

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

**APPROVE FINAL PLAT – GIESE ADDITION REPLAT 1**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), 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 2012); and,

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

WHEREAS, the applicant, Robert Giese applied for approval of a final plat of a subdivision to be known Giese Addition Replat 1 on property generally located at 60<sup>th</sup> and Fairview Road and legally described as follows:

Lot 1 Giese Addition as surveyed, platted and recorded, together with a portion of the S ½ of the SW ¼, located in Section 7, Township 13 North, Range 13 East 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 Giese Addition Replat 1 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 Giese Addition Replat 1.

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 September 17, 2013 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation of approval 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 Giese Addition Replat 1 is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

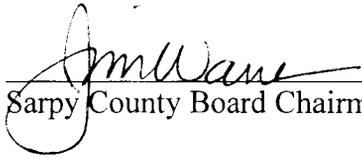
BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Giese Addition Replat 1 as described in the attached Exhibit A is hereby approved.

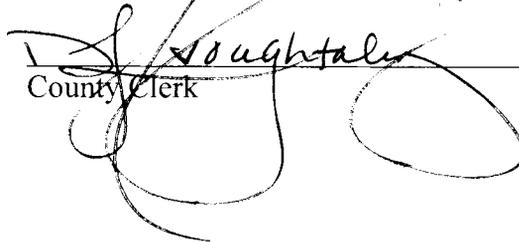
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 8<sup>th</sup> day of October, 2013.

Attest

SEAL

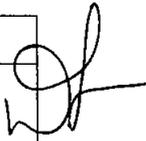


  
Sarpy County Board Chairman

  
County Clerk

Sarpy County Board of Commissioners  
 Exhibit "A"  
 Planning Department Report  
 County Board Meeting Date: October 8, 2013

Subject	Type	By
Applications related to property generally located northeast of 60 <sup>th</sup> and Fairview Road, legally described Lot 1 Giese Addition together with a portion of the S 1/2, SW 1/4, located in Section 7, Township 13 North, Range 13 East of the 6 <sup>th</sup> P.M. Sarpy County, Nebraska. • Preliminary & Final Plats – Giese Addition Replat	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building



➤ **Summary and Purpose of Requests:**

- The applications submitted are requesting approval of Preliminary and Final Plats of a two lot subdivision to be known as Giese Addition Replat which is adjusting the lot lines of an existing one lot subdivision and an adjacent unplatted parcel. This request does not require a change of zone.

➤ **Background and Analysis:**

- A detailed staff report for this submittal was presented to the Planning Commission at their September 17, 2013 meeting and is attached for your review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Giese Addition Replat as it is in conformance with 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 Giese Addition Replat as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On September 17, 2013 the Planning Commission voted to recommend **APPROVAL** of the Preliminary Plat and Final Plat for Giese Addition Replat.

**MOTION:** Malmquist moved, seconded by Torczon, to APPROVE the Preliminary Plat of a subdivision to be known as Giese Addition Replat 1, being a replatting of Lot 1 Giese Addition as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. **Motion carried 11-0.**

**MOTION:** Malmquist moved, seconded by Torczon, to APPROVE the Final Plat of a subdivision to be known as Giese Addition Replat 1, being a replatting of Lot 1 Giese Addition, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. **Motion carried 11-0**



# SARPY COUNTY PLANNING & BUILDING DEPARTMENT

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## RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 13-0011)

FINAL PLAT (FP 13-0011)

APPLICANT: ROBERT GIESE

PROPOSED RESIDENTIAL SUBDIVISION TO BE KNOWN AS GIESE ADDITION REPLAT  
PLANNING COMMISSION HEARING OF: SEPTEMBER 17, 2013

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### I. GENERAL INFORMATION

#### A. APPLICANT:

Robert Giese  
13939 S 60<sup>th</sup> Street  
Papillion NE 68133

#### B. PROPERTY OWNERS:

Robert Giese	Dora Jane Giese
13939 S 60 <sup>th</sup> Street	13905 S 60 <sup>th</sup> Street
Papillion NE 68133	Papillion NE 68133

C. **SUBJECT PROPERTY LOCATION:** Subject property is located at 60<sup>th</sup> and Fairview Road.

D. **LEGAL DESCRIPTION:** Lot 1, Giese Addition as surveyed, platted and recorded Sarpy County Nebraska together with the S ½ of the SW ¼ of Section 7, Twp 13N, Rng. 13E of the 6<sup>th</sup> P.M. Sarpy County, Nebraska.

E. **SUBJECT PROPERTY SIZE:** approximately 75 acres in total parcel.

#### F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Bellevue Future Growth Area
- Zoning: AG (Agricultural) and AGR (Agricultural Residential)

G. **REQUESTED ACTION(S):** To approve a Preliminary and Final Plat of a proposed subdivision to be known as Giese Addition Replat consisting of 2 parcels. The zoning would remain the same.

### II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Site is currently made up of two parcels, one 69 acre parcel which has a dwelling and farm buildings from the original farmstead and one 5 acre parcel which has an existing pole building. Majority of the property is currently farmed with row crops.

#### B. GENERAL VICINITY AND LAND USE

- North: Primarily Agricultural
- South: Primarily Agricultural
- East: Primarily Agricultural (Clearwater Falls Development one mile east)
- West: Primarily Agricultural / Acreage Development

**C. RELEVANT CASE INFORMATION:**

- Parcels would be served by private wells and private septic systems.

**D. APPLICABLE REGULATIONS:**

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 9, AG Agricultural District and Section 11, AGR Agricultural Residential District
- Sarpy County Subdivision Regulations

**III. ANALYSIS / STAFF COMMENTS**

**A. COMPREHENSIVE PLAN:**

- The Comprehensive Plan designates the site as Bellevue's Future Growth Area

**B. TRAFFIC AND ACCESS:**

- Both parcels currently have access from 60<sup>th</sup> Street and will continue to do so.
- 50' of Public Right-of-Way on 60<sup>th</sup> Street has been dedicated
- Any road or culvert improvements required will be the property owners's responsibility and must be coordinated with the Sarpy County Public Works Department.

**C. OTHER AGENCY REVIEW/COMMENTS:** The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

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

**D. GENERAL COMMENTS:**

- **Preliminary/Final Plat:**
  - Property currently consists of two parcels, one being 69 acres and one being 5 acres.
  - Both parcels have existing structures on them.
  - Property being replatted due to location of existing pole building on 5 acre parcel. Structure is not in compliance with required setbacks for AGR Zoning District.
  - Comments by Planning Staff and Sarpy County Public Works have all been addressed.

**IV. STAFF RECOMMENDATIONS:**

- Staff recommends **APPROVAL** of the Preliminary Plat of a subdivision to be known as Giese Addition Replat. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the Final Plat of a subdivision to be known as Giese Addition Replat. Staff makes this recommendation as the Final Plat meets requirements

of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

**V. PLANNING COMMISSION RECOMMENDATION:**

**MOTION:** Malmquist moved, seconded by Torczon, to APPROVE the Preliminary Plat of a subdivision to be known as Giese Addition Replat 1, being a replatting of Lot 1 Giese Addition as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Motion carried.*

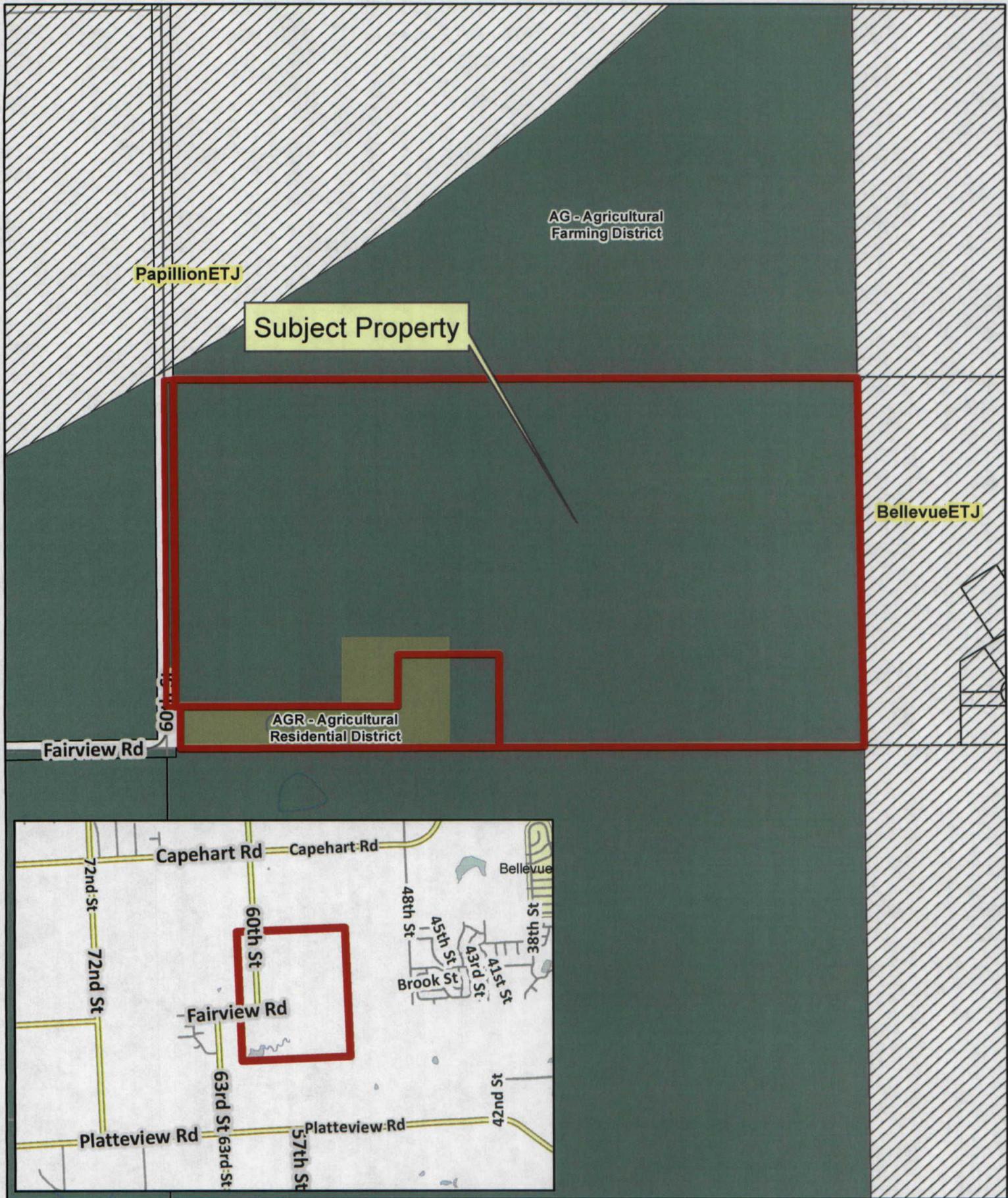
**MOTION:** Malmquist moved, seconded by Torczon, to APPROVE the Final Plat of a subdivision to be known as Giese Addition Replat 1, being a replatting of Lot 1 Giese Addition, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Motion carried.*

