG USE OF CERTAIN RV PAD SITES (#s 1-111 AND #s 127-192) WHICH WOULD BE OUTSIDE OF THE FLOODPLAIN AREAS**
- **PERMIT THE APPLICANT, AT ITS OPTION, TO INSTALL A FORCE MAIN, LIFT STATION AND WASTEWATER TREATMENT PLANT IN LIEU OF PREVIOUSLY APPROVED HOLDING TANK SYSTEM**

PLANNING COMMISSION HEARING OF: NOVEMBER 14, 2012

I. GENERAL INFORMATION

A. APPLICANT & PROPERTY OWNER:

Leisure Village, LLC
1505 N. 203rd Street
Elkhorn, NE 68022

B. SUBJECT PROPERTY LOCATION: Subject property is between 38th Street and Paradise Road, south of LaPlatte Road

C. LEGAL DESCRIPTION: Lot 1, Leisure Village as surveyed, platted and recorded in Sarpy County, NE

D. SUBJECT PROPERTY SIZE: approximately 214.31 acres

E. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Bellevue Future Growth Area
- Zoning: AG (Agricultural Farming District)

F. REQUESTED ACTION(S):

- Approve an amendment to the previously approved Special Use Permit (SUP) for the Leisure Village development to:
 - provide for year-long use of certain RV pad sites (#s 1 through 111 and #s 127 through 192 inclusive) which are set forth in "Staff Report Exhibit A" and in the attached application.
 - permit the Applicant, at their option, to install a force main, lift station and wastewater treatment plant as shown in Exhibit "B" of the attached application in lieu of the wastewater holding tank system previously approved.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The site is currently undeveloped with two existing lakes, but grading and landscaping work has been undertaken by the applicant in preparation for this development

B. GENERAL VICINITY USE AND ZONING

- North: Undeveloped agricultural, zoned AG
- South: Platte River

- East: Single Family Residential, zoned RD-50
- West: Metropolitan Utilities District facility, zoned AG

C. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 9 regarding the AG (Agricultural Farming) District
 - Section 30 regarding Floodplain Development Regulations
 - Section 21 regarding Special Use Permits

D. ANALYSIS / STAFF COMMENTS:

Year-long Use of RV Pad Sites

- The applicant currently has a valid SUP, which was approved by the County Board on September 28, 2010, to allow up to 192 pad sites for parking of Recreational Vehicles (RVs) from April 15 through October 11 of each year.
- The date restrictions applied were related to previous regulations related to floodplain development and required by the AG zoning district.
- Due to issues that had come up county-wide, the County Board approved amendments to the Sarpy County Zoning regulations on August 28, 2012 which eliminated date restrictions on the use of personal RVs in an AG zoning district. This was done as it was determined that there was no need to place this restriction on AG zoned properties if they are not in a designated floodplain zone.
- At that same time, the County Board also amended the County's floodplain regulations to specify that RVs may only be utilized between April 1 and October 31 of the year if they are located in a floodplain zone. This applies to any property in a designated floodplain zone regardless of its zoning classification.
- The applicant is now requesting that the previous date restrictions for use of the RV pad sites placed on the SUP be lifted on the specifically identified pad sites which they believe will not be in the designated floodplain zone upon completion of the development. The applicant feels that upon completion of the development, these specified pad sites will be elevated to where they are no longer in the floodplain.
- The applicant will have to receive approval of Letter(s) of Map Amendment (LOMA) from FEMA indicating that the areas of the specified pad sites are no longer in the floodplain before they will be able to be utilized on a year round basis.
- Such LOMA approvals would have to be submitted to the County Planning Department prior to use of the pad sites outside of the April 15 to October 11 time frame.

Wastewater Treatment Plant Option

- A holding tank system for wastewater treatment was approved as part of the original SUP.
- After some further cost/benefit analysis, the applicant would like to have the option to consider utilizing a system in which they would install a force main, lift station and wastewater treatment plant in lieu of the holding tank system.
- All appropriate Federal, State and local permits and approvals for such a system would have to be obtained prior to its installation and use

E. 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.

- At the time of this report, no comments or responses had been received from other area jurisdictions or agencies. Staff will update the Planning Commission at their November 14th meeting of any comments or responses that are received and provide copies at that time.

IV. STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the requested amendment to the Special Use Permit for Leisure Village, LLC as described above and in their application (including all Exhibits) subject to the following requirements:

- 1) The applicant will have to receive approval of Letter(s) of Map Amendment (LOMA) from FEMA indicating that the areas of the specified pad sites are no longer in the floodplain, and such LOMA approvals must be submitted to the County Planning Department prior to use of the specified pad sites outside of the April 15 to October 11 time frame.
- 2) All appropriate Federal, State and local permits and approvals for the proposed wastewater treatment system must be obtained prior to its installation and use

Staff recommends approval as the proposed amendment to the SUP is in conformance with the Sarpy County Comprehensive Plan and Sarpy County Zoning Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

MOTION: Lichter moved, seconded by Torczon, to recommend **APPROVAL** of amendment to Special Use Permit for Leisure Village, LLC to provide for year-long use of certain RV pad sites (#s 1 through 111 and #s 127 through 192 inclusive), subject to the applicant receiving approval of a LOMR-F (Letter of Map Revision based on Fill) from FEMA indicating the area of specific pad sites are no longer in floodplain.

Approval documentation must be filed with the Sarpy County Planning Department prior to any use of the pad sites outside of the current April 15 to October 11 time frame currently approved, as the proposal is in conformance with the Comprehensive Plan and Zoning Regulations. **Ballot:** Ayes – Lichter, Torczon, Stuart, Mohr. Nays – Fenster, Farrell and Vanek. Abstain – none. Absent – Thompson, Murante, Whitfield, and Bliss. **Motion carried 4-3-4**

MOTION: Torczon moved, seconded by Lichter, to recommend **APPROVAL** to amend the Special Use Permit to permit the Applicant the option to install a force main, lift station and wastewater treatment plant in lieu of the wastewater holding tank system previously approved, subject to all the appropriate federal, state and local permits and approvals for the proposed waste water treatment system including addressing the concerns of PMNRD and MUD prior to the systems installation and use as it is in conformance with the Sarpy County Comprehensive Plan, Zoning Regulation and Subdivision Regulation. **Ballot:** Ayes – Lichter, Torczon, Stuart, Mohr, Fenster, Farrell, and Vanek. Nays – none. Abstain – none. Absent – Thompson, Murante, Whitfield, and Bliss. **Motion carried 7-0-4.**

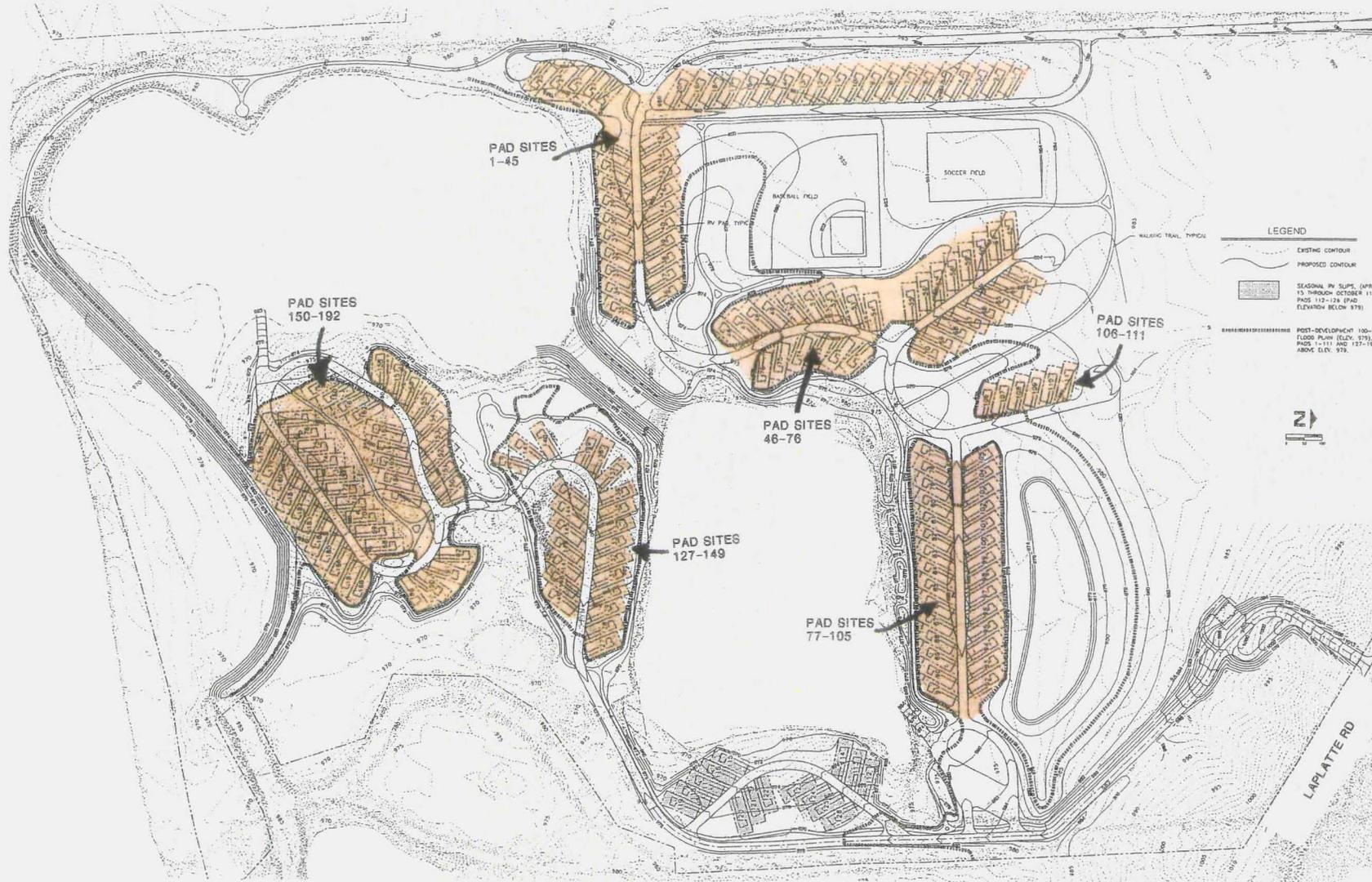
VI. ATTACHMENTS TO RECOMMENDATION REPORT:

