

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – ZAPATA

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 preliminary plats; and

WHEREAS, the applicant, Lee Sapp has applied for approval of a preliminary plat of a subdivision to be known Zapata on property generally located at the northeast corner of Sapp Brothers Drive and 156th Street and legally described as follows:

Tax Lot 4A1A1 and 4A2, Section 26, T14N, R11E of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, Bruce Fountain, Sarpy County Planning Director has reviewed the application of the preliminary plat of a subdivision to be known as Zapata for compliance with the Subdivision Regulations; and

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

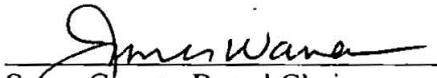
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the preliminary 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 preliminary plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.

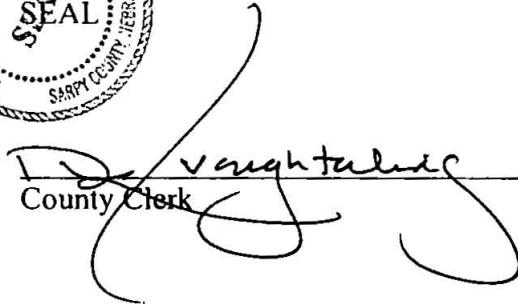
- IV. The Planning Director recommends approval.
- V. The proposed preliminary plat of a subdivision to be known as Zapata is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known as Zapata 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 8th day of January, 2013.


Sarpy County Board Chairman




County Clerk

Subject	Type	By
Applications related to property generally located at the northeast corner of Sapp Brothers Drive and 156 th Street, legally described as Tax Lots 4A1A1 and 4A2, Section 26, T14N, R11E of the 6 th P.M. Sarpy County, Nebraska <ul style="list-style-type: none"> • Change of Zone: BG to IL • Preliminary Plat: Zapata Lots 1 & 2 • Final Plat: Zapata Lots 1 & 2 	Public Hearings and Resolutions	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

- These applications request the approval of a change of zoning from BG (General Business) to IL (Light Industrial) and both a Preliminary Plat and Final Plat for a two-lot subdivision to be known as Zapata Lots 1 & 2.

➤ **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 BG (General Business) to IL (Light Industrial) for the proposed Zapata Lots 1 & 2 Subdivision as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations and it is consistent with the surrounding area.
- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Zapata Lots 1 & 2 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 Zapata Lots 1 & 2 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 Zapata Lots 1 & 2 Subdivision.

MOTION: Fenster moved, seconded by Whitfield to recommend APPROVAL of the Change of Zone from BG to IL, with the effective date of the filing of the Final Plat, for the proposed subdivision as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. It is also consistent with the surrounding zoning and uses in the area. Ballot: Ayes – *Stuart, Whitfield, Mohr, Murante, Fenster, and Vanek*. Nays – none. Absent - *Torczon, Lichter, Farrell, Thompson and Bliss*. **Motion carried 6-0-5.**

MOTION: Fenster moved, seconded by Whitfield to recommend approval on Preliminary Plat of a Subdivision to be known as Zapata Lots 1 and 2 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: Fenster moved, seconded by Whitfield to recommend approval on Final Plat of a Subdivision to be known as Zapata Lots 1 and 2 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

RECOMMENDATION REPORT

CHANGE OF ZONE (CZ 12-0005)
PRELIMINARY PLAT (PP 12-0005)
FINAL PLAT (FP 12-0005)
APPLICANT: LEE SAPP

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

I. GENERAL INFORMATION

A. APPLICANT:

Lee Sapp
14450 Meadows Blvd.
Omaha, NE 68145

B. PROPERTY OWNERS:

SWN Investments, LLC
14450 Meadows Blvd.
Omaha, NE 68145

C. **SUBJECT PROPERTY LOCATION:** Subject property is generally located at the northeast corner of Sapp Brothers Drive and 156th Street.