**VI. ATTACHMENTS TO REPORT:**

1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Comments received from jurisdictional agencies or departments having an interest
4. Preliminary Plat Application
5. Proposed Preliminary Plat as submitted
6. Final Plat Application
7. Proposed Final Plat as submitted

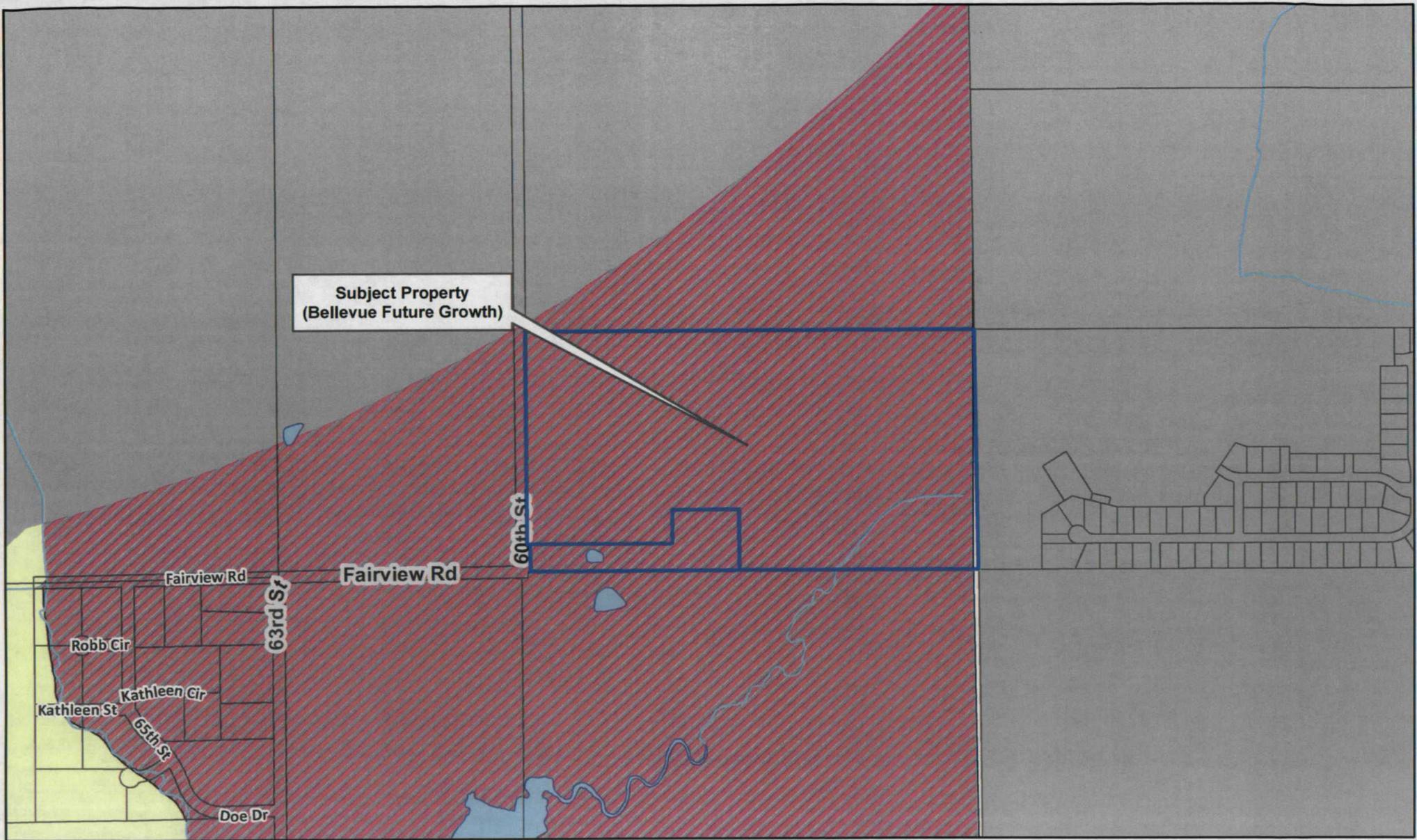
**VII. COPIES OF REPORT SENT TO:**

1. Robert Giese, Dora Jane Giese (applicant and owner)
2. Eugene Gollehan, PE/LS, Inc. (applicant's engineering consultant)
3. Public Upon Request



**Vicinity Map - Zoning**  
**13905 & 13939 S 60th St**  
**Zoning**





## Giese Addition Replat Current FLU - Sarpy Co

0 325 650 1,300 Feet



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

### 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 |                                 |                       |



## 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 / Code Enforcement

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

DATE: September 3, 2013

RE: Preliminary and Final Plat – Giese Addition Replat 1

Sarpy County Public Works has reviewed the August 8, 2013, submittal by Robert Giese in regards to the above Preliminary and Final Plat. After review, Public Works has the following comments:

#### PRELIMINARY AND FINAL PLAT

Header should read:

GIESE ADDITION REPLAT 1  
LOTS 1 & 2  
A REPLATTING OF LOT 1, GIESE ADDITION, TOGETHER WITH PART OF  
THE S 1/2, SW ¼, LOCATED IN SECTION 7, T13N, R13E, SARPY COUNTY,  
NEBRASKA

On the Final Plat, any references to Giese Addition should be deleted, or half toned. All dimensions on Lot 1, Giese Addition should also be removed.