1. Staff Report Exhibit A – Map of Subject Areas
2. Current Zoning Map of Area
3. Current Development Structure Plan of Area – Figure 5.1 of Comprehensive Plan
4. Flood Zone Map of Area
5. SUP Application including all Exhibits

VII. COPIES OF REPORT SENT TO:

1. Jim Lang, agent for Leisure Village, LLC (applicant and owner)
2. Public Upon Request

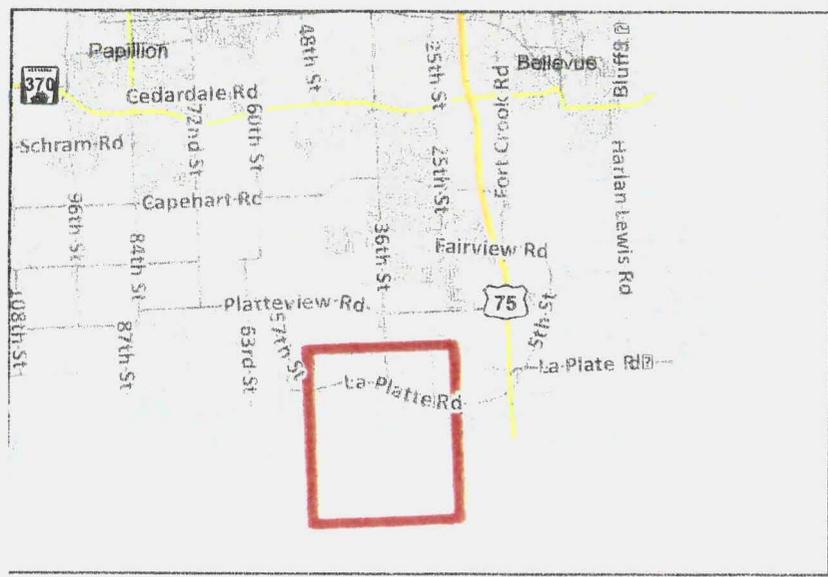
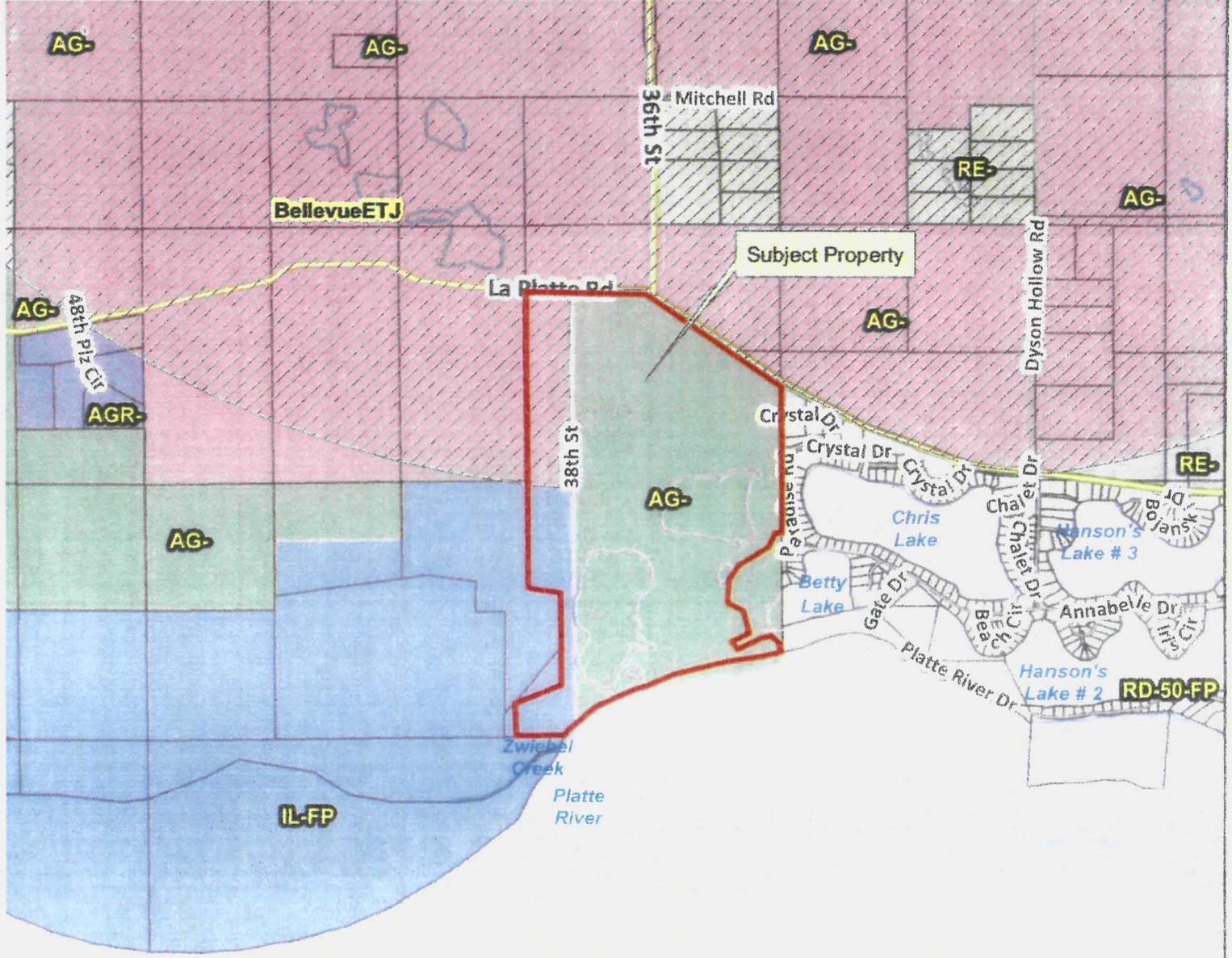
**Respectfully submitted by:
Bruce Fountain, AICP, EDFP
Director, Planning & Building Dept.**



