

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: GRANT 90-DAY EXTENSION OF APPROVAL TO FINAL PLAT –
SOUTHERN PINES REPLAT 1, Lots 1-186, inclusive and Outlots A-F inclusive

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; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Subdivision Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2012); and,

WHEREAS, said Subdivision Regulation requires that final plats are to be filed with the Sarpy County Register of Deeds Office within 90 days of approval by the County Board of Commissioners. Further the Subdivision Regulation allows the County Board of Commissioners to approve requests for extensions of approval of a final plat; and

WHEREAS, the final plat for Tiburon Ridge was approved by Resolution 2013-298 on August 27, 2013 on property generally located at the southwest corner of Giles Road and 168th Street and legally described as follows:

Lots 3 – 116, inclusive, and Outlots A – E, inclusive, Southern Pines, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, as part of the East Half of the Northeast quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, Together with the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Blvd., Southern Pines Dr., Aurora Cