

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

**APPROVE FINAL PLAT – STEHLIK ACRES**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2007); and,

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

WHEREAS, the applicant, Albert Moellenbeck has applied for approval of a final plat of a subdivision to be known Stehlik Acres on property generally located on the southeast corner of 180<sup>th</sup> and Pflug Road and legally described as follows:

Tax Lot 3B located in the northwest quarter of Section 28, T13N, R11E of the 6<sup>th</sup>  
P.M. Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the final plat of a subdivision to be known as Stehlik Acres for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department report, the aerial map of the subject property and a copy of the final plat of the subdivision to be known as Stehlik Acres.

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

- I. A public hearing regarding the approval of the final plat was held on December 20, 2012 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the final plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. The Planning Department staff recommends approval.

- V. The proposed final plat of a subdivision to be known as Stehlik Acres is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

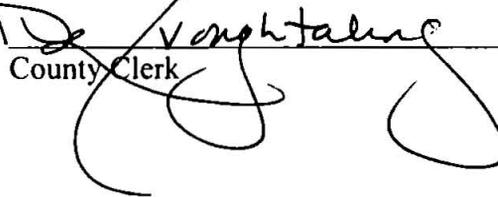
BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Stehlik Acres, as described in the attached Exhibit A is hereby approved.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 8<sup>th</sup> day of

January, 2013.



  
Sarpy County Board Chairman

  
County Clerk

Sarpy County Board of Commissioners Report  
 Staff Report Prepared: December 31, 2012  
 County Board Date: January 8, 2013

Subject	Type	By
Applications related to property generally located on the southeast corner of 180 <sup>th</sup> and Pflug Road, legally described as Tax Lot 3B in the northwest quarter of Section 28, Township 13N, Range 11E of the 6 <sup>th</sup> P.M. Sarpy County, NE. <ul style="list-style-type: none"> <li>• Change of Zone: AG to RE2</li> <li>• Preliminary Plat: Stehlik Acres Subdivision</li> <li>• Final Plat: Stehlik Acres Subdivision</li> </ul>	Public Hearings and Resolutions	Donna Lynam Zoning Administrator Planning & Building

➤ **Summary and Purpose of Requests:**

- These applications request the approval of a change of zoning from AG (Agricultural Farming) to RE2 (Residential Estate II District - 2 acre minimum) and both a Preliminary Plat and Final Plat for a two-lot residential subdivision to be known as Stehlik Acres Subdivision.

➤ **Background and Analysis:**

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

➤ **Staff Recommendations:**

- Staff recommends **APPROVAL** of the Change of Zone from AG (Agricultural Farming) to RE-2 (Residential Estates 2 acre minimum) for the proposed Stehlik Acres Subdivision as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Stehlik Acres Subdivision as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Stehlik Acres Subdivision as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendations:**

- On December 20, 2012 the Planning Commission voted to recommend **APPROVAL** of the Change of Zone, Preliminary Plat and Final Plat for Stehlik Acres Subdivision.

**MOTION:** Vanek moved, seconded by Mohr, to recommend approval of Change of Zone from AG to RE2 with an effective date of the filing of the Final Plat, for the proposed Stehlik Acres Subdivision, as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. Ballot: Ayes: *Stuart, Whitfield, Mohr, Murante, Fenster, and Vanek.* Nays – none. Absent - *Torczon, Lichter, Farrell, Thompson and Bliss.* **Motion carried 6-0-5.**

**MOTION:** Vanek moved, seconded by Murante, to recommend approval on Preliminary Plat for the subdivision to be known as Stehlik Acres as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes - *Stuart, Whitfield, Mohr, Murante, Fenster, and Vanek.* Nays – none. Absent - *Torczon, Lichter, Farrell, Thompson and Bliss.* **Motion carried 6-0-5.**

**MOTION:** Vanek moved, seconded by Mohr, to recommend approval on Final Plat for the subdivision to be known Stehlik Acres Subdivision as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes – *Stuart, Whitfield, Mohr, Murante, Fenster, and Vanek.* Nays – none. Absent - *Torczon, Lichter, Farrell, Thompson and Bliss.* **Motion carried 6-0-5.**



# SARPY COUNTY PLANNING & BUILDING DEPARTMENT

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## RECOMMENDATION REPORT

CHANGE OF ZONE (CZ 12-0006)  
PRELIMINARY PLAT (PP 12-0006)  
FINAL PLAT (FP 12-0006)

APPLICANT: ALBERT MOELLENBECK

PROPOSED TWO LOT SUBDIVISION TO BE KNOWN AS STEHLIK ACRES SUBDIVISION  
PLANNING COMMISSION HEARING OF: DECEMBER 20, 2012

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### I. GENERAL INFORMATION

#### A. APPLICANT:

Albert Moellenbeck  
17915 Pflug Road  
Springfield, NE 68059

#### B. PROPERTY OWNERS:

Jung and Albert Moellenbeck  
17915 Pflug Road  
Springfield, NE 68059

C. **SUBJECT PROPERTY LOCATION:** Subject property is located on the southeast corner of 180<sup>th</sup> and Pflug Road.