D. **LEGAL DESCRIPTION:** Tax Lots 4A1A1 and 4A2, Section 26, T14N, R11E of the 6th P.M. Sarpy County, Nebraska

E. **SUBJECT PROPERTY SIZE:** approximately 21.75 acres total

F. EXISTING FUTURE LAND USE AND CURRENT ZONING DESIGNATION:

- Future Land Use Designations: Business Park.
- Zoning: BG (General Business) - Highway Corridor Overlay District

G. **REQUESTED ACTION(S):** Approval of a Change of Zone from BG (General Business) to IL (Light Industrial); a Preliminary Plat; and a Final Plat of a Subdivision to be known as Zapata being a platting of Tax Lots 4A1A1 and 4A2, Section 26, T14N, R11E of the 6th P.M. Sarpy County, Nebraska.

II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Both of these parcels of land are vacant with the exception of a water supply well owned and operated by S.I.D. 48 of Sarpy County. The well is located on an easement in the northwest corner of Tax Lot 4A2.

B. GENERAL VICINITY ZONING AND LAND USE

- North: Wehrspann Lake Park – zoned IL (Light Industrial) and AG (Agricultural Farming)
- South: I-80 interchange area
- East: Small businesses and mini-storage facility – zoned IL (Light Industrial)
- West: Nebraska Machinery Corporation facilities – zoned IL (Light Industrial) and BG (General Business)

C. RELEVANT CASE INFORMATION:

- This property currently consists of two vacant tax lots with the exception of a water supply well owned and operated by S.I.D. 48 of Sarpy County. The well is located on an easement in the northwest corner adjacent to the Wehrspann Lake property.
- Water and sewer will be provided by S.I.D. 48 of Sarpy County.
- Additional dedication of right-of-way for 156th Street will be applied along the entire west property line.
- The property lies within a designated Highway Corridor Overlay District and any development also will have to comply with the regulations of Section 32 (Highway Corridor Overlay District) of the Sarpy County Zoning Regulations.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 23, Light Industrial District
 - Section 32, Highway Corridor Overlay District
 - Section 43, Amendments and Re-Zoning
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan shows the area as Business Park and this proposed development zoning would be considered to be consistent with this designation.

B. TRAFFIC AND ACCESS:

- Access to proposed lots will be off of Sapp Brothers Drive and 156th Street.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to the Cities of Gretna, Papillion and La Vista 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** – See attached comments
 - **City of Gretna** – No comments
 - **City of Papillion** – No comments
 - **City of La Vista** – No comments
 - **Other responses** received indicated they had no comments or objections to the application.

D. GENERAL COMMENTS:

- **Change of Zone**
 - Currently zoned BG, General Business District
 - Requesting IL, Light Industrial District zoning
 - Development will also have to adhere to the Highway Corridor Overlay District requirements of the Sarpy County Zoning Regulations
 - Consistent with Future Land Use Plan
 - Will continue to be within Highway Corridor Overlay District as well
- **Preliminary/Final Plat:**
 - Proposing to subdivide property into two lots, Lot 1 being approximately 6.5 acres and Lot 2 being approximately 14.5 acres.
 - Each proposed lot is currently vacant with the exception of a water supply well owned and operated by S.I.D. 48 of Sarpy County located in an easement at the northwest corner of proposed Lot 2.
 - Water and sewer will be provided by S.I.D. 48 of Sarpy County.

- Access to proposed parcels will be from Sapp Brothers Drive and 156th Street for Lot 1 and 156th Street for Lot 2.
- Includes a 50' right-of-way dedication along 156th Street
- Preliminary Drainage Study and Post Construction Stormwater Management Plans have been submitted
- Final Post Construction Stormwater Management Plans will have to be submitted at the time that each lot is developed.

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 Zapata Subdivision as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. It is also consistent with the surrounding zoning and uses in the area.
- Staff recommends **APPROVAL** of the proposed subdivision to be known as Zapata Subdivision as both the Preliminary and the Final Plat meet the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