The Legal Description includes all of the 60<sup>th</sup> Street Right-of-Way; therefore the plat should show dedication a full 50 feet rather than 17 feet.

Please let me know if you have any questions.



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046

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. Completed Preliminary Plat Application
2. Non-Refundable Fee of \$\_\_\_\_\_ made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. **Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.**

### PLANNING STAFF USE ONLY:

APPLICATION #: PP 13-0011  
08-09-13P01:49 RCVD

DATE RECEIVED: \_\_\_\_\_

CP DESIGNATION: Belleve Future Growth

CURRENT ZONING DESIGNATION: AG

PROPOSED ZONING DESIGNATION: \_\_\_\_\_

APPLICATION FEE: \$ 200 RECEIPT NO. 922458

PUBLIC NOTIFICATION  
PROCESSING FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: Robert H Giese E-MAIL: \_\_\_\_\_

ADDRESS: 13939 56th St CITY/STATE/ZIP: Papillion, NE 68133

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

PHONE: 402-677-1072 FAX: \_\_\_\_\_

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

NAME: Robert H Giese E-MAIL: \_\_\_\_\_

ADDRESS: 13939 56th St CITY/STATE/ZIP: Papillion, NE 68133

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

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

### ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: PE/LS, inc E-MAIL: \_\_\_\_\_

ADDRESS: 6037 Outlook Plaza CITY/STATE/ZIP: Omaha, NE 68137

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

PHONE: 402-891-0654 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.