D. **LEGAL DESCRIPTION:** Tax Lot 3B located in the northwest quarter of Section 28, T13N, R11E of the 6<sup>th</sup> P.M. Sarpy County, Nebraska.

E. **SUBJECT PROPERTY SIZE:** approximately 9.34 acres

#### F. EXISTING FUTURE LAND USE AND CURRENT ZONING DESIGNATION:

- Future Land Use Designations: Residential w/ Community Systems
- Zoning: AG (Agricultural Farming District)

G. **REQUESTED ACTION(S):** Approval of a Change of Zone from AG to RE2; a Preliminary Plat; and a Final Plat of a Subdivision to be known as Stehlik Acres Subdivision being a platting of Tax Lot 3B located in the northwest quarter of Section 28, T13N, R11E of the 6<sup>th</sup> P.M. Sarpy County, Nebraska.

### II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Site currently has two existing single-family structures, one constructed in 1900 and one constructed in 2003. Each are served with private utilities and access via county roads.

#### B. GENERAL VICINITY AND LAND USE

- North and West: Open agricultural land with sporadic farmsteads and residential acreages
- South: Buffalo Creek
- East: Open Agricultural land with farm bins and grain storage site about ¼ mile east

#### C. RELEVANT CASE INFORMATION:

- This property has two existing dwellings, each having an accessory structure
- Water and sewer would be provided by private system

- Access to proposed lots would be served by existing driveways from 180<sup>th</sup> Street and Pflug Road (property currently have four access points to the county road)
- 50 feet of Right-of-way is being dedicated along 180<sup>th</sup> Street and Pflug Road

**D. APPLICABLE REGULATIONS:**

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
  - Section 12, RE2 Residential Estates
  - Section 43, Amendments and Re-Zoning
- Sarpy County Subdivision Regulations

**III. ANALYSIS / STAFF COMMENTS**

**A. COMPREHENSIVE PLAN:**

- The Comprehensive Plan shows the area as future Residential with Community Systems and this proposed development would be considered to be consistent with this designation.

**B. TRAFFIC AND ACCESS:**

- Each proposed lot currently has access via four existing driveways, 3 from Pflug Road and 1 from 180<sup>th</sup> Street
- Future road work along Pflug Road and/or 180<sup>th</sup> Street may require that the western most access driveway on Lot 1 be removed.

**C. OTHER AGENCY REVIEW/COMMENTS:** The applications were sent to the City of Springfield and the City of Gretna as well as jurisdictional agencies and departments that may have an interest for review and comments.

- Comments were received from:
  - **Sarpy County Public Works** – See attached comments
  - **Sarpy County GIS** – No comments
  - **Papio Missouri River Natural Resource District** – No comments
  - **City of Springfield** – No comments
  - **City of Gretna** – No comments
  - **Other responses** received indicated they had no comments or objections to the application.

**D. GENERAL COMMENTS/CONDITIONS:**

- **Change of Zone**
  - Currently zoned AG, Agricultural Farming District
  - Requesting RE2, Residential Estates (2 acre min) District
  - Consistent with Future Land Use Plan
- **Preliminary/Final Plat:**
  - Proposing to subdivide property into two lots, Lot 1 being 4.46 acres and Lot 2 being 3.001 acres
  - Each proposed lot is currently developed with Single-family dwellings and an accessory building
  - Parcels would be served by private utilities for water and sewer, no public utilities available to the area
  - Access to proposed parcels should be limited to the existing access points from Pflug Road and 180<sup>th</sup> Street
  - The "Dedication" language on the final plat needs to be amended to provide standard verbiage providing for utility easements along the front, side, and rear yard lot lines

#### IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the **Change of Zone**, with an effective date of the filing of the Final Plat, for the proposed Stehlik Acres Subdivision as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the proposed **Preliminary Plat** for the subdivision to be known as Stehlik Acres as it is consistent with the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed **Final Plat** for the subdivision to be known as Stehlik Acres subject to the "Dedication" language being amended to provide standard verbiage for utility easements required along the front, side, and rear yard lot lines. Staff recommends approval of the Final Plat with this condition as it is consistent with the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

#### VI. PLANNING COMMISSION RECOMMENDATIONS:

- On December 20, 2012 the Planning Commission voted to recommend **APPROVAL** of the Change of Zone, Preliminary Plat and Final Plat for Stehlik Acres Subdivision.

**MOTION:** Vanek moved, seconded by Mohr, to recommend approval of Change of Zone from AG to RE2 with an effective date of the filing of the Final Plat, for the proposed Stehlik Acres Subdivision, as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. Ballot: Ayes: *Stuart, Whitfield, Mohr, Murante, Fenster, and Vanek.* Nays – none. Absent - *Torczon, Lichter, Farrell, Thompson and Bliss.* **Motion carried 6-0-5.**

**MOTION:** Vanek moved, seconded by Murante, to recommend approval on Preliminary Plat for the subdivision to be known as Stehlik Acres as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes - *Stuart, Whitfield, Mohr, Murante, Fenster, and Vanek.* Nays – none. Absent - *Torczon, Lichter, Farrell, Thompson and Bliss.* **Motion carried 6-0-5.**

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#### VII. ATTACHMENTS TO REPORT:

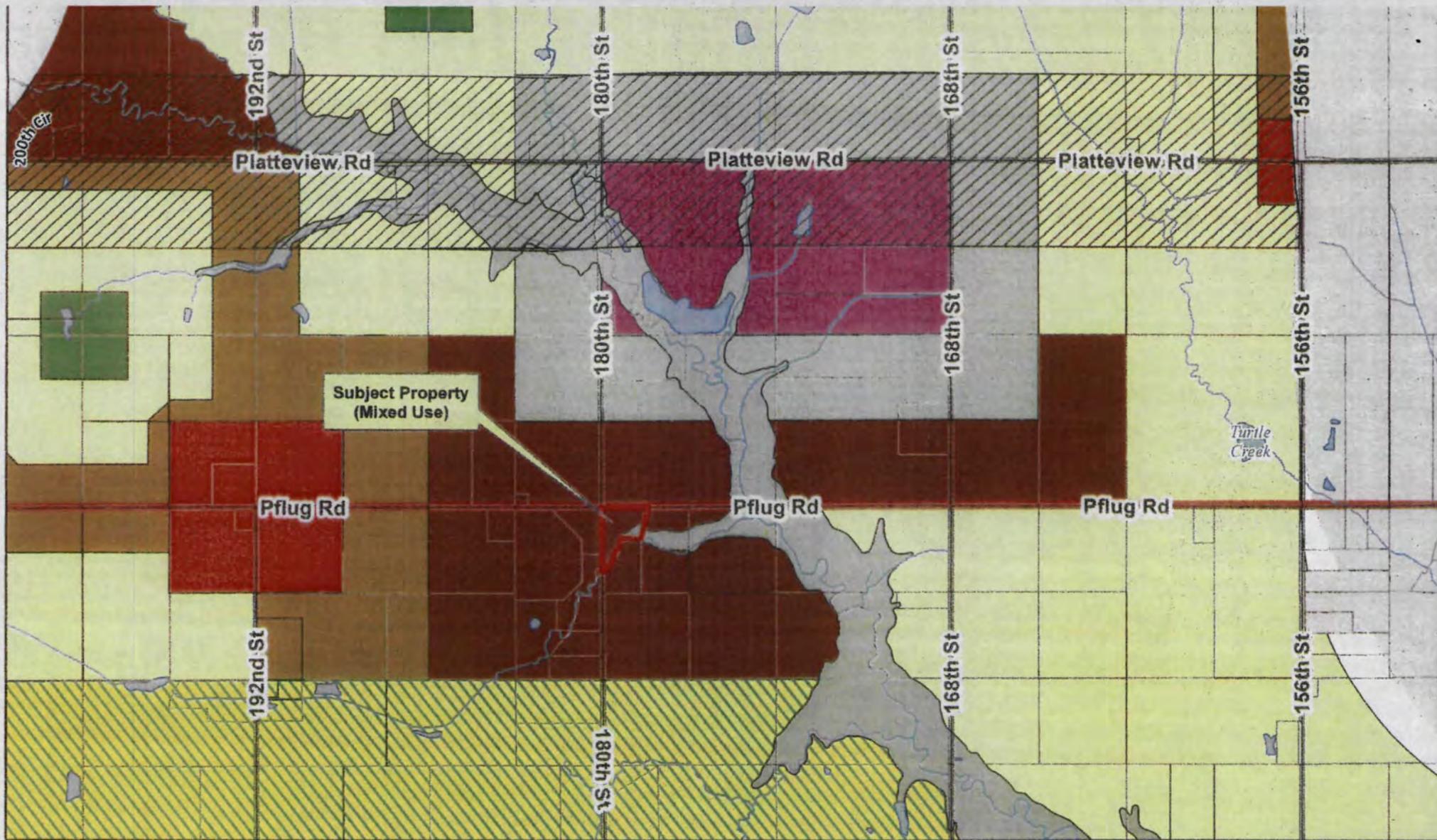
1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Applications – Change of Zone, Preliminary Plat, and Final Plat
4. Written comments received by the Planning Department

#### VIII. COPIES OF REPORT SENT TO:

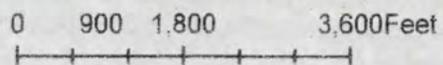
1. Albert Moellenbeck (applicant and owner) – c/o Jo Boyles, applicant agent
2. Public Upon Request

Respectfully Submitted by: Donna Lynam, Zoning Administrator  
Reviewed, edited & approved by: Bruce Fountain, Planning Director





**Current FLU - Sarpy Co**



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            |                       |



# SARPY COUNTY PLANNING

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

## CHANGE OF ZONE 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>Completed Change of Zone Application</li> <li>Non-Refundable Fee of \$ _____ made payable to Sarpy County Treasurer</li> <li>Copy of Deed on file with Register of Deeds</li> <li>2 Site plan drawings (folded) and 25 reduced size (11" x 17") and 1 digital copy including: (if applicable)             <ol style="list-style-type: none"> <li>Legal description with site layout (1"=20')</li> <li>Metes and bounds description with lot size</li> <li>Floodplain/floodway boundaries</li> <li>Existing easements</li> <li>General location map (2 mile radius)</li> <li>Elevations or other supporting materials</li> </ol> </li> <li>Detailed operational plans</li> <li>Contact information for consultants, i.e. engineer, surveyor, attorney, etc.</li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: _____</p> <p>DATE RECEIVED: <u>11/29/12</u></p> <p>CP DESIGNATION: _____</p> <p>ZONING DESIGNATION: _____</p> <p>FEE: \$ <u>200.00</u> RECEIPT NO. _____</p> <p>RECEIVED BY: <u>RF</u></p> <p>NOTES: <u>12/19/12 PC</u></p>
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**APPLICANT INFORMATION:**  CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: ALBERT MOELLENBACK E-MAIL: JO.BOYLES@cbshome.com

ADDRESS: 17915 PFLUG RD CITY/STATE/ZIP: SPRINGFIELD, NE 6859

MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

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

Please check box if attaching separate sheet with owner information.

NAME: JUNG & ALBERT MOELLENBACK E-MAIL: \_\_\_\_\_

ADDRESS: 17915 PFLUG Rd CITY/STATE/ZIP: SPRINGFIELD, NE 68059

MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

11-29-12. RF 11-29-1

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

**PROJECT SITE INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

ASSESSOR'S PARCEL NUMBER: 010750592

ADDITIONAL PARCEL NUMBERS \_\_\_\_\_

LEGAL DESCRIPTION: (Describe property to wit:)

Tax Lot 3B Sec. 28 T13N R11E

GENERAL PROPERTY LOCATION: 150TH + PFLUG

ACRES: 7.46 ac

CURRENT ZONING: Ac

REQUESTED ZONING: RE2

SOURCE OF SERVICES: Water WELL Sewer SEPTIC  
Gas \_\_\_\_\_ Electric \_\_\_\_\_

**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 Change of Zone.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Change of Zone 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 Change of Zone process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

[Signature]  
Owner Signature (or authorized agent)

11/29/12  
Date

[Signature]  
Owner Signature (or authorized agent)

11/29/12  
Date



# SARPY COUNTY PLANNING

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PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## PRELIMINARY PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Preliminary Plat Application
2. Submit Non-Refundable Fee of \$ 200.00 made payable to Sarpy County Treasurer
3. 1 reduced size site plan drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, **folded** plat drawings
6. Preliminary Drainage Plan
7. 5 copies proposed Post- Construction Storm Water Management Plan

### PLANNING STAFF USE ONLY:

APPLICATION NO.: \_\_\_\_\_  
 DATE RECEIVED: 11/29/12  
 CP DESIGNATION: \_\_\_\_\_  
 ZONING DESIGNATION: \_\_\_\_\_  
 FEE: \$ 200.00 RECEIPT NO. \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_  
 NOTES: for 12/19/12 PC

**Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.**

### APPLICANT INFORMATION:

NAME: ALBERT MORLLENBACK

E-MAIL: \_\_\_\_\_

ADDRESS: 17915 PFLUG RD

CITY/STATE/ZIP: SPRINGFIELD, NE 68059

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

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

Please check box if attaching separate sheet with owner information.

NAME: JANE & ALBERT MORLLENBACK

E-MAIL: \_\_\_\_\_

ADDRESS: 17915 PFLUG RD

CITY/STATE/ZIP: SPRINGFIELD NE 68059

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### SUBDIVISION ENGINEER INFORMATION:

NAME: JEREMY CHARLES

E-MAIL: JCHARLES@CO.SAUNDERS.NE.US

ADDRESS: 21 N. 3RD CIR.

CITY/STATE/ZIP: MEAD, NE 68041

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 402-443-6955

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 PLAT

**PLAT INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PLAT NAME: STEHLIK ACRES

ASSESSOR'S PARCEL NUMBER: 01-07-50592 CURRENT ZONING: AC

ADDITIONAL PARCEL NUMBERS \_\_\_\_\_ GEN. PROP. LOCATION\*: 180TH & PPLUC  
\*example 185<sup>th</sup> & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit:)  
TAY LOT 3B S44 28 T13N R11E

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Preliminary Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Preliminary Plat 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 Preliminary Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

[Signature]  
Owner Signature (or authorized agent)

11/29/12  
Date

[Signature]  
Owner Signature (or authorized agent)

11/29/12  
Date

# PRELIMINARY PLAT "STEHLIK ACRES SUBDIVISION"

BEING A PLATTING OF TAX LOT "3B" IN THE NW 1/4 NW 1/4 OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH, P.M., SARPY COUNTY, NEBRASKA.