VI. PLANNING COMMISSION RECOMMENDATIONS:

- **MOTION:** Fenster moved, seconded by Whitfield to recommend APPROVAL of the Change of Zone from BG to IL, with the effective date of the filing of the Final Plat, for the proposed subdivision as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. It is also consistent with the surrounding zoning and uses in the area. 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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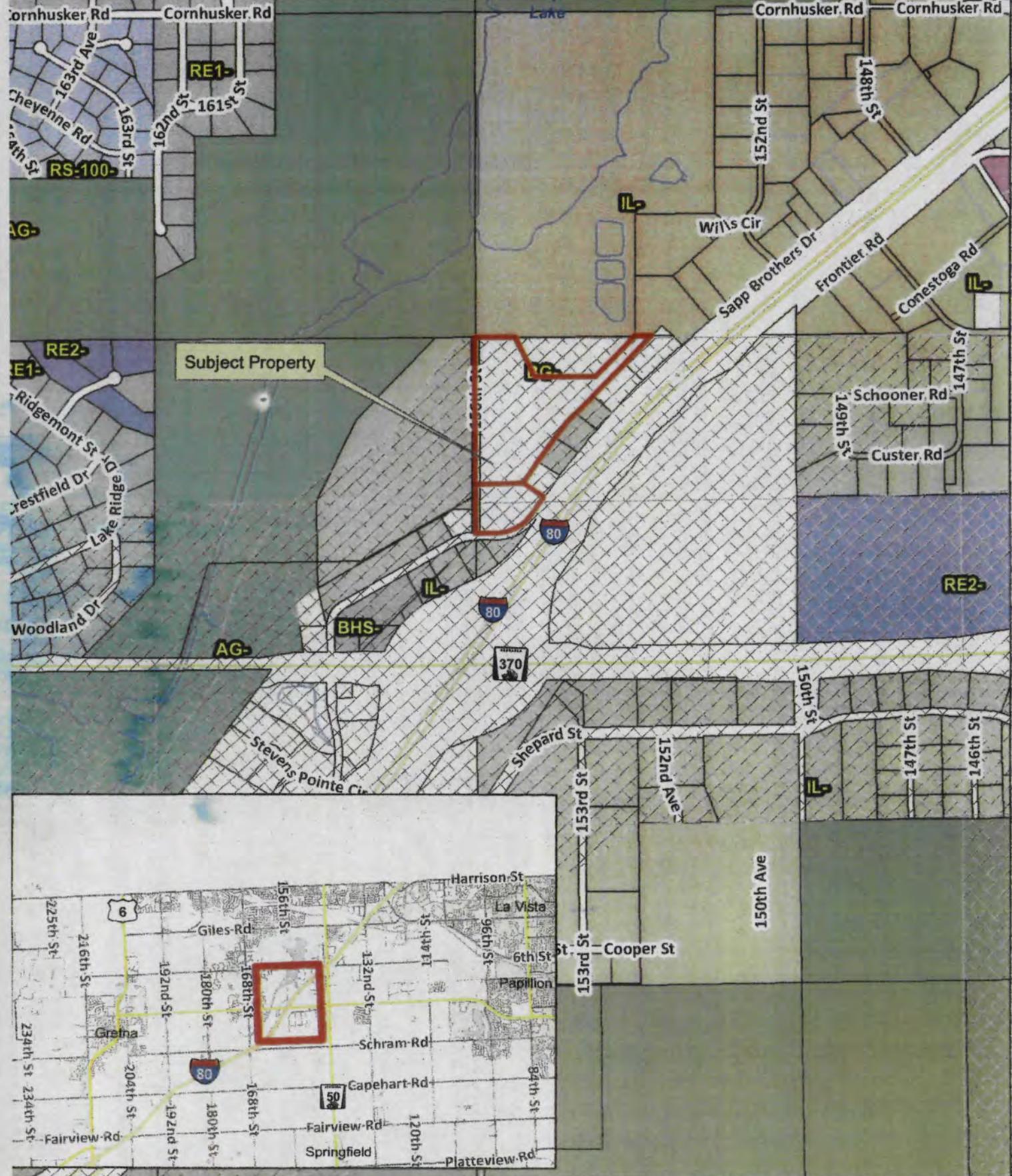
VII. ATTACHMENTS TO REPORT:

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. Lee Sapp (applicant and owner)
2. Dean Jaeger, Thompson, Dreesen & Dorner, Inc. (applicant's engineer)
3. Baltazar Saucedo (contract purchaser)
4. Public Upon Request

Respectfully Submitted by:
Bruce Fountain, Planning Director

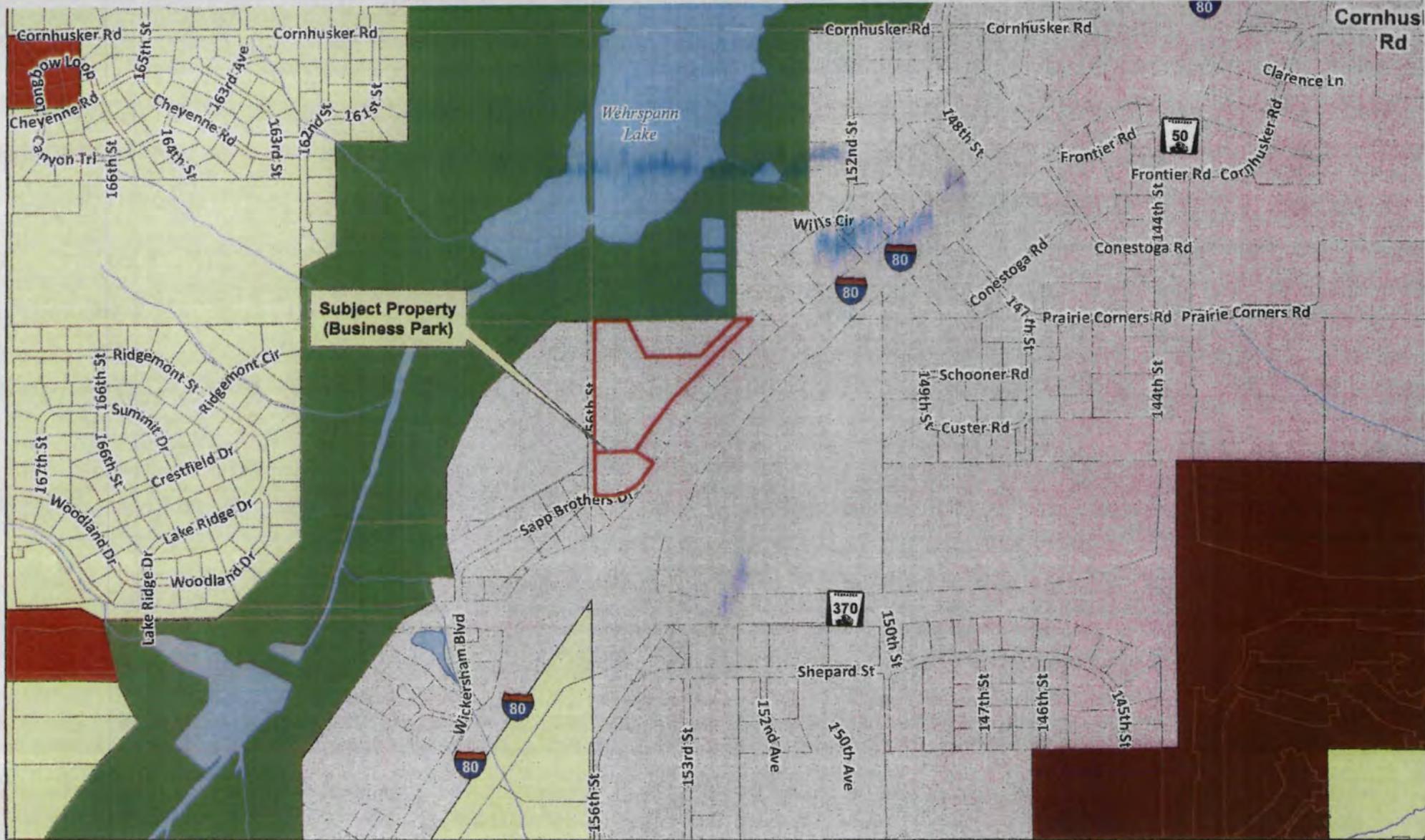


Vicinity Map - Zoning

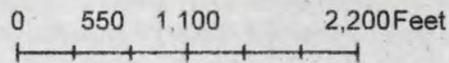
TL 4A2 & TL 4A1A - SWN Investments
 Rezone, Prelim & Final Plat

 Sarpy Highway Corridor Overlay





Current FLU - Sarpy Co



TL 4A2 & TL A1A1 26-14-11 Rezone, Prelim & Final Plat

Legend

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

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



SARPY COUNTY PLANNING

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

CHANGE OF ZONE 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. Completed Change of Zone Application 2. Non-Refundable Fee of \$400.00 made payable to Sarpy County Treasurer 3. Copy of Deed on file with Register of Deeds 4. 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"> a. Legal description with site layout (1"=20') b. Metes and bounds description with lot size c. Floodplain/floodway boundaries d. Existing easements e. General location map (2 mile radius) f. Elevations or other supporting materials 5. Detailed operational plans 6. Contact Information for consultants, i.e. engineer, surveyor, attorney, etc. 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: _____</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: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Lee Sapp E-MAIL: _____

ADDRESS: 14450 Meadows Blvd. CITY/STATE/ZIP: Omaha, NE 68145

MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: (402) 895-3113 FAX: (402) 895-9581

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

Please check box if attaching separate sheet with owner information.

NAME: SWN Investments, LLC E-MAIL: _____

ADDRESS: 14450 Meadows Blvd. CITY/STATE/ZIP: Omaha, NE 68145

MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: (402) 895-3113 FAX: (402) 895-9581

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.

Tax Lot 4A2 26-14-11 (17.66 Ac) together with Tax Lot 4A1A1 26-14-11 (4.09 Ac). Both tracts are vacant with the exception of a Water Supply Well owned and operated by S.I.D. 48 of Sarpy County. The well is located on an easement in the northwest corner of Tax Lot 4A2.

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: Tax Lot 4A2 - 017049357

ADDITIONAL PARCEL NUMBERS Tax Lot 4A1A1 - 011017198

LEGAL DESCRIPTION: (Describe property to wit:)

See Attached

GENERAL PROPERTY LOCATION: 156th & Sapp Bros Dr **ACRES:** 21.75 Acres

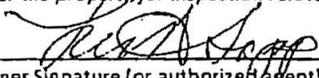
CURRENT ZONING: BG **REQUESTED ZONING:** IL

SOURCE OF SERVICES: Water: SID 48 Sewer: SID 48
Gas: Black Hills Energy Electric: OPPD

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.


Owner Signature (or authorized agent)

11-14-12
Date

Owner Signature (or authorized agent)

Date



SARPY COUNTY PLANNING

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

PRELIMINARY PLAT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p>	<p>PLANNING STAFF USE ONLY:</p>
<ol style="list-style-type: none"> 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. <input checked="" type="checkbox"/> 5 full sized, folded plat drawings 6. Preliminary Drainage Plan 7. 5 copies proposed Post- Construction Storm Water Management Plan 	<p>APPLICATION NO.: _____ DATE RECEIVED: _____ CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: \$ _____ RECEIPT NO. _____ RECEIVED BY: _____ NOTES: _____</p> <p><u>Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.</u></p>

APPLICANT INFORMATION:

NAME: Lee Sapp E-MAIL: _____
ADDRESS: 14450 Meadows Blvd. CITY/STATE/ZIP: Omaha, NE 68145
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: (402) 895-3113 FAX: (402) 895-9581

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

Please check box if attaching separate sheet with owner information.

NAME: SWN Investments, LLC E-MAIL: _____
ADDRESS: 14450 Meadows Blvd. CITY/STATE/ZIP: Omaha, NE 68145
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: (402) 895-3113 FAX: (402) 895-9581

ENGINEER INFORMATION:

NAME: Thompson Dreessen Dorner, Inc E-MAIL: djaeger@td2co.com
ADDRESS: 10836 Old Mill Road CITY/STATE/ZIP: Omaha, NE 68154
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: (402) 330-8860 FAX: (402) 330-5866

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.
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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: _____

ASSESSOR'S PARCEL NUMBER: Tax Lot 4A2-017049357 **CURRENT ZONING:** BG

Tax Lot 4A1A1-011017198

ADDITIONAL PARCEL NUMBERS _____ **GEN. PROP. LOCATION*:** 159th & Sapp Bros Dr
*example 189th & Giles Rd

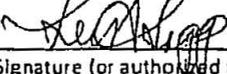
LEGAL DESCRIPTION: (Describe property to wit:)
See Attached

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.