**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:** Giese Addition Replat

**ASSESSOR'S PARCEL NUMBER:** 010613927 **ADDITIONAL PARCEL NUMBERS** 011574929

**GENERAL LOCATION:** 68th to Fairview rd  
(example 189<sup>th</sup> & Giles Rd)

**LEGAL DESCRIPTION:** (Describe property to wit:) Replat of a part of Lot 1 Giese Addition together with a portion of the S 1/2 SW 1/4 Sec 7 Twp 13N Rng 13E of the 6th PM Sarpy County NE

**SIZE OF PROPERTY:** 75.36 acres **CURRENT ZONING:** R6/AR **REQUESTED ZONING:** Same

**SOURCE OF UTILITY SERVICES:** Water - Private Sewer - Private  
Gas - Propane Electric - OPPD

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

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

[Signature]  
Applicant Signature

8-7-13  
Date

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 Sarpy County staff to enter the property for inspection related to the specific request during this process.

[Signature]  
Owner Signature (or authorized agent)

8-7-13  
Date

[Signature]  
Owner Signature (or authorized agent)

8/8/13  
Date

Additional Property Owner:

Dora Jane Giese

13905 S 60<sup>th</sup> Street

Papillion, NE 68133

# GIESE ADDITION REPLAT 1

## LOTS 1 & 2

**CERTIFICATION OF SURVEY**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND, OR SET, AT ALL CORNERS, AS DESCRIBED AND SHOWN HEREON, OF THE LOTS BEING PLATTED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

A REPLAT OF LOT 1, GIESE ADDITION, TOGETHER WITH THE S 1/2 OF THE SW 1/4 IN SECTION 7, T13N, R13E, OF THE 8TH PM, SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of said Southwest 1/4, thence N00°17'21"W along the West line of said Southwest 1/4 for 1321.24 feet to the Northwest corner of said South 1/2; thence N89°54'07"E along the North line of said South 1/2 for 2479.85 feet to the Northwest corner of said South 1/2; thence S00°46'50"E along the East line of said Southwest 1/4 for 1320.28 feet to the Northwest corner of said South 1/4; thence S89°53'07"W along the South line of said Southwest 1/4 for 2491.45 ft to the point-of-beginning and containing 79.38 ac.

A REPLATTING OF LOT 1, GIESE ADDITION, TOGETHER WITH PART OF THE S 1/2, SW 1/4, LOCATED IN SECTION 7, T13N, R13E, SARPY COUNTY, NE.



E. M. GOLLOKH L.S. 134 \_\_\_\_\_ DATE \_\_\_\_\_

**PROPERTY OWNERS:**

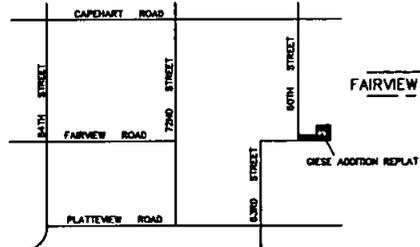
DORA JANE GIESE  
ROBERT GIESE

**ZONING**

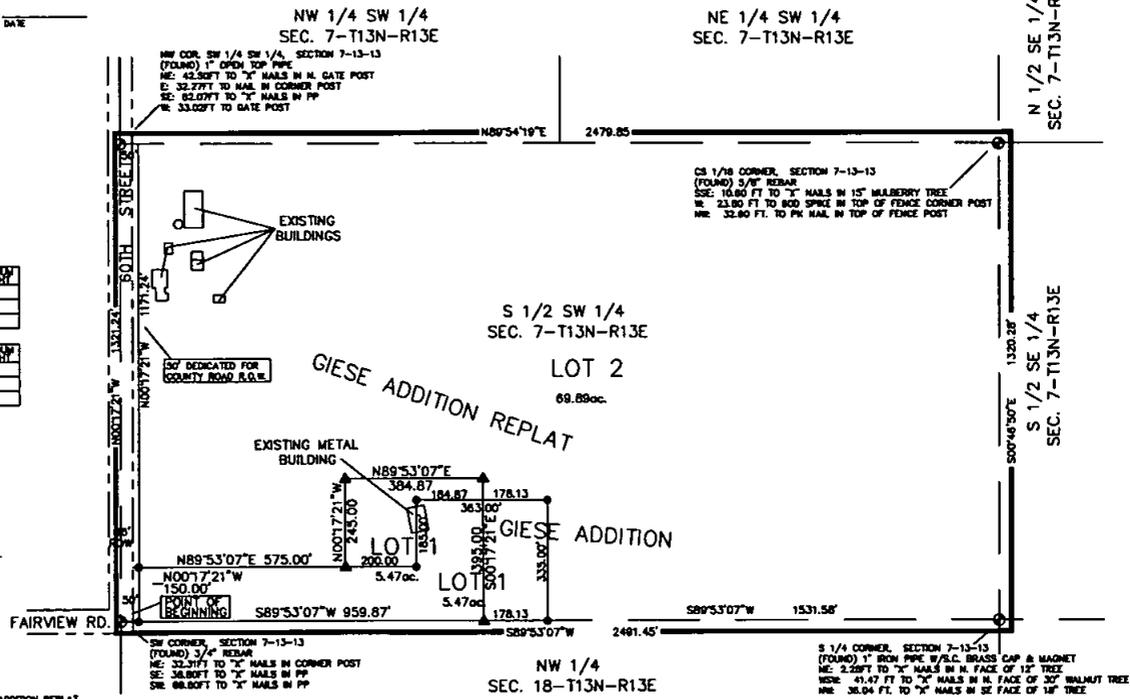
CURRENT ZONING - AGRICULTURAL FARMING (AG) AND AGRICULTURAL RESIDENTIAL (AGR)