↔ HANSON'S LAKES AREA ↔

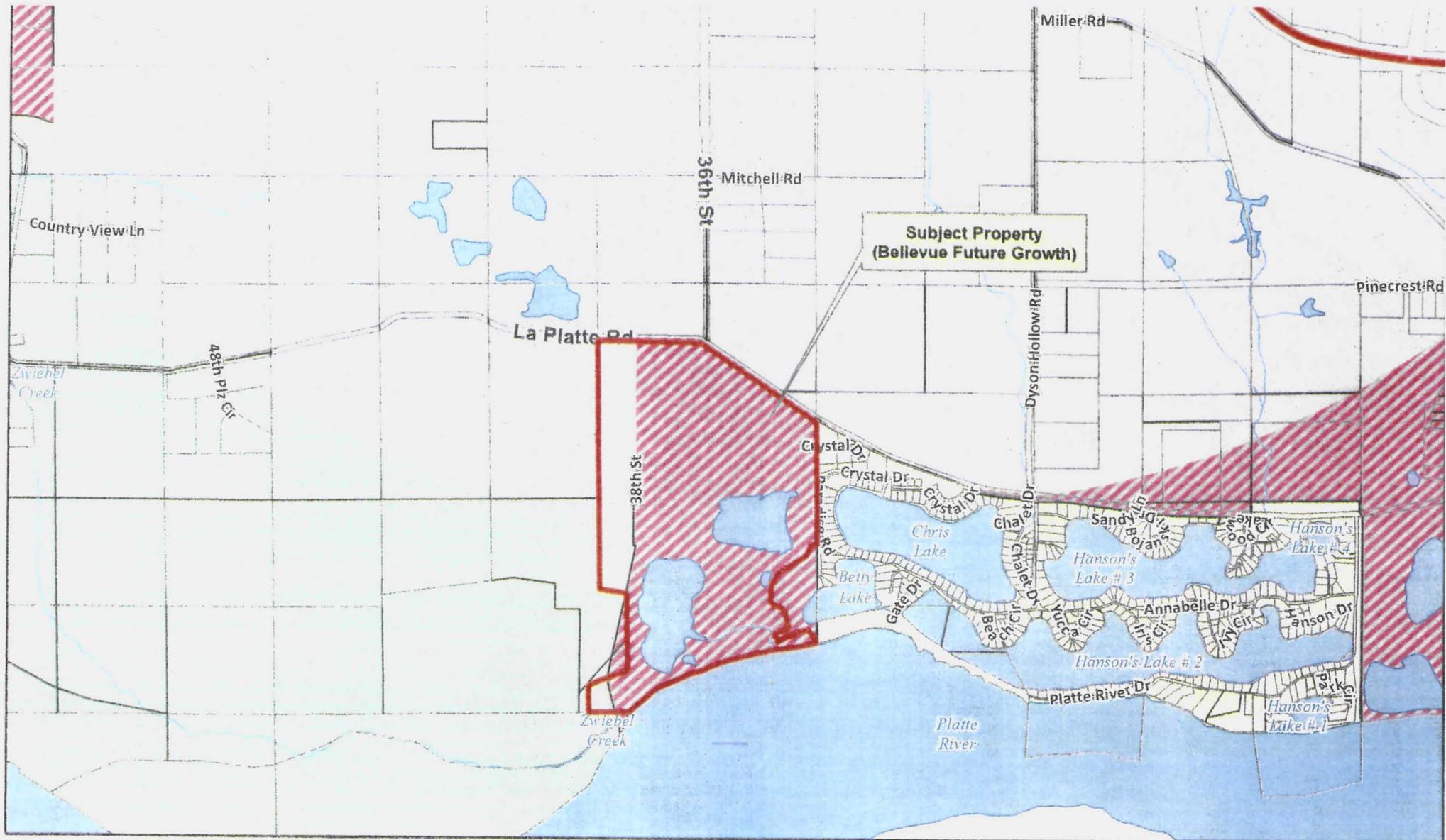
STAFF REPORT

Exhibit A

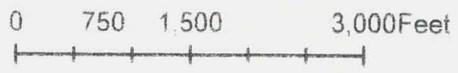


Vicinity Map - Zoning
Leisure Village
SUP Amendment





Current FLU - Sarpy Co

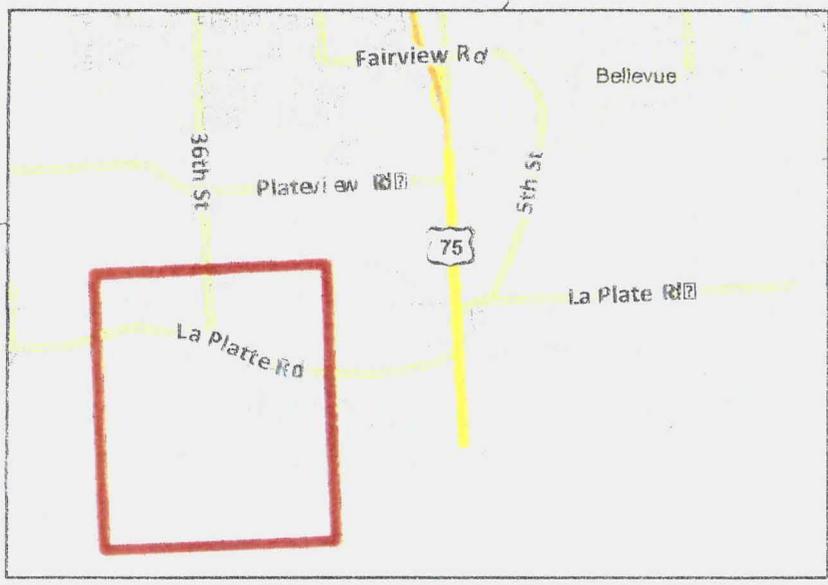
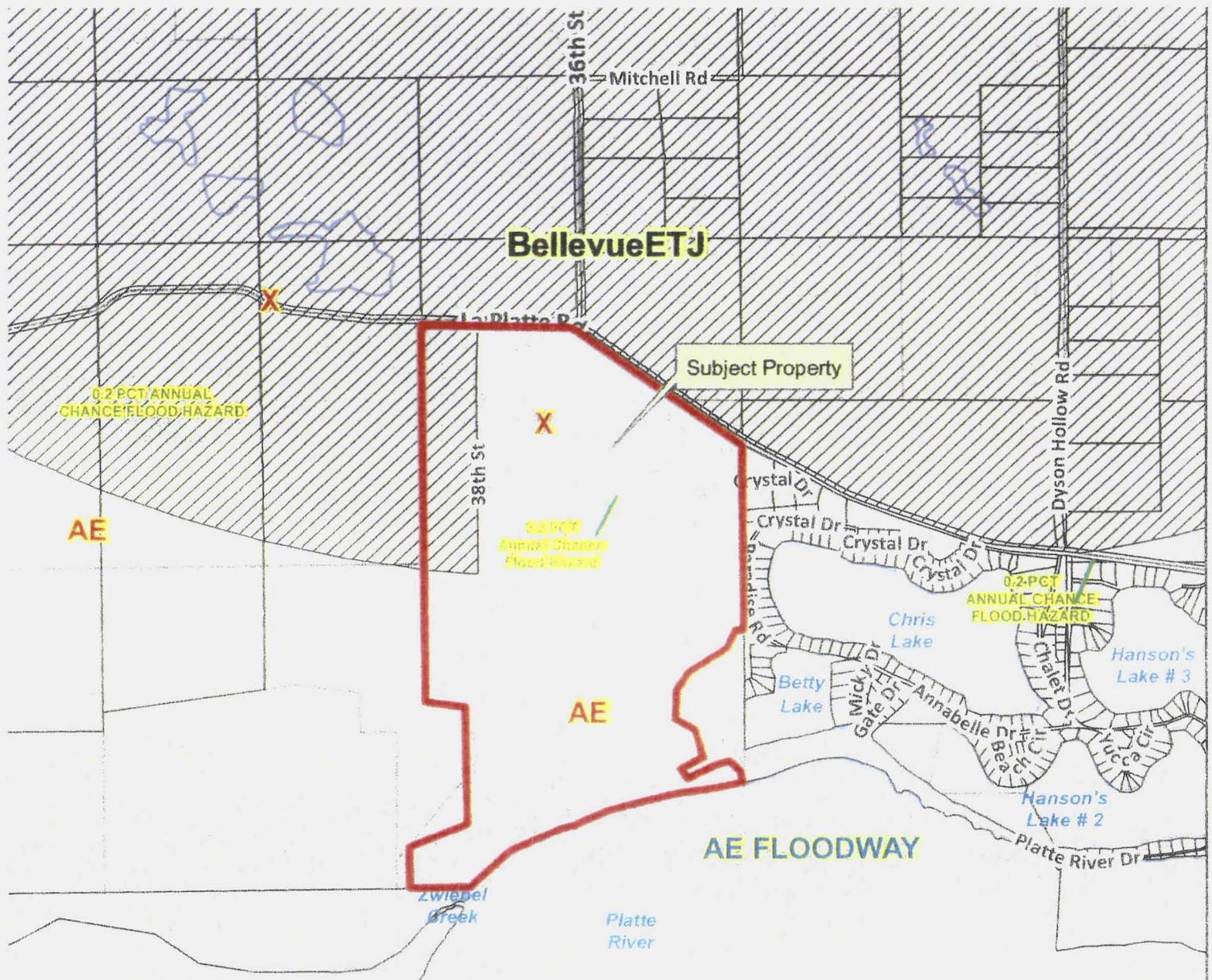


Leisure Village - SUP Amendment

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

Legend

- | | | |
|-------------------------------------|---------------------------------|-----------------------|
| features GIS HighwayCorridorOverlay | Long Term Residential Growth | Cross County Arterial |
| Bellevue Future Growth | Mixed Use | City Limit |
| Business Park | Mixed Use Center | City ETJ |
| Civic | New Richfield Village | |
| Conservation Residential | Park/School Site | |
| Estate Residential | Pflug interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |



Legend

DFIRM

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 1 PCT FUTURE CONDITIONS
- AE
- AE, FLOODWAY
- AF
- AC
- AREA NOT INCLUDED
- X PROTECTED BY LEVEE
- X

Vicinity Map - Flood Zones
Leisure Village
SUP Amendment



LAUGHLIN, PETERSON & LANG

ATTORNEYS AT LAW
11718 NICHOLAS STREET, SUITE 101
OMAHA, NEBRASKA 68154
(402) 330-1900
FAX (402) 330-0936

September 21, 2012.

Mr. Bruce Fountain, Planning Director
Sarpy County Planning Dept.
1210 Golden Gate Drive
Papillion, NE 68046

Re: Leisure Village, LLC – Amendment No. 1 to Special Use Permit approved
September 28, 2010

Dear Mr. Fountain:

This office represents Leisure Village, LLC (“Leisure Village”). Leisure Village is requesting approval of Amendment No. 1 to Special Use Permit. In support of its request for approval of Amendment No. 1 to Special Use Permit, enclosed please find the following:

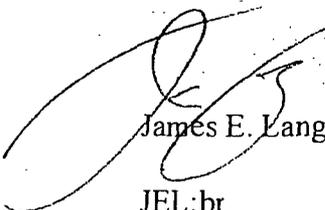
1. Application Fee in the amount of \$100.00.
2. Two (2) copies of the Special Use Permit Application.
3. Pad Elevation Plan – two 30 x 42; two 10 x 14, and twenty-five 8-1/2 x 11 Pad Elevation Plans which is marked as Exhibit “A” to the documents.
4. Force Main, Lift Stations and Wastewater Treatment Plan. Two 30 x 42, two 10 x 14, and twenty-five 8-1/2 x 11 Force Main, Lift Stations and Wastewater Treatment Plant Plan which is marked and attached to the documents as Exhibit “B”.
5. Operation Plan. Two (2) copies of Amendment No. 1 to Operation Plan for Special Use Permit.
6. Covenants. Two (2) copies of Amendment No. 1 to Covenants.
7. Development Agreement. Two (2) copies of Amendment No. 1 to Development Agreement.

If there is anything else your office needs in regard to this Application, please let me know.

Thank you for your assistance in regard to this matter.

Sincerely,

FOR THE FIRM



James E. Lang

JEL:br
Enclosures

c: Leisure Village, LLC
Doug Kellner
Nicole O'Keefe



SARPY COUNTY PLANNING

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

AMENDMENT SPECIAL USE PERMIT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Special Use Permit Application 2. Submit Non-Refundable Fee of \$250.00 made payable to Sarpy County Treasurer 3. 1 full sized site plan drawings (Folded) 4. 25 reduced size site plan drawing (8.5 x 11) 5. Detailed operational plans 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>SLP 12-0008</u></p> <p>DATE RECEIVED: _____</p> <p>CP DESIGNATION: _____</p> <p>ZONING DESIGNATION: _____</p> <p>FEE: \$ _____ RECEIPT NO. _____</p> <p>RECEIVED BY: _____</p> <p>NOTES: _____</p>
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APPLICANT INFORMATION:

NAME: Leisure Village, LLC E-MAIL: centuryexec@yahoo.com

ADDRESS: 1505 N. 203rd Street CITY/STATE/ZIP: Elkhorn, NE 68022

MAILING (IF DIFFERENT)
ADDRESS: 11718 Nicholas Street, #101 CITY/STATE/ZIP: Omaha, NE 68154

PHONE: (402) 330-1900 FAX: (402) 330-0936

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

Please check box if attaching separate sheet with owner information.