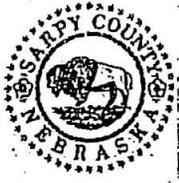
Owner Signature (or authorized agent)

11-14-12

Date

Owner Signature (or authorized agent)

Date



SARPY COUNTY PLANNING

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PHONE: 402-593-1555 FAX: 402-593-1558 E-MAIL: PLANNING@SARPY.COM

FINAL PLAT APPLICATION

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APPLICANT INFORMATION:

NAME: Lee Sapp

E-MAIL: _____

ADDRESS: 14450 Meadows Blvd.

CITY/STATE/ZIP: Omaha, NE 68145

MAILING (IF DIFFERENT)
ADDRESS: _____

CITY/STATE/ZIP: _____

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E-MAIL: _____

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NAME: Thompson Dreessen Dorner, Inc E-MAIL: djaeger@td2co.com

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

MAILING (IF DIFFERENT)
ADDRESS: Dean Jaeger CITY/STATE/ZIP: _____

PHONE: (402) 330-8860 FAX: (402) 330-5866

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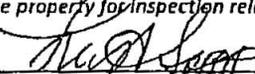
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Owner Signature (or authorized agent)

11-14-12

Date

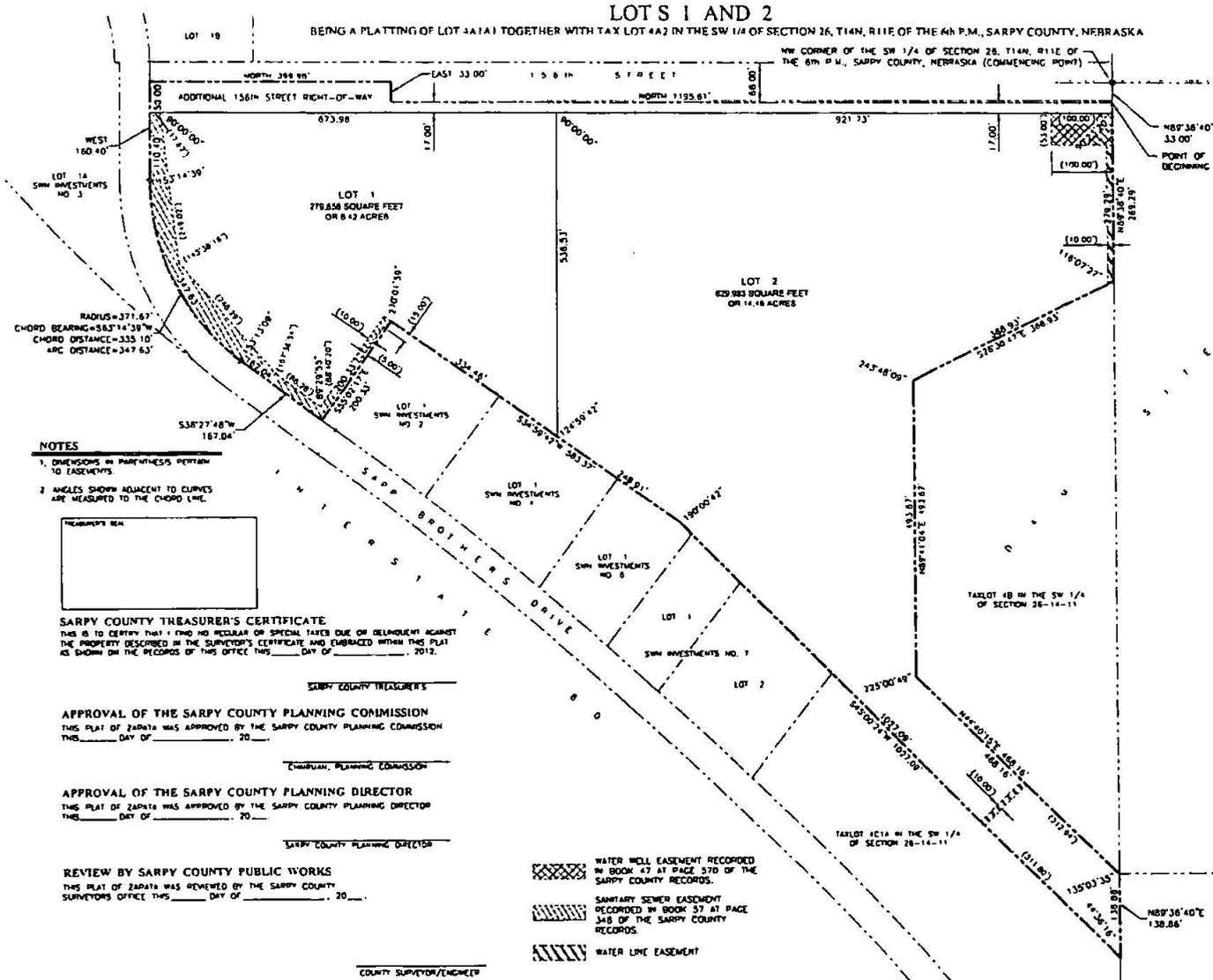
Owner Signature (or authorized agent)