### LEGAL DESCRIPTION:

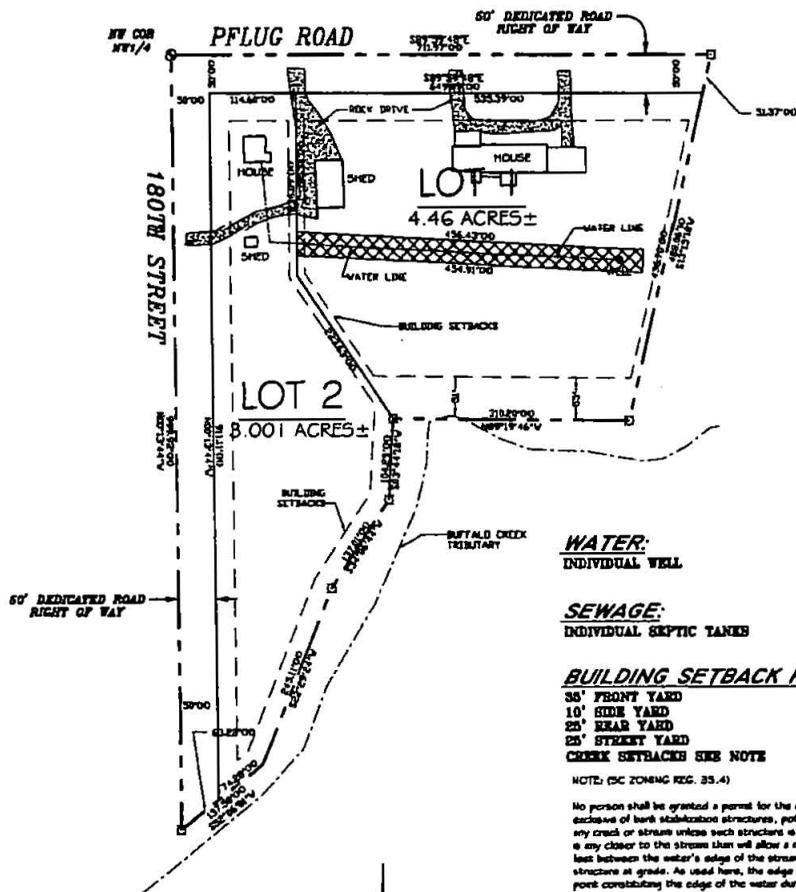
TAX LOT 3B, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE S89°39'57"E (ASSUMED BEARING) ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 711.87 FEET TO THE NORTHEAST CORNER OF TAX LOT 3B; THENCE S17°18'17"W ON THE EAST LINE OF TAX LOT 3B, A DISTANCE OF 489.08 FEET TO THE SOUTHEAST CORNER OF TAX LOT 3B; THENCE S89°39'57"E ON THE SOUTH LINE OF TAX LOT 3B, A DISTANCE OF 176.20 FEET; THENCE S89°39'57"E ON THE SOUTHEASTERN LINE OF TAX LOT 3B, A DISTANCE OF 18.28 FEET; THENCE S70°44'14"W ON SAID SOUTHEASTERN LINE, A DISTANCE OF 107.31 FEET; THENCE S22°27'27"W ON THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 347.11 FEET; THENCE S22°27'27"W ON SAID WEST LINE, A DISTANCE OF 121.34 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER; SAID POINT POINT BEING THE SOUTHWEST CORNER OF TAX LOT 3B; THENCE S89°39'57"E, ON THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 888.62 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATE:

I, JEREMY A. CHARLES, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY. THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL ANGLES AND DISTANCES WERE MEASURED WITH A NIKON MODEL DTB-620 TOTAL STATION AND/OR A 300-FOOT SOKKA WYLOAD TAPE.

JEREMY A. CHARLES L.S. 018



**WATER:**  
INDIVIDUAL WELL

**SEWAGE:**  
INDIVIDUAL SEPTIC TANKS

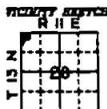
### BUILDING SETBACK REQUIREMENTS:

35' FRONT YARD  
10' SIDE YARD  
25' REAR YARD  
25' STREET YARD  
CREEK SETBACKS SEE NOTE

NOTE: (SIC ZONING REG. 33.4)

No person shall be granted a permit for the construction of any structure, exclusive of bank stabilization structures, poles or sign structures adjacent to any creek or stream unless such structures is located so that no portion thereof is any closer to the stream than will allow a minimum three-to-one slope plus 50 feet between the outer edge of the stream and the closest point on the structure at grade. As used here, the edge of water of the stream shall be that point constituting the edge of the water during normal flow conditions.

- LAND CORNER FOUND
- PIN FOUND
- PIN SET
- (1/4" x 3/4" KEEL V/CAP)
- ▲ TEMPORARY POINT
- (600 SPIES AND FLAG)
- ≡ = MEASURED DISTANCE



**CHARLES SURVEYING LLC.**  
JEREMY A. CHARLES  
21 N. 3RD CIRCLE  
MEAD NE 68041  
(402) 443-6955

STEHLIK ACRES SUBDIVISION

SUBDIVIDER: ALBERT & JUNG MOELLEBECK  
17815 PFLUG ROAD  
SPRINGFIELD NE, 68059

Scale:	1"=100'
Date:	11/30/2023
Drawn by:	JC
Checked by:	JAC
Sheet:	1 of 1



# 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)

## FINAL PLAT 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 Final Plat Application</li> <li>2. Submit Non-Refundable Fee of \$ <u>200.00</u> made payable to Sarpy County Treasurer</li> <li>3. 1 Electronic copy of the plat drawing (PDF)</li> <li>4. 25 full sized, <b>folded</b> plat drawings</li> <li>5. <u>Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.</u></li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: _____</p> <p>DATE RECEIVED: <u>11/29/12</u></p> <p>CP DESIGNATION: _____</p> <p>ZONING DESIGNATION: _____</p> <p>FEE: \$ <u>200.00</u> RECEIPT NO. _____</p> <p>RECEIVED BY: _____</p> <p>NOTES: <u>for 12/19/12 PC</u></p>
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**APPLICANT INFORMATION:**

NAME: ALBERT MORLLENBERG E-MAIL: \_\_\_\_\_

ADDRESS: 17915 PFLUG RD CITY/STATE/ZIP: SPRINGFIELD, IA 69059

MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

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

Please check box if attaching separate sheet with owner information.

NAME: JUNG & ALBERT MORLLENBERG E-MAIL: \_\_\_\_\_

ADDRESS: 17915 PFLUG RD CITY/STATE/ZIP: SPRINGFIELD, NE 69059

MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**SUBJECT ENGINEER INFORMATION:**

NAME: JEREMY CHARLES E-MAIL: JCHARLES@CO.SAUNDERS.NE.US

ADDRESS: 21 N. 3RD CIR CITY/STATE/ZIP: MORNO, NE 68041

MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 402-443.6955 FAX: \_\_\_\_\_

11-29-12P 12:12 *PC*

**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 PLAT

**PLAT INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PLAT NAME: STRALIK ACRES

ASSESSOR'S PARCEL NUMBER: 010760592 CURRENT ZONING: AG

ADDITIONAL PARCEL NUMBERS \_\_\_\_\_ GEN. PROP. LOCATION\*: 180<sup>TH</sup> PPLUC  
\*example 189<sup>th</sup> & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit:)  
Tax Lot 3B Sec. 28 T13N R11E

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 Mylar and 5 Paper Copies with signatures).

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

[Signature]  
Owner Signature (or authorized agent)

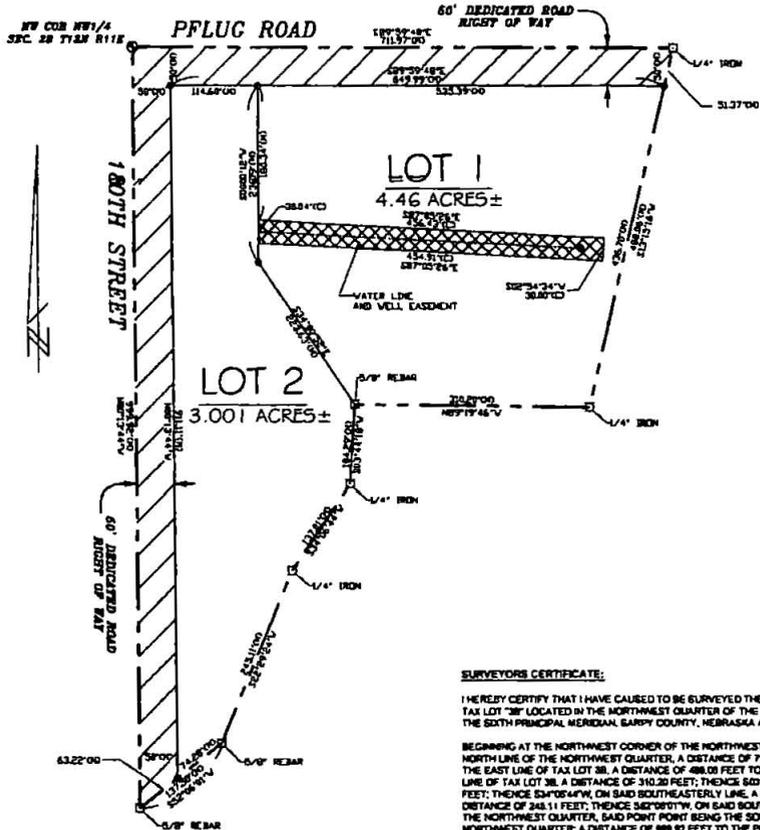
11/29/12  
Date

[Signature]  
Owner Signature (or authorized agent)

11/29/12  
Date

# FINAL PLAT "STEHLIK ACRES SUBDIVISION"

BEING A PLATTING OF TAX LOT "3B" IN THE NW1/4 NW1/4 OF SECTION 28, TOWNSHIP 13 NORTH,  
RANGE 11 EAST OF THE 6TH, P.M., SARPY COUNTY, NEBRASKA.