(AGR) BLDG. SETBACKS	LOT AREA	LOT WIDTH	FRONT SETBACK	REAR SETBACK	MAXIMUM HEIGHT
DWELLING	5 AC.	200'	70'	25'	35'
OTHER PERMITTED USE	5 AC.	200'	100'	25'	35'
ACCESSORY BUILDINGS			100'	15'	35'

(AG) BLDG. SETBACKS	LOT AREA	LOT WIDTH	FRONT SETBACK	REAR SETBACK	MAXIMUM HEIGHT
DWELLING	20 AC.	500'	100'	50'	35'
OTHER PERMITTED USE	20 AC.	500'	100'	50'	35'
ACCESSORY BUILDINGS			100'	15'	25'



VICINITY MAP  
NO SCALE



- FOUND PIN - 5/8" REBAR
- ▲ SET PIN - 5/8" REBAR
- △ COMPUTED POINT
- FOUND PIN-AS NOTED
- M = MEASURED
- P = PLATTED

Prepared by PE/LS, Inc.	Project No. 01-033
Checked by Civil Engineering	Date 07/29/13
Drawn by Surveying	Sheet No. 1
GIESE ADDITION REPLAT PRELIMINARY PLAT	



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FINAL PLAT APPLICATION

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

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of \$ \_\_\_\_\_ made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
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7. **Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.**

### PLANNING STAFF USE ONLY:

APPLICATION #: FP-0011  
~~06-09-13P01-49 RCVD~~

DATE RECEIVED: \_\_\_\_\_

CP DESIGNATION: Bellevue Future Growth

CURRENT ZONING DESIGNATION: A6

PROPOSED ZONING DESIGNATION: \_\_\_\_\_

APPLICATION FEE: \$ 200 RECEIPT NO. 922458

PUBLIC NOTIFICATION  
 PROCESSING FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: Robert H Giese E-MAIL: \_\_\_\_\_

ADDRESS: 13939 56th St CITY/STATE/ZIP: Papillion, NE 68133

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

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

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ADDRESS: 6037 outcrest Plaza CITY/STATE/ZIP: Omaha, NE 68137

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 (IF DIFFERENT)

PHONE: 402-891-0654 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.

Administrative Replat correcting property lines

**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.

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**ASSESSOR'S PARCEL NUMBER:** 010613927 **ADDITIONAL PARCEL NUMBERS** 011574929

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2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. 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).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

[Signature]  
Applicant Signature

8-7-13  
Date

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 Sarpy County staff to enter the property for inspection related to the specific request during this process.

[Signature]  
Owner Signature (or authorized agent)

8-7-13  
Date

[Signature]  
Owner Signature (or authorized agent)

8/8/13  
Date

Additional Property Owner:

Dora Jane Giese

13905 S 60<sup>th</sup> Street

Papillion, NE 68133

**CERTIFICATION OF SURVEY.**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND, OR SET, AT ALL CORNERS, AS DESCRIBED, AND SHOWN HEREIN, OF THE LOTS BEING PLATTED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**

A REPLAT OF LOT 1, GIESE ADDITION, TOGETHER WITH PART OF THE S 1/2 OF THE SW 1/4 IN SECTION 7, T13N, R13E, OF THE 5TH P.M. SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of said Southeast 1/4, thence N0017'21"W along the West line of said Southeast 1/4 for 1321.24 feet to the Northeast corner of said South 1/2, thence N89°53'07"E along the North line of said South 1/2 for 2479.85 feet to the Northeast corner of said South 1/2, thence S00°48'50"E along the East line of said Southeast 1/4 for 1320.28 feet to the Southeast corner of said South 1/4, thence S89°53'07"W along the South line of said Southeast 1/4 for 2491.45 ft. to the point-of-beginning and containing 75.38 ac.

# GIESE ADDITION REPLAT 1

## LOTS 1 & 2

A REPLATTING OF LOT 1, GIESE ADDITION, TOGETHER WITH PART OF THE S 1/2, SW 1/4, LOCATED IN SECTION 7, T13N, R13E, SARPY COUNTY, NEBRASKA .