Date

ZAPATA

LOTS 1 AND 2

BEING A PLATTING OF LOT 4A1A1 TOGETHER WITH TAX LOT 4A2 IN THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT NECESSARY MEASUREMENTS HAVE BEEN FOUND ON SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ZAPATA, LOTS 1 AND 2, BEING A PLATTING OF TAX LOT 4A1A1 TOGETHER WITH TAX LOT 4A2 IN THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SW 1/4;
 THENCE N89°36'40"E 33.00' FEET ON THE NORTH LINE OF SAID TAX LOT 4A2;
 THENCE N89°36'40"E 483.81' FEET ON THE NORTH LINE OF SAID TAX LOT 4A2;
 THENCE N44°40'15"E 486.16' FEET ON THE NORTH LINE OF SAID TAX LOT 4A2;
 THENCE N89°36'40"E 138.88' FEET ON THE NORTH LINE OF SAID TAX LOT 4A2;
 THENCE S43°00'14"W 1027.09' FEET ON THE EAST LINE OF SAID TAX LOT 4A2;
 THENCE S34°28'42"W 563.37' FEET ON THE EAST LINE OF SAID TAX LOT 4A2 TO THE NORTH LINE OF SAID TAX LOT 4A1A1;
 THENCE S33°07'17"E 208.23' FEET ON THE NORTH LINE OF SAID TAX LOT 4A1A1 TO THE NORTHWEST CORNER OF SAID SW 1/4;
 THENCE S04°28'18"W 167.04' FEET TO THE NORTHWEST CORNER OF SAID SW 1/4;
 THENCE S04°28'18"W 167.04' FEET TO THE NORTHWEST CORNER OF SAID SW 1/4;
 THENCE WEST 180.40' FEET TO THE WEST LINE OF SAID SW 1/4;
 THENCE NORTH 399.08' FEET ON THE WEST LINE OF SAID SW 1/4 TO THE NORTH LINE OF SAID TAX LOT 4A1A1;
 THENCE EAST 33.00' FEET ON THE NORTH LINE OF SAID TAX LOT 4A1A1 TO THE EAST LINE OF 156TH STREET;
 THENCE NORTH 1192.11' FEET ON THE WEST LINE OF 156TH STREET TO THE POINT OF BEGINNING.



NOVEMBER 12, 2012
 DATE
 DEDICATION

WHERE ALL MEN BY THESE PRESENTS THAT WE, SW INVESTMENTS, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE MAILED AND PLANNED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ZAPATA, AND WE DO HEREBY GRANT AND APPROVE OF THE CONVESSION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK INC AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSINGS, DOWN LINES AND WOODS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING 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, ON, 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 OF LOOSE ROCK, WALLS SHALL BE PLACED IN SAID EASEMENT STRIPS, BUT THE SAME MAY BE USED FOR CARPOUS, SHEDS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT TRENCH OR LATER INTERFERE WITH THE FORESAID USES OF RIGHTS HEREIN GRANTED.

SW INVESTMENTS, L.L.C.
 BY: LEE SARPY, MANAGING MEMBER
 ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF SARPY
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2012 BY LEE SARPY, MANAGING MEMBER OF SW INVESTMENTS, L.L.C. OF BEHALF OF SAID COMPANY.
 NOTARY PUBLIC

APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS
 THIS PLAT OF ZAPATA WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF ____ 20____.
 COUNTY CLERK
 CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

- NOTES**
1. DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
 2. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE.



SARPY COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO RECORD OF 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 ____ 2012.

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION
 THIS PLAT OF ZAPATA WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS ____ DAY OF ____ 20____.
 CHAIRMAN, PLANNING COMMISSION

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

REVIEW BY SARPY COUNTY PUBLIC WORKS
 THIS PLAT OF ZAPATA WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS ____ DAY OF ____ 20____.

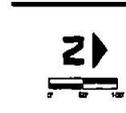
- WATER WELL EASEMENT RECORDED IN BOOK 47 AT PAGE 570 OF THE SARPY COUNTY RECORDS.
- SANITARY SEWER EASEMENT RECORDED IN BOOK 57 AT PAGE 348 OF THE SARPY COUNTY RECORDS.
- WATER LINE EASEMENT

COUNTY SURVEYOR/ENGINEER



Engineering, Surveying & Mapping
 1100 N. 14th St., Ste. 100
 Lincoln, NE 68502
 Phone: 402.338.8888
 Fax: 402.338.8889

ZAPATA
 LOTS 1 AND 2



No.	Description	DATE
1		
2		
3		
4		

Job No. SA-1438-152-1A
 Drawn By: EJM
 Reviewed By: DMH
 Date: NOVEMBER 12, 2012
 Book:
 Page:
 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 Lynam, Zoning Administrator / Building Inspector

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

DATE: December 3, 2012

RE: Planning Review for Zapata Lots 1 and 2 Rezone, Preliminary and Final Plat

Sarpy County Public Works has reviewed the November 14, 2012 submittal by SWN Investments, LLC in regards to the above mentioned Re-Zone, Preliminary and Final Plats. After review, Public Works has the following comment:

Right-of-Way Dedication

A 50.0 wide dedication should be applied along the entire west line of the section line or commonly known as 156th Street, the plat shows a jog in the dedication at the change of tax lots between 4A1A1 and 4A2.

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



November 30, 2012

Mr. Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, Nebraska 68046

RE: Zapata – Preliminary Plat, Final Plat, and Change of Zone Applications

Dear Mr. Fountain:

The District has reviewed the preliminary plat, final plat and change of zone applications for Zapata, northwest of 156th Street and Sapp Bros. Drive in Sarpy County and offers the following comments:

- A post construction stormwater management plan demonstrating on-site control of the first one-half inch of stormwater runoff and no-net increase in peak runoff from a 2-year storm event must be submitted for this project. An application and all supporting documentation must be submitted to the Omaha Permix website at <http://www.omahapermix.com/pcsmpp/applicant/login.php>.
- A development agreement was not provided for review; however, as stated in the Papillion Creek Watershed Partnership Interlocal Agreement adopted by the County in 2009, Watershed Management Fees are to be collected for all new development or significant redevelopment.

If you have any questions or concerns, I can be contacted at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Ann Laster", is written over a horizontal line.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

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 herein; 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 5, 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.

Handwritten signatures of Shon Barenklau and Kirk Hoffman.

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

NOTICE OF PUBLIC HEARING
SARPY COUNTY PLANNING
COMMISSION

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, December 19, 2012, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska. 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:

Today's Date 12-04-2012
Signed in my presence and sworn to before me:

Handwritten signature of Jessica C. Gauer, Notary Public.

Printer's Fee \$ 19.69
Customer Number: 40638
Order Number: 0001587320

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.

Sigrd 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.
1587320: 12/5

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

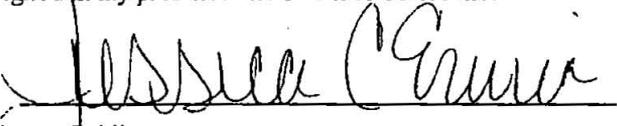
Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, January 8, 2013, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration.

Lee Sapp of 14450 Meadows Boulevard, Omaha, NE 68145 requests a Change of Zone from BG to JL and a Preliminary and Final Plat of a subdivision to be known as Zapata Lois 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.

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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