**WARRANTY**

KNOW ALL MEN BY THESE PRESENTS: THAT ALBERT JOHN MOELLEBECK II AND JUNG S. MOELLEBECK, HUSBAND AND WIFE, BEING THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN, AND DESIGNATED AS "STEHLIK ACRES SUBDIVISION", A SUBDIVISION BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA. THE 60 FEET OF RIGHT-OF-WAY ADJACENT TO PFLUG ROAD AND 180TH STREET SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF RIGHT-OF-WAY AND THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF STREETS, WIRTS, CABLES, CONDUITS, FICTURED POLES, TOWERS, PIPES AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE AND CABLE, TELEVISION, CABLE TV, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THEREIN, OVER, UPON, OR UNDER THE EASEMENT AS SHOWN ON THE FOREGOING PLAT. SAID OWNER GRANTS AN EASEMENT ACROSS LOT 1 AS SHOWN HEREON FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE WELL AND WATER LINE LOCATED IN SAID EASEMENT. SAID OWNER HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT.

ALBERT JOHN MOELLEBECK II \_\_\_\_\_ JUNG S. MOELLEBECK \_\_\_\_\_

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, PERSONALLY CAME, JUNG S. MOELLEBECK AND ALBERT JOHN MOELLEBECK II, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING PLAT AND DECLARATION, ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_

**TREASURER APPROVAL:**

I HEREBY CERTIFY THAT THE RECORDS UNDER MY OFFICE SHOW NO TAXES DELINQUENT ON THE LAND ENCOMPASSED BY THE OUTER BOUNDARY DESCRIPTION WHICH APPEARS ON THIS PLAT.

SARPY COUNTY TREASURER \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS STEHLIK ACRES SUBDIVISION, A SUBDIVISION OF TAX LOT 3B LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE S89°38'41"E (ASSUMED BEARING), ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 711.87 FEET TO THE NORTHEAST CORNER OF TAX LOT 3B; THENCE S15°18'19"W, ON THE EAST LINE OF TAX LOT 3B, A DISTANCE OF 488.08 FEET TO THE SOUTHEAST CORNER OF TAX LOT 3B; THENCE N86°19'46"W, ON THE SOUTH LINE OF TAX LOT 3B, A DISTANCE OF 310.20 FEET; THENCE S02°40'18"W, ON THE SOUTHEASTERN LINE OF TAX LOT 3B, A DISTANCE OF 104.28 FEET; THENCE S47°04'41"W, ON SAID SOUTHEASTERN LINE, A DISTANCE OF 137.01 FEET; THENCE S22°29'24"W, ON SAID SOUTHEASTERN LINE, A DISTANCE OF 248.11 FEET; THENCE S42°07'07"W, ON SAID SOUTHEASTERN LINE, A DISTANCE OF 127.80 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER, SAID POINT POINT BEING THE SOUTHWEST CORNER OF TAX LOT 3B; THENCE N02°12'47"W, ON THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 888.82 FEET TO THE POINT OF BEGINNING.

THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY. THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL DIMENSIONS ARE CHORD MEASUREMENTS AND ARE IN FEET AND DECIMALS OF A FOOT. ALL ANGLES AND DISTANCES WERE MEASURED WITH A NIKON MODEL DTM-620 TOTAL STATION AND/OR A 200-FOOT SOROKA MYCAD TAPE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

JEREMY A. CHARLES L.S. 618



**SARPY COUNTY PUBLIC WORKS APPROVAL:**

I HEREBY APPROVE THE NUMBERING OF LOTS IN STEHLIK ACRES SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

COUNTY ENGINEER OR COUNTY SURVEYOR \_\_\_\_\_

**PLANNING DEPARTMENT APPROVAL:**

THIS PLAT OF STEHLIK ACRES SUBDIVISION, WAS APPROVED BY THE PLANNING DIRECTOR OF SARPY COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

PLANNING DIRECTOR \_\_\_\_\_

**PLANNING COMMISSION APPROVAL:**

THIS PLAT OF STEHLIK ACRES SUBDIVISION, WAS APPROVED BY THE PLANNING COMMISSION OF SARPY COUNTY AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

CHAIRPERSON \_\_\_\_\_

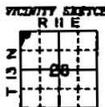
**BOARD OF COMMISSIONERS APPROVAL:**

THIS PLAT OF STEHLIK ACRES SUBDIVISION, WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