NAME: Leisure Village, LLC E-MAIL: centuryexec@yahoo.com

ADDRESS: 1505 N. 203rd Street CITY/STATE/ZIP: Elkhorn, NE 68022

MAILING (IF DIFFERENT)
ADDRESS: 11718 Nicholas Street, #101 CITY/STATE/ZIP: Omaha, NE 68154

PHONE: (402) 330-1900 FAX: (402) 330-0936

ENGINEER INFORMATION:

NAME: Doug Kellner E-MAIL: dkellner@td2co.com
Thompson, Dreessen & Dorner

ADDRESS: 10836 Old Mill Road CITY/STATE/ZIP: Omaha, NE 68154

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.

See Exhibit "1" attached hereto

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: 011592331

ADDITIONAL PARCEL NUMBERS _____

LEGAL DESCRIPTION: (Describe property to wit:)

See Exhibit "2" attached hereto

GENERAL PROPERTY LOCATION: Between 38th Street and Paradise Road, south of LaPlatte Road

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.

The Applicant/Owner is also providing Amendments to the Operation Plan, Development Agreement, and Covenants with this Application.

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.
Eisure Village, LLC

Owner Signature (or authorized agent)
Frank R Krejcie

Owner Signature (or authorized agent)

Date
9/24/12

Date

EXHIBIT 1

LEISURE VILLAGE

Attachment to Special Use Permit Application

Project Description.

The Applicant is requesting the Amendment of the Special Use Permit for Leisure Village approved by the Sarpy County Board of Commissioners on September 28, 2010, and the related documents, including the Operation Plan, Development Agreement, and the Covenants, pursuant to Section 9.2.23 of the Sarpy County Code, to provide as follows:

- (1) provide for year long use of pad sites 1 through 111, and 127 through 192, inclusive, which are set forth in Exhibit "A" attached hereto and to eliminate the duration provision for these pad sites of April 15 to October 11 which now exists so long as such pad sites are not within the flood plain, and so long as all of the appropriate permits required by law are obtained.
- (2) to permit the Applicant, at its option, to install a force main, lift station and wastewater treatment plant as shown in Exhibit "B" attached hereto in lieu of the wastewater holding tank system set forth in the Special Use Permit. All appropriate permits and approvals must be obtained by the Applicant for such system prior to the time that such system can be utilized by any occupants on site.

EXHIBIT "2"

Legal Description

Lot 1, Leisure Village, being a platting of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ lying south of LaPlatte Road and Tax Lots 6A, 6B2 & 6C1 in Section 29, together with the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying south of LaPlatte Road and part of Government Lot 2 in Section 28, T13N, R13E all of the 6th P.M., Sarpy County, Nebraska (the "Property").

LEISURE VILLAGE RECREATIONAL VEHICLE PARK
SARPY COUNTY, NEBRASKA

AMENDMENT NO. 1 TO OPERATION PLAN FOR SPECIAL USE PERMIT

Leisure Village, LLC, a Nebraska limited liability company ("Leisure Village") who is the Applicant/Property Owner under the Special Use Permit approved by the Sarpy County Board of Commissioners on September 28, 2010, which was assigned to Leisure Village pursuant to an Assignment and Assumption Agreement dated June 8, 2011 (the "Assignment"), by this Amendment No. 1 to the Operation Plan for Special Use Permit hereby amends the Special Use Permit as follows:

1. Article II, entitled Use, Paragraph 1, shall be amended in its entirety to read as follows:

ARTICLE II.
USE

The Property and the pad sites shall be utilized for Recreational Vehicle parking for up to 192 pad sites and related recreational activity in compliance with the terms of the special use permit issued by Sarpy County, Nebraska, the applicable laws and regulations of Sarpy County, and the State of Nebraska, the approved plans, and the Restrictive Covenants to be recorded against the Property. Pad sites 1-111 and 127-192, shown on Exhibit "A" attached hereto, may be utilized for parking Recreational Vehicles and the permitted recreational activity year long as to those pad sites that are above the flood plain. Pad sites 112-126, and any of the year long pad sites which are not out of the flood plain, shall only be utilized for parking Recreational Vehicles and the permitted recreational activity from April 15 through October 11 of each year.

2. Article VIII entitled Water Service/Wastewater Treatment, shall be amended to include a new Paragraph 3 and to move and re-designate the existing Paragraph 3 as Paragraph 4, as follows:

ARTICLE VIII.
WATER SERVICE/WASTEWATER TREATMENT

1. Water. To remain as written in the Operation Plan.
2. Wastewater Treatment. To remain as written in the Operation Plan.

3. Force Main, Lift Stations and Wastewater Treatment Plant. At the option of Leisure Village, and in lieu of the Wastewater Treatment System set forth in Article VIII, Paragraph 2 of the Operation Plan, the Applicant/Owner shall have the right to install a Force Main, Lift Stations and Wastewater Treatment Plant as shown in Exhibit "B" attached hereto.

4. Plan Approval. To remain as written in the Operation Plan.

3. Except as otherwise amended herein, the terms and conditions set forth in the Operation Plan and the Assignment shall remain in full force and effect as written.

In witness whereof, Century Development, LLC, a Nebraska limited liability company, and Frank R. Krejci, are executing this Amendment No. 1 to Operation Plan for Special Use Permit since they remain liable for all obligations of the Applicant/Owner under the Operation Plan pursuant to the Assignment, and Leisure Village is executing this Amendment No. 1 to Operation Plan for Special Use Permit as the Applicant/Owner, all of whom are executing this Amendment this 24 day of September, 2012.

LEISURE VILLAGE, LLC,
a Nebraska limited liability company,
Applicant/Owner,

By: Frank R. Krejci, Trustee of the Frank R.
Krejci Revocable Trust

By: Frank R Krejci
Frank R. Krejci, Trustee

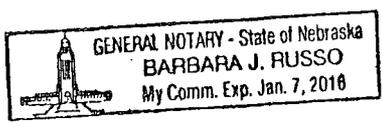
Frank R Krejci
Frank R. Krejci

CENTURY DEVELOPMENT COMPANY, LLC,
a Nebraska limited liability company,
By: F & J Enterprises, Inc., Nebraska
Corporation, Its Sole Member

By: Frank R Krejci
Frank R. Krejci, Its President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 24 day of September, 2012, before me, the undersigned, a Notary Public in and for the State of Nebraska, personally appeared Frank R. Krejci, to me personally known, who being by me duly sworn, did say that he is the Trustee of the Frank R. Krejci Revocable Trust, which is the sole member of Leisure Village, LLC, a Nebraska limited liability company, executing the foregoing instrument, that the instrument was signed by the Trustee for the Trust as a member of and for Leisure Village, LLC, a Nebraska limited liability company by authority of the limited liability company, and its member and that he as the officer acknowledged execution of the instrument to be the voluntary act and deed of the Company and the limited liability company by it and by the officer voluntarily executed.

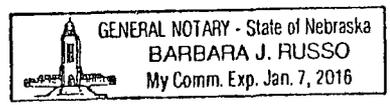


Barbara J. Russo

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 24 day of September, 2012, before me, the undersigned, a Notary Public in and for the State of Nebraska, personally appeared Frank R. Krejci, to me personally known, who being by me duly sworn, acknowledged execution of the instrument to be his voluntary act and deed.

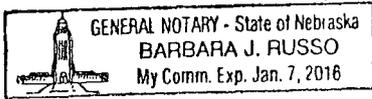


Barbara J. Russo

Notary Public

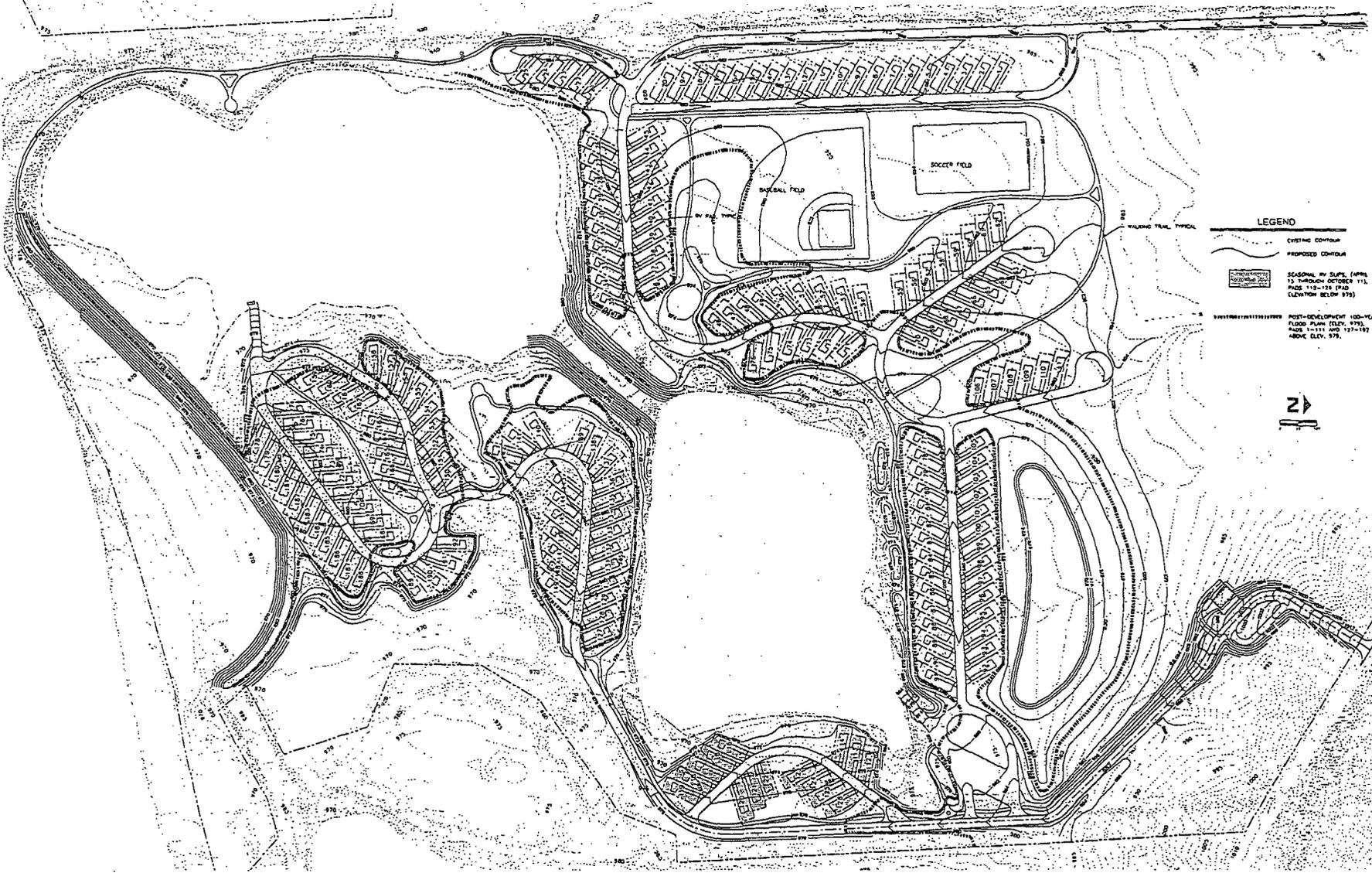
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 24 day of September, 2012, before me, the undersigned, a Notary Public in and for the State of Nebraska, personally appeared Frank R. Krejci, to me personally known, who being by me duly sworn, did say that he is the President of F & J Enterprises, Inc., a Nebraska corporation, which is the sole member of Century Development Company, L.L.C., a Nebraska limited liability company, executing the foregoing instrument, that the instrument was signed on behalf of the corporation as a member of and for Century Development Company, L.L.C., a Nebraska limited liability company, and its member and that he as the officer acknowledged execution of the instrument to be the voluntary act and deed of the Corporation and the limited liability company by it and by the officer voluntarily executed.



Barbara J. Russo

Notary Public



LEGEND

-  EXISTING CONTOUR
-  PROPOSED CONTOUR
-  SEASONAL RV SITES (APRIL TO NOVEMBER OCCUPY 175 PADS 1-10-19 (PAD ELEVATION BELOW 975))
-  POST-DEVELOPMENT 100-YEAR FLOOD PLAIN (ELEV. 975) PADS 1-11 AND 17-192 ABOVE ELEV. 975.



Leisure Village, LLC

Pad Elevation Plan

**AMENDMENT NO. 1 TO
DECLARATION OF COVENANTS AND RULES
OF
LEISURE VILLAGE RECREATIONAL VEHICLE PARK
IN SARPY COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth, is made by Leisure Village, LLC, a Nebraska limited liability company, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Sarpy County, Nebraska and described as follows:

Lot 1, Leisure Village, being a platting of the East ½ of the NE ¼ lying south of LaPlatte Road and Tax Lots 6A, 6B2 & 6C1 in Section 29, together with the West ½ of the NW ¼ lying south of LaPlatte Road and part of Government Lot 2 in Section 28; T13N, R13E all of the 6th P.M., Sarpy County, Nebraska (the "Property").

The Declarant recorded the Declaration of Covenants and Rules of Leisure Village Recreational Vehicle Park in Sarpy County, Nebraska, dated June 8, 2011, on June 9, 2011, as Instrument No. 2011-14449 with the Register of Deeds, Sarpy County, Nebraska (the "Declaration"), and the Declarant desires, by this Amendment No. 1, to amend the Declaration as set forth herein.

NOW, THEREFORE, the Declarant hereby declares that each and all of the recreational vehicle pad sites and the Property shall be leased and utilized subject to the Declaration as amended herein as follows:

1. Article 1, entitled Use, Paragraphs 2 and 3, shall be amended in their entirety to read as follows:

ARTICLE I.
USE

1. Pad sites 1-111 and 127-192, shown on Exhibit "A" attached hereto, may be utilized for parking Recreational Vehicles and the permitted recreational activity year long as to those pad sites that are above the flood plain (the special flood hazard areas on the community's official map). Pad sites 112-126, and any of the year long pad sites which are not out of the flood plain, shall only be utilized for parking Recreational Vehicles and the permitted recreational activity from April 15 through August 11 of each year.

2. Article II, Paragraph 1, shall be amended as follows:

1. All leases for pad sites 1-111 and 127-192, as shown on Exhibit "A" attached hereto, may be for year long use. All leases for pad sites 112-126, and any of the year long pad sites which are not out of the flood plain, shall have leases that provide for use during the period of April 15 to October 11 of each year.

3. Except as otherwise amended herein, the terms and conditions of the Declaration shall remain in full force and effect as written.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 24 day of Sept, 2012.

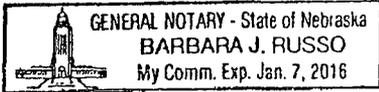
LEISURE VILLAGE, LLC,
a Nebraska limited liability company

By: Frank R. Krejci, Trustee of the Frank R. Krejci
Revocable Trust

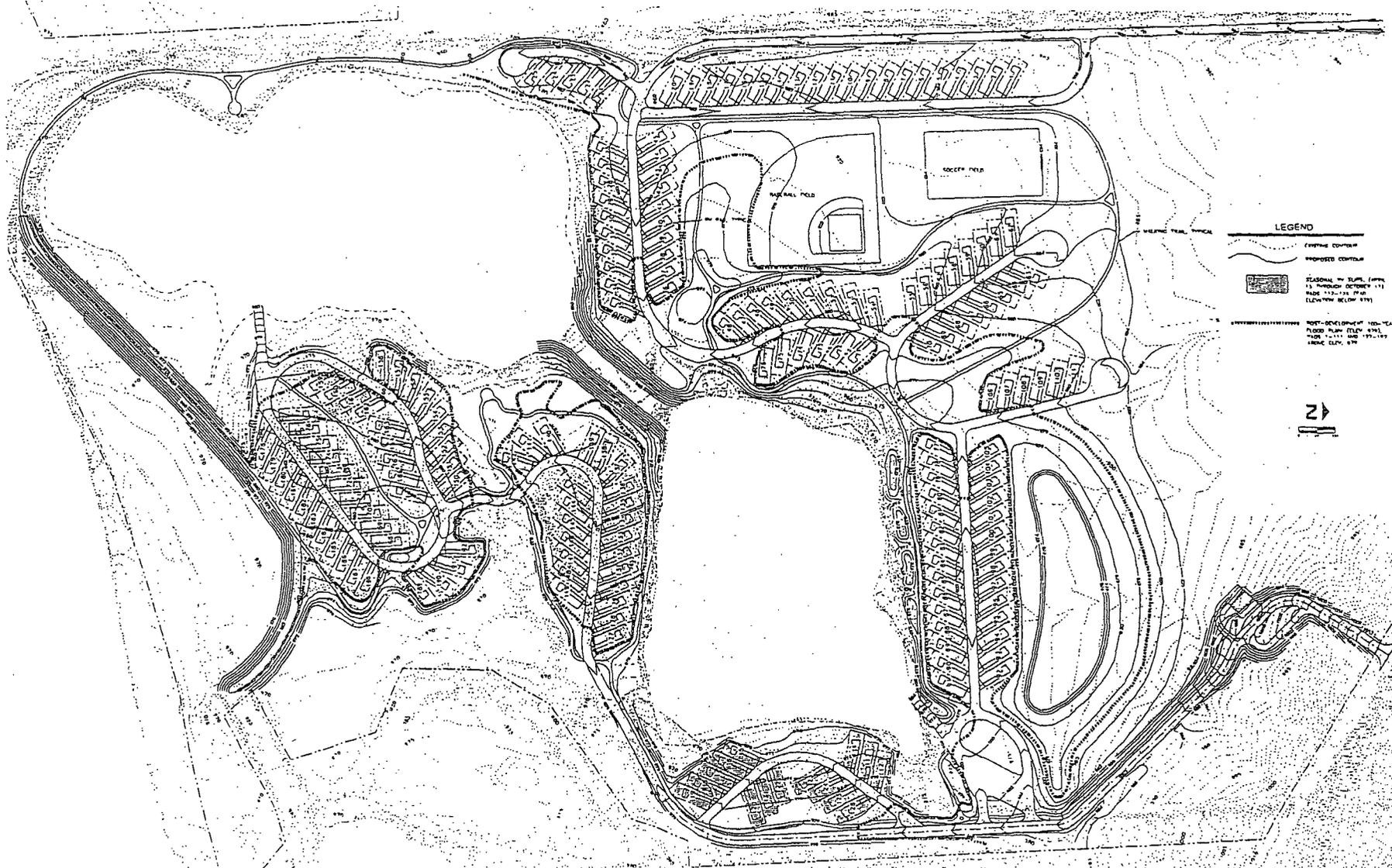
By: Frank R. Krejci
Frank R. Krejci, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 24 day of September, 2012, before me, the undersigned, a Notary Public in and for the State of Nebraska, personally appeared Frank R. Krejci, to me personally known, who being by me duly sworn, did say that he is the Trustee of the Frank R. Krejci Revocable Trust, which is the sole member of Leisure Village, LLC, a Nebraska limited liability company by authority of the limited liability company, and its member and that he as the officer acknowledged execution of the instrument to be the voluntary act and deed of the Company and the limited liability company by it and by the officer voluntarily executed.