E. M. GOLDEN L.S. 134      DATE \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS

THAT DORA JANE GIESE AND ROBERT GIESE, BEING THE SOLE OWNERS OF THE LANDS DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND DEDICATED WITHIN THIS PLAT DO HEREBY APPROVE OF THE DEPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS LOTS 1 & 2, GIESE ADDITION REPLAT 1, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STRIP/AS SHOWN HEREON. THIS REPLAT IS ALSO SUBJECT TO ANY AND ALL EASEMENTS OF RECORDS AS OF THE LAST DATE SHOWN ON THE ORIGINAL PLAT OF "GIESE ADDITION"

DORA JANE GIESE - OWNER PART OF THE S1/2, SW1/4, SEC.7-13-13

DATE \_\_\_\_\_

ROBERT GIESE - OWNER LOT 1, GIESE ADDITION

DATE \_\_\_\_\_

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DORA JANE GIESE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND SHE DID ACKNOWLEDGE HER EXECUTION OF THE FOREGOING DEDICATION TO BE HER VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT GIESE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

**REVIEWED BY SARPY COUNTY PUBLIC WORKS**

THIS PLAT OF \_\_\_\_\_ WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SARPY COUNTY SURVEYOR / ENGINEER

**COUNTY TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND DEDICATED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

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

**COUNTY PLANNING BOARD CERTIFICATION**

THIS PLAT OF "GIESE ADDITION REPLAT 1" SUBMISSION IS HEREBY APPROVED BY THE SARPY COUNTY PLANNING BOARD, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CHAIRMAN, PLANNING BOARD

**COUNTY PLANNING DIRECTOR CERTIFICATION**

I HEREBY APPROVE OF THIS PLAT OF "GIESE ADDITION REPLAT 1" ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

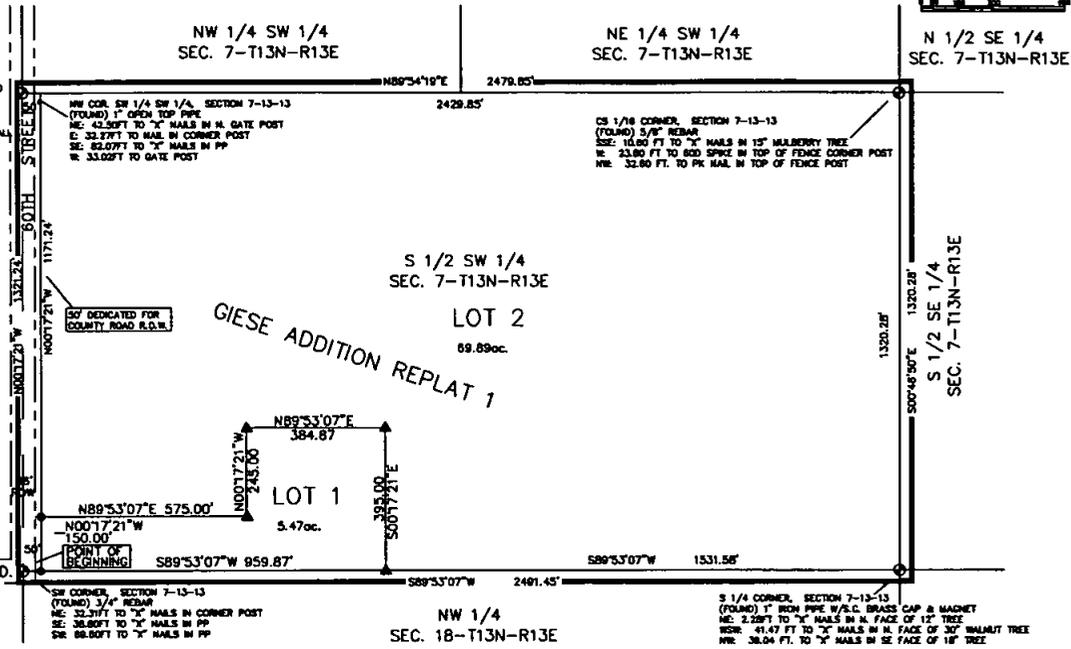
SARPY COUNTY PLANNING DIRECTOR

**COUNTY BOARD OF COMMISSIONERS CERTIFICATION**

THIS PLAT OF "GIESE ADDITION REPLAT 1" SUBMISSION IS HEREBY APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

COUNTY CLERK

CHAIRMAN, BOARD OF COMMISSIONERS



N 1/2 SE 1/4  
SEC. 7-T13N-R13E

S 1/2 SE 1/4  
SEC. 7-T13N-R13E

NW 1/4  
SEC. 18-T13N-R13E

- FOUND PIN - 5/8" REBAR
- ▲ SET PIN - 5/8" REBAR
- △ COMPUTED POINT
- ⊙ FOUND PIN-AS NOTED
- M = MEASURED
- P = PLATTED

PREP BY Civil Engineering	PR/LS, Inc.	SURVEYING	PROJECT NO. 01-033
CHECKED BY			DATE 07/22/13
GIESE ADDITION REPLAT 1			SHEET NO. 1
FINAL PLAT			

**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 Anne Lee 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, September 25, 2013

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 Anne Lee  
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, October 8, 2013, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., Papillion, NE.