CHAIRPERSON \_\_\_\_\_

ATTEST: CLERK \_\_\_\_\_

- LAND CORNER FOUND
- PER POINT
- PER SET (6/8" = 64" NEAR W/CAP)
- ≡ = MEASURED DISTANCE
- ▨ DEDICATED ROAD D.O.V.
- ▩ WELL AND WATER LINE EASEMENT



**CHARLES SURVEYING LLC.**  
JEREMY A. CHARLES  
21 N. 3RD CIRCL  
MEAD NE 68041  
(402) 443-6955

STEHLIK ACRES SUBDIVISION	scale: 1"=100'
SUBDIVISION OF TAX LOT "3B" IN THE NW1/4 NW1/4 SECTION 28, T13N R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.	date: 11/30/2012
	drawn by: JC
	checked by: JC/AM
	sheet: 1 of 1



## SARPY COUNTY

Dennis L. Wilson, P.E., PhD  
Sarpy County Engineer

**PUBLIC WORKS DEPARTMENT**  
15100 South 84th Street • Papillion, NE 68046-2895  
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

### MEMO

TO: Donna Lyann, Zoning Administrator / Building Inspector.

FROM: Michael R. Sharp

DATE: December 05, 2012

RE; Planning Review for Stehlik Acres Subdivision Lots 1 and 2 Re-zone, Preliminary and Final Plats.

Sarpy County Public Works has reviewed the November 30, 2012 submittal by Albert Moellenbeck III and Jung Moellenbeck, in regards to the above mentioned Re-Zone, Preliminary and Final Plats. After review, Public Works has the following comments:

- Under the subdivision name should have Lots 1 and 2 being a platting of Tax Lot 3B, in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.
- Review by the Sarpy County Public Works not County Engineer Approval. (See Attached Sheet.)
- Utilities surrounding the area and adjoining platted and un-platted land within 200 feet.



## SARPY COUNTY

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Dennis L. Wilson, P.E., PhD  
Sarpy County Engineer

**PUBLIC WORKS DEPARTMENT**  
15100 South 84th Street • Papillion, NE 68046-2895  
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

### MEMO

**TO:** Donna Lynam, Zoning Administrator / Building Inspector

**FROM:** Patrick M. Dowse, P.E., Engineering Manager *pmD*

**DATE:** December 7, 2012

**RE:** Planning Review for Stehlik Acres Subdivision – Rezone, Preliminary and Final Plat – Additional Comments

Upon further review, Sarpy County Public Works would like to make additional comments in regards to the existing driveway locations. Lot 1 would have three access points onto Pflug Road, which will increase the potential for conflicts as traffic increases in the corridor. Public Works would suggest eliminating or consolidating driveways, most notably the west driveway. Existing site distance appears to be less than adequate at this location, which can lead to possible safety issues.

Future driveway accesses would have to be approved by the Public Works through a Permit to Occupy or Use County Road Right-of-Way for Miscellaneous Purposes so that Public Works can verify proper sight distances and locations. Future traffic demand and configurations of the roadway may warrant driveways to be relocated or removed to promote a greater roadway level of service and reduce turning and rear end vehicle conflicts.

If you have any questions, please feel free to contact me.



**AFFIDAVIT OF PUBLICATION**

STATE OF NEBRASKA )  
( ) SS.  
County of Sarpy )

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

Wednesday, December 26, 2012

Bellevue Leader  
Gretna Breeze  
Papillion Times  
Springfield Monitor

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



Shon Barenklau OR Kirk Hoffman  
Publisher Business Manager

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

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, January 8, 2013, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration,

Lee Sapp of 14450 Meadows Boulevard, Omaha, NE 68145 requests a Change of Zone from BG to IL and a Preliminary and Final Plat of a subdivision to be known as Zapata Lots 1 and 2 being a platting of part of Tax Lot 4A1A1 and Tax Lot 4A2 all in Section 26, Township 14N, Range 11E east of the 6th P.M. Sarpy County, Nebraska. General property location is NE of 156th & Sapp Brothers Dr.

Albert Moellenbeck III and Jung Moellenbeck, 17915 Pflug Road, have submitted applications for consideration of a Change of Zone from AG to RE2, a Preliminary Plat and a Final Plat of a subdivision to be known as Stehlik Acres Subdivision being a platting of Tax Lot 3B, located in the northwest quarter of the northwest quarter of Section 28, Township 13N, Range 11E, of the 6th P.M., Sarpy County, NE. General location SE corner of 180th & Pflug Road.

Sigrid Heimes of 21174 Riha Road, Springfield, NE and Lee Van Hoosen, Trustee, request approval of a Rezoning from AGD (agricultural development) to AGR (agricultural residential) on the Lot 8A, Meadow Oaks South as surveyed, platted and recorded in Sarpy County, Nebraska. Property address is 21186 Riha Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.  
1592876; 12/26

Today's Date 12-27-2012

Signed in my presence and sworn to before me:



Notary Public

Printer's Fee \$ 19.78  
Customer Number: 40638  
Order Number: 0001592876