Barbara J. Russo
NOTARY PUBLIC



LEGEND

- EXISTING CONTROL
- PROPOSED CONTROL
- SEASONAL STORAGE (FORM 15 THROUGH OCTOBER 15)
 MADE 11/20/18 BY JG
 (L24/1000 W/LOW 875)
- 100-YEAR FLOOD PLAIN (FIRM 496)
 1008 1-11 100 197-189
 1008 1-11 100 197-189
 1008 1-11 100 197-189



Leisure Village, LLC

Pad Elevation Plan

Exhibit A

AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT

This Amendment No. 1 to Development Agreement is made as of the dates indicated at the signatures below by and between Leisure Village, LLC, a Nebraska limited liability company (hereinafter "Developer") and the County of Sarpy, State of Nebraska (hereinafter "County"). Collectively, Developer and County are hereinafter sometimes referred to as the "Parties."

WITNESSETH:

~~WHEREAS, the County approved the Development Agreement for Leisure Village at the Sarpy Board of Commissioner's meeting on September 28, 2010; and~~

WHEREAS, the Developer and County desire to amend the Development Agreement by this Amendment No. 1 as set forth herein.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Section I shall be amended to include the following Paragraph L:

L. Force Main, Lift Stations and Wastewater Treatment Plant. At the option of Leisure Village, and in lieu of the Wastewater Treatment System set forth in Section I, Paragraph B of the Development Agreement, the Applicant/Owner shall have the right to install a Force Main, Lift Stations and Wastewater Treatment Plant as shown in Exhibit "A" attached hereto.

2. Section III shall be amended to include the following Paragraph J:

J. Force Main, Lift Stations and Wastewater Treatment Plant. At the option of Leisure Village, and in lieu of the Wastewater Treatment System set forth in Section III, Paragraph E of the Development Agreement, the Applicant/Owner shall have the right to install a Force Main, Lift Stations and Wastewater Treatment Plant as shown in Exhibit "A" attached hereto.

3. Except as otherwise amended herein, the terms and conditions set forth in the Operation Plan and the Assignment shall remain in full force and effect as written.

IN WITNESS WHEREOF, we, the contracting Parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year affixed hereon. Executed in duplicate on the dates indicated with the signatures below.

SARPY COUNTY, NEBRASKA,
A Political Subdivision

Chairperson, Board of Commissioners

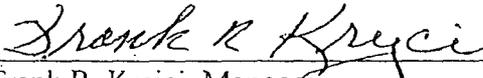
Attest:

Approved as to form:

Sarpy County Clerk

Sarpy County Attorney

Century Development L.L.C., a Nebraska limited
liability company
1505 N. 203rd Street
Omaha, NE 68022



Frank R. Krejci, Manager



Sarpy County Planning & Building Department

Bruce Fountain, AICP, EDFP – Director
Phone: (402)593-1555 Fax: (402) 593-1558

MEMORANDUM

TO: Sarpy County Board of Commissioners
FROM: Bruce Fountain, AICP, EDFP *B*
DATE: November 28, 2012
SUBJECT: Correspondence and Originally approved documents for Leisure Village Project

Commissioners:

I have included the Resolution (no attachments/exhibits) approving the original Leisure Village Development Agreement on September 28, 2010 along with the approved Development Agreement so that you may read the proposed amendments in context with the original document.

ADDITIONAL INFORMATION

➤ **Originally Approved Documents for Leisure Village Project**

- **Resolution 2010-299 approving Development Agreement for Leisure Village**
- **Original Development Agreement**

Resolution 2010-299
Approving Original Development
Agreement for Leisure Village

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION APPROVING DEVELOPMENT AGREEMENT
WITH CENTURY DEVELOPMENT FOR LEISURE VILLAGE

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, pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007) a County Board of Commissioners shall have the authority to adopt Zoning and Subdivision Regulations, which shall have the force and effect of law; and,

WHEREAS, Century Development L.L.C., desires to enter into a Development Agreement which governs the development of the Leisure Village subdivision, which Development Agreement is attached hereto as Exhibit "A", and which complies with the Zoning and Subdivision Regulations of Sarpy County, Nebraska; and,

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Development Agreement between the County of Sarpy and Century Development L.L.C., is hereby approved and the Chairperson and the Clerk are hereby authorized to execute the same, which is attached hereto and marked as Exhibit "A".

Dated this 28th day of September, 2010.

Moved by Rich Jansen seconded by Rusty Hike, that the

above Resolution be adopted. Carried.

YEAS:	NAYS:	ABSENT:
<u>[Signature]</u>	<u>none</u>	<u>none</u>
<u>[Signature]</u>	_____	_____
<u>[Signature]</u>	_____	_____
<u>[Signature]</u>	_____	_____

ABSTAIN:
none

[Signature]
County Clerk



Approved as to form:
[Signature]
County Attorney

Originally Approved Development Agreement

EXHIBIT A.

DEVELOPMENT AGREEMENT

This Development Agreement made as of the dates indicated at the signatures below by and between Century Development L.L.C., a Nebraska limited liability company (hereinafter "Developer") and the County of Sarpy, State of Nebraska (hereinafter "County"). Collectively, Developer and County are hereinafter sometimes referred to as the "Parties."

WITNESSETH:

WHEREAS, Developer is the owner of or has been designated by the owner as agent for the development of the parcel of land or real property within the County's zoning and platting jurisdiction shown on the plat attached hereto as Exhibit "A" (hereinafter defined as the "Development Area"), known as Leisure Village, a subdivision surveyed, platted and recorded in Sarpy County, Nebraska, which is within the County's zoning and platting jurisdiction; and

WHEREAS, Developer has requested County to approve a specific platting, Operation Plan and Special Use Permit, of the Development Area; and

WHEREAS, Developer and County wish to agree upon the manner, method and the extent to which certain public and private improvements may be constructed and located in Sarpy County, Nebraska.

WHEREAS, Developer and County agree that the terms and conditions hereof shall govern development of the entire Development Area.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

SECTION

I.

There shall be no public improvements installed. All improvements shall be private. The private improvements are as follows:

A. The development of a private roadway system within the Development Area at the location shown in Exhibit "B" attached hereto. The roadway, as shown on Exhibit "B" attached hereto, shall be a pervious aggregate roadway with the exception of an area consisting of 2,600 lineal feet of a hard surfaced roadway at the entrance and the northeast portion of the Development Area in the location shown on Exhibit "B1" attached hereto. The roadway shall be installed pursuant to plans and specifications prepared by Thompson, Dreessen & Dorner, Inc., a copy of which shall be provided to County prior to commencing construction of the improvements.

B. The wastewater system shall consist of holding tanks located and sized as shown on the Sanitary Sewer and Water Exhibit attached hereto as Exhibit "C". Plans and specifications for said holding tanks shall be prepared by Thompson, Dreessen & Dorner, Inc., a copy of which shall be provided to County prior to commencement of construction.

C. All groundwater wells, monitoring wells and related appurtenances shall be constructed, installed and located as shown on Exhibit "C" and "C-1" attached hereto. Plans and specifications for such improvements shall be prepared by Thompson, Dreessen & Dorner, Inc., a copy of which shall be provided to the County prior to commencement of construction.

D. There shall be no publicly installed street lights. There may be some minimal indirect security lighting within the Development Area. Lighting shall be in conformity and located as shown on the lighting Exhibit attached hereto as Exhibit "C2".

E. With the exception of shaping for the road, pad areas and the entrance, there shall be no grading.

F. Private overhead power shall come into the site and then be fed to the pads through underground electrical service.

G. Landscaping shall be in conformity with and located as shown on the Landscape Exhibit prepared by Thompson, Dreessen and Dorner, attached hereto as Exhibit "D".

H. Fencing and security shall be in conformity with and located as shown on the Fencing and Security Exhibit prepared by Thompson, Dreessen and Dorner, attached hereto as Exhibit "E".

I. The Development Area shall be constructed in conformity with the Post Construction Stormwater Management Plan to meet County requirements.

J. Erosion control shall be performed as needed by seeding the Development Area, controlling erosion of areas disturbed by grading operations, constructing temporary terraces on slopes, temporary silting basins and spillways, and whatever further measures are necessary to prevent erosion, damage and sedimentation to adjacent properties and public rights-of-way. Developer shall take the appropriate measures as required by the grading permit issued by the County to control dust during the construction process of the Project.

K. Developer shall reconstruct the dike to an elevation of not less than 979 feet above sea level in the approximate location as shown on Exhibit E 1 attached hereto. Reconstruction of the dike will be approved by the Natural Resources District prior to start of reconstruction work.

SECTION

II.

Developer and County acknowledge that the Developer plans to use Development Area as a recreational area. Said recreational area will include recreational vehicle parking for up to 192 pad sites as well as related recreational activity; both the recreational vehicle pad sites and all other recreational activities shall be in compliance with a Special Use Permit issued by County.

Developer and County covenant and agree that Developer shall:

- A. Operate said Development Area according to the Operation Plan for the Special Use Permit, which said Operation Plan is attached hereto and incorporated by reference as Exhibit "F". Said Operation Plan may be amended from time to time as approved by County.
- B. Developer shall enforce the Covenants and Rules of Leisure Village Recreational Vehicle Park, which document is attached hereto and incorporated by reference as Exhibit "G". Said Covenants and Rules of Leisure Village Recreational Vehicle Park may be amended from time to time as according to Article VIII General Provisions in said document.

SECTION
III.