Julie Nielson, 16410 South 180th Street, has submitted an application for consideration of an extension of a previously approved Special Use Permit allowing an animal kennel for personal pets on property legally described as Tax Lot 8A all in Section 29, Township 13N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located southwest of 180th &

Pflug Road.

Robert Giese has submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as Giese Addition Replat 1 being a replatting of Lot 1 Giese Addition together with a portion of the S1/2 of the SW 1/4 of Section 7, Township 13N, Range 13E of the 6th PM, Sarpy County, Nebraska. Generally located east of 60th Street and Fairview Road.

Ronald & Susan Hollins have submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2 being a platting of part of the NW 1/4 of Section 2, Township 13N, Range 11E of the 6th P.M., Sarpy County, Nebraska. Generally located on the east side of 150th Street, 1/4 mile south of Schram Road.

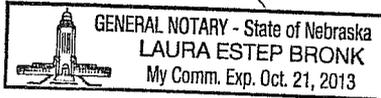
Sarpy County Planning Department requests approval of text amendments to Section 40 of the Sarpy County Zoning Regulations concerning signage regulations to be more consistent with design standards and to correct clerical errors.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.  
1682400; 9/25

Today's Date 09-25-2013

Signed in my presence and sworn to before me:

Notary Public



Printer's Fee \$ 21.93  
Customer Number: 40638  
Order Number: 0001682400

09-27-13A10:38 RCVD

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 Anne Lee 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, September 4, 2013

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 Anne Lee.

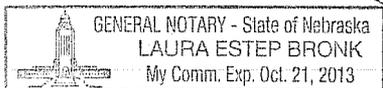
Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 09-04-2013

Signed in my presence and sworn to before me:

Handwritten signature of Notary Public.

Notary Public



Printer's Fee \$ 36.98
Customer Number: 40638
Order Number: 0001675086

Sarpy County Planning Department
Bruce Fountain, AICP, EDFP - Director
Phone: (402)593-1555
Fax: (402) 593-1558
Sarpy County Administration Offices
1210 Golden Gate Drive, #1240
Papillion, NE 68046
www.sarpy.com
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 Tuesday, September 17, 2013, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Julie Nielson, 16410 South 180th Street, has submitted an application for consideration of an extension of a previously approved Special Use Permit allowing an animal kennel for personal pets on property legally described as Tax Lot 8A all in Section 29, Township 13N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located southwest of 180th & Pflug Road.
Robert Giese has submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as Giese Addition Replat being a platting of Part of Lot 1 Giese Addition together with a portion of the S1/2 of the SW 1/4 of Section 7, Township 13N, Range 13E of the 6th PM, Sarpy County, Nebraska. Generally located east of 60th Street and Fairview Road.
Ronald & Susan Hollins have submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2 being a platting of part of the NW 1/4 of Section 2, Township 13N, Range 11E of the 6th P.M., Sarpy County Nebraska. Generally located on the east side of 150th Street 1/4 mile south of Schram Road.
LKM Investments, LLC has submitted application for consideration of a Change of Zone from BG to BG & RG-15 and a Preliminary Plat of a subdivision to be known as Plambeck Addition Replat 1 being a platting of Lots 1 and 2, Plambeck Addition all in Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located on the Southeast corner of 180th & Harrison Streets.
Sarpy County Planning Department requests approval of text amendments to Section 40 of the Sarpy County Zoning Regulations concerning signage regulations to be more consistent with design standards and to correct clerical errors.
Sarpy County Planning Department requests approval of text amendments to several sections of the Sarpy County Zoning Regulations concerning sexually oriented businesses. The proposed amendments include adding Section 45 - Sexually Oriented Business Zoning Regulations and amending Section 9 - Agricultural Farming District, Section 23 - Light Industrial District, and Section 24 - General Manufacturing District to add Sexually Oriented Businesses as Permitted Special Uses. The proposed amendments will be available on the Sarpy County Planning Department website when the agenda and staff reports are posted.
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1675086: 9/4

09-09-13 A10:42 RCVD