Developer and County covenant and agree that Developer shall:

- A. Conform to the requirements of the applicable County regulations and ordinances and any change in those regulations and ordinances. Conform to the requirements of state and local law.
- B. Be responsible for securing all local and state permits necessary for construction of public improvements, and to construct all systems in accordance with existing environmental, health, safety, and welfare rules, regulations, and standards as may be in place at the time of construction.
- C. Provide a copy to County of any permits from the Nebraska Department of Health and Human Services and the Nebraska Department of Environmental Quality prior to construction of any groundwater wells, monitoring wells and any wastewater holding tanks.
- D. Water:
 - 1. Water shall be provided to the pad sites by water lines from one of two central well systems which shall be developed and operated pursuant to the regulations and laws of the State of Nebraska and Sarpy County, Nebraska.
 - 2. Developer shall construct two monitoring wells as located on Exhibit "C" attached hereto.
 - 3. Developer shall test the monitoring wells at least two times yearly for contamination of groundwater. Contamination testing shall minimally include coliform bacteria and nitrates along with parameters required by the Nebraska Department of Environmental Quality. Results of testing shall be sent to the Sarpy County Planning Department, the Hansen/Chris Lake Neighborhood Association ("Association") and the Metropolitan Utilities District; Metropolitan Utilities District address is below:
Metropolitan Utilities District

Supervisor Platte South Water Treatment Plant
1723 Harney Street
Omaha, NE 68102

The Association shall provide a name and address to whom the Developer is to send such information.

4. The monitoring wells shall be available for testing by the Nebraska Department of Environmental Quality as necessary.

E. Wastewater:

1. At all times all wastewater systems and wastewater holding tanks shall be developed and operated pursuant to the regulations and laws of the State of Nebraska and Sarpy County, Nebraska as now existing and as from time to time amended.
2. Before any construction of any wastewater system or holding tank, a permit shall be obtained for said construction and operation from the proper authority of the State of Nebraska. A copy of said permit shall be provided to County.
3. Developer shall construct wastewater holding tanks and sewer lines as located on Exhibit "C" attached hereto.
4. Developer shall construct the wastewater holding tanks of a material other than concrete with double wall construction and leak detection in the interstitial space between the tank walls.
5. Wastewater Tank leak detection shall consist of a secondary containment membrane with a monitoring device as shown on Exhibit "H" attached hereto. The tanks shall be operated pursuant to Article VIII, paragraph 2 of the Operational Agreement. The ground water monitoring wells shown on Exhibit "C" shall be tested twice annually for coliform bacteria and nitrates. The monitoring wells for the tanks shall be checked as needed.

F. Developer shall provide to the County a Post Construction Storm Water Management Plan ("PCSMP") approved by the Natural Resources District ("NRD") prior to the time that a certificate of occupancy is issued by the County permitting recreational vehicles to locate within the Development Area.

G. Developer warrants that it has not employed or retained any company or person, other than a bona fide employee working for Developer, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person other than a bona fide employee working for Developer any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, County shall have the right to annul this Agreement without liability to County or Developer. Developer shall require the same warranty from each contractor with whom it contracts in any way pertaining to its wastewater system. The Prohibition provided for herein shall not apply to the retention of any attorney or other agent for

the purpose of negotiating any provision of this Agreement where the existence of such agency has been disclosed to County.

H. Abide by and incorporate into all of its construction contracts the provisions required by the regulations of County pertaining to construction of the improvements being installed and testing procedures therefore.

I. Be responsible for securing all local and state permits necessary for construction, and to construct all systems in accordance with existing environmental, health, safety and welfare rules, regulations, and standards as may be in place at the time of construction.

SECTION
IV.

The improvements cited herein or depicted on the plat attached hereto understood to be the minimum acceptable to County.

SECTION
V.

Prior to the commencement of the construction of the improvements contemplated by this Agreement, Developer shall submit all plans and specifications to the Sarpy County Building Inspector or designated representative for review and approval. Copies of all subsidiary and/or ancillary agreements with utility companies and others providing service for the improvements contemplated by this Agreement shall be provided to County.

SECTION
VI.

Developer shall not discriminate against any parties on account of race, national origin, sex, age, political or religious affiliations, or disabilities in violation of federal or state or local ordinances.

SECTION
VII.

The Parties shall, without cost to County, conform to the requirements of the applicable County regulations and ordinances and any change in those regulations and ordinances.

SECTION
VII.

Each party agrees to provide the other Parties with as much advance notice as is reasonably possible when this Agreement calls for the approval of a Party before an action can be taken. The Parties agree to cooperate in the undertakings contemplated by this Agreement and shall share and exchange necessary reports and other documents as required and when reasonably requested by other Parties to this Agreement. Any notice required under this Agreement shall be in writing and shall be sent by certified mail, return receipt requested, to the addresses as noted below. Any party to this Agreement may change its address for notice specified hereunder by sending written confirmation of such change by certified mail, return receipt requested, to the other Parties to this Agreement. The addresses for the purpose of notice and other communications are as follows:

For Developer:

Frank R. Krejci
Century Development L.L.C.
1505 N. 203rd Street
Omaha, NE 68022

With a copy to:

James E. Lang
Laughlin, Peterson & Lang
11718 Nicholas Street, Suite 101
Omaha, NE 68154

For County:

County Clerk, County of Sarpy
1210 Golden Gate Dr., Suite 1118
Papillion, NE 68046

and

Planning and Building Department, County of Sarpy
1261 Golden Gate Dr., Suite 2E
Papillion, NE 68046

SECTION
IX.

This Agreement shall be binding upon the Parties, their respective successors and assigns. The covenants, warranties, and other obligations of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors, and assigns. The Parties agree that a Party's obligation to perform pursuant to this agreement may only be released to the extent said obligation is assumed, by written agreement or by operation of law, by the respective heirs, personal representatives, successors, and assigns.

SECTION
X.

The laws of the State of Nebraska shall govern as to the interpretation, validity, and effect of this Agreement.

SECTION
XI.

This Agreement constitutes the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings, oral and written, between the Parties with respect to the subject matter of this Agreement. This Agreement may not be amended, modified, or altered unless by written agreement signed by all Parties to this Agreement.

SECTION
XII.

Every representation, covenant, warranty, or other obligation within this Agreement shall carry with it an obligation of good faith in its performance or enforcement.

SECTION
XIII.

Developer represents, covenants, and warrants that the making and execution of this Agreement, and all other documents and instruments required hereunder, have been duly authorized by the necessary corporate action of Developer and are valid, binding, and enforceable obligations of Developer in accordance with its respective terms.

SECTION
XIV.

This Agreement may be recorded at the option of any party hereto at the expense of the recording party.

IN WITNESS WHEREOF, we, the contracting Parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year affixed hereon. Executed in duplicate on the dates indicated with the signatures below.

SARPY COUNTY, NEBRASKA,
A Political Subdivision

Jon Albrecht 9/28/2016
Chairperson, Board of Commissioners

Attest:



Debra J. Krugtaling
Sarpy County Clerk

Approved as to form:

Jon Albrecht
Sarpy County Attorney

Century Development L.L.C., a Nebraska limited liability company
1505 N. 203rd Street
Omaha, NE 68022

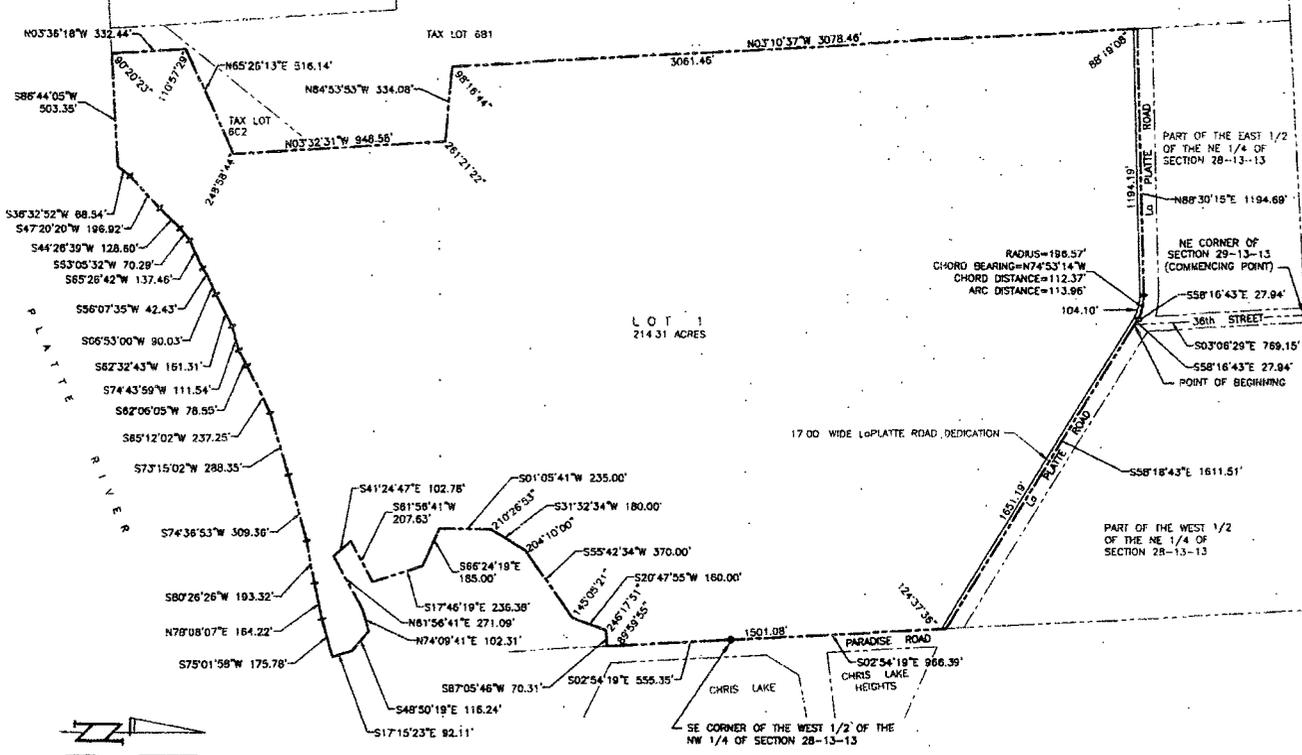
Frank R. Krejci
Frank R. Krejci, Manager

LEISURE VILLAGE

LOT 1

BEING A FLATTING OF THE EAST 1/2 OF THE NE 1/4 LYING SOUTH OF LAPLATTE ROAD AND TAX LOTS 6A, 6B2 AND 6C1 IN SECTION 29, TOGETHER WITH THE WEST 1/2 OF THE NW 1/4 LYING SOUTH OF LAPLATTE ROAD AND PART OF GOVERNMENT LOT 2 IN SECTION 28, ALL IN T13N, R15E OF THE 66-P.M., SARPY COUNTY, NEBRASKA

PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 28-13-13



APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF LEISURE VILLAGE WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____ 20____.

COUNTY CLERK _____ CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION
THIS PLAT OF LEISURE VILLAGE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20____.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION _____

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR
THIS PLAT OF LEISURE VILLAGE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS _____ DAY OF _____ 20____.

SARPY COUNTY PLANNING DIRECTOR _____

APPROVAL OF THE SARPY COUNTY SURVEYOR
THIS PLAT OF LEISURE VILLAGE WAS APPROVED BY THE SARPY COUNTY SURVEYOR.

DATE _____ SARPY COUNTY SURVEYOR _____

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS
 COUNTER _____ D.L. _____ FILED FOR RECORD _____ AT _____ M.
 VERIFY _____ O.S. _____
 PROOF _____ INSTRUMENT # _____
 FEES \$ _____
 CHECK # _____
 CHARGE _____ LOTS 4, DOWNSIDE REGISTER OF DEEDS SARPY COUNTY, NE

DATE 10/28/09
 DRAWN BY RJR
 CHECKED BY DEN
 REVISION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS LEISURE VILLAGE, LOT 1, BEING A FLATTING OF THE EAST 1/2 OF THE NE 1/4 LYING SOUTH OF LAPLATTE ROAD AND TAX LOTS 6A, 6B2 AND 6C1 IN SECTION 29, TOGETHER WITH THE WEST 1/2 OF THE NW 1/4 LYING SOUTH OF LAPLATTE ROAD AND PART OF GOVERNMENT LOT 2 IN SECTION 28, ALL IN T13N, R15E OF THE 66-P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 29, THENCE S03°08'29\"/>



OCTOBER 28, 2009
 DATE

DAVID H. NEFF
 NEBRASKA RLS 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, FRANK R. KREJCI, TRUSTEE OF THE FRANK R. KREJCI REVOCABLE TRUST BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND A LOT TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LEISURE VILLAGE, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QUEST CORPORATION 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 DIRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN CUTS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND INSPECTION WIRES OR CABLES FOR THE CHARGING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, OR OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT RIGHTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FRANK R. KREJCI REVOCABLE TRUST
 BY: FRANK R. KREJCI, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS s.s.)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY FRANK R. KREJCI, TRUSTEE OF THE FRANK R. KREJCI REVOCABLE TRUST ON BEHALF OF SAID TRUST.

ROTARY PUBLIC _____

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____ 20____.

SARPY COUNTY TREASURER _____

LEISURE VILLAGE
 FINAL PLAT

THOMPSON, BRESSEIN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10305 OLD MILL ROAD OMAHA, NEBRASKA 68154
 P-402.330.8800 F-402.330.5868 WWW.TDCCO.COM



169-193
 BOOK
 PAGE

EXHIBIT "A"

cdh A&M



DATE	DESCRIPTION
10-10-11	REVISED
11-15-11	REVISED
12-15-11	REVISED
01-15-12	REVISED
02-15-12	REVISED
03-15-12	REVISED
04-15-12	REVISED
05-15-12	REVISED
06-15-12	REVISED

LEISURE VILLAGE
 SITE PLAN SHEET "B"
 CENTURY DEVELOPMENT

TP² THOMPSON, BRIDGES & BORNEN, INC.
 Consulting Engineers & Land Surveyors
 1000 W. 10th Street, Suite 200, Oklahoma City, Oklahoma 73106
 Phone: (405) 233-1100 Fax: (405) 233-1101
 www.thompsonbridges.com

100-103
 SHEET 1 OF 1

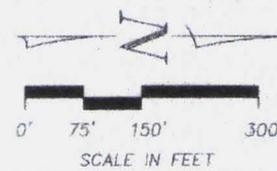
TYPICAL PAD DETAIL
 NOT TO SCALE

EXHIBIT "B"



PROPOSED PAVED ROADWAY
APPROX. 2600 L.F.

EXHIBIT "B1"



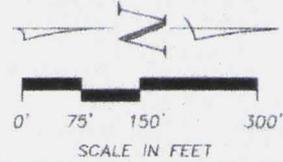
<p>2 THOMPSON, DRESSEN & DORNEN, INC. Consulting Engineers & Land Surveyors 1000 OLD MILL ROAD CHINA, VERMONT 05741 PHONE: 802-241-1888 FAX: 802-241-1889 WWW.TDDAND.COM</p>	<p>LEISURE VILLAGE</p>	<p>PROPOSED PAVED ROADWAY DELINEATION EXHIBIT "B1"</p>
	<p>CENTURY DEVELOPMENT</p>	<p>DATE: 05-14-13 DRAWN BY: JLD CHECKED BY: JLD DATE: 07/2013</p>

159-193
SHEET 1 OF 1



PROPOSED PAVED ROADWAY
APPROX. 2600 L.F.

EXHIBIT "B1"



	THOMPSON, BRESSEN & DORNIER, INC. Consulting Engineers & Land Surveyors 1000 OLD FARM ROAD, Chesapeake, Virginia PHONE: 757-533-8888 FAX: 757-533-8888 WWW: WWW.TBDORNER.COM	
	168-193 SEC. 1 OF 1	
CENTURY DEVELOPMENT		PROPOSED PAVED ROADWAY DELINEATION EXHIBIT "B1"
SHEET NO.	DATE	DRAWN BY
168-193	05-12-10	JTB
168-193	05-12-10	JTB



LEISURE VILLAGE CENTURY DEVELOPMENT		LIGHTING EXHIBIT "C2"	
		SHEET 1 OF 1	
THOMPSON, DESSERRE & BORGES, INC. Consulting Engineers & Land Surveyors 1001 GUYTON ROAD, CHESAPEAKE, VIRGINIA 23041 PHONE: 757/536-7000 FAX: 757/536-7001 WWW: WWW.TDBINC.COM		100-1A3	



SCALE IN FEET

PROPOSED 4 FOOT CONIFER & 2"
CALIPER SEEDLESS COTTONWOOD
TREE BUFFER AT 25' SPACING.

PROPOSED 4 FOOT CONIFER & 2"
CALIPER SEEDLESS COTTONWOOD
TREE BUFFER AT 25' SPACING.

PROPOSED 4 FOOT CONIFER & 2"
CALIPER SEEDLESS COTTONWOOD
TREE BUFFER AT 25' SPACING.

EXHIBIT "D"

DATE	1-15-10
BY	AL
CHECKED BY	AL
SCALE	AS SHOWN
PROJECT	LEISURE VILLAGE
DATE	1-15-10
BY	AL
CHECKED BY	AL
SCALE	AS SHOWN
PROJECT	LEISURE VILLAGE

LEISURE VILLAGE
CENTURY DEVELOPMENT
LANDSCAPING EXHIBIT "D"

2 THOMPSON, DREHSEIN & BOMMER, INC.
LANDSCAPE ARCHITECTS
10000 130TH AVE. S.W. SUITE 100
ALUMINUM, WASHINGTON, WA 98004
PHONE: 206-835-1111 FAX: 206-835-1112
WWW.TDBI.COM



100-103
SHEET 1 OF 1



CONCEPTUAL LEVY
RECONSTRUCTION
ELEV. + 875 MM



DATE	BY
12-10-10	...
12-10-10	...
12-10-10	...
12-10-10	...
12-10-10	...

LEASURE VILLAGE

CENTURY DEVELOPMENT LEVY RECONSTRUCTION EXHIBIT "E1"

2 THOMPSON, DRESBACH & BORNEN, INC.
Consulting Engineers & Land Surveyors
1000 12th Street, Suite 1000, Grand Rapids, MI 49503
Phone: 616.221.1000 Fax: 616.221.1001



EXHIBIT "E1"

100-193

SHEET 1 OF 1



DOWNSIZING LEVY
RECONSTRUCTION
ELEV. + 0.75 1994

151-001

EXHIBIT "E1"

THOMPSON, GREENBERG & DORRER, INC.
 Consulting Engineers & Land Surveyors
10000 W. 10th Ave., Suite 100, Denver, CO 80202
 Phone: (303) 750-1000 Fax: (303) 750-1001

LEISURE VILLAGE

CONJUNCT DEVELOPMENT LEVY RECONSTRUCTION, EXHIBIT "E1"

NO.	DATE	REVISION
1	1-10-93	PRELIMINARY
2	02	REVISED
3	03	REVISED
4	04-04-93	REVISED

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

I, Shon Barenklau, being duly sworn, upon oath, Shon Barenklau deposes and says that he is the publisher of the Bellevue Leader, Gretna Breeze and Papillion Times, 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 inserted in the said newspaper once each week, the first insertion having been on:

Wednesday, October 31, 2012
Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

I believe 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

**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**

Witness Date 10-30-2012
Subscribed and sworn to before me:



Notary Public

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, November 14, 2012, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska. Joseph Olivo of 9701 Mitchell Road, Papillion, NE 68046 requests of a change of Zone from AG to RE1/RE2 and a Preliminary and Final Plat of a subdivision to be known as Olivo Estates 3 being a platting of Tax Lots 5 and 6 in the southeast quarter of the southeast quarter of Section 21, Township 13, Range 12 east of the 6th P.M. Sarpy county, Nebraska. Leisure Village LLC, 11718 Nicholas Street, #101, Omaha, NE 68154 requests approval of an Amendment to an existing Special Use Permit allowing a commercial recreational area to be known as Leisure Village, on property legally described as Lot 1, Leisure Village as surveyed, platted and recorded in Sarpy County, Nebraska.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1576159; 10/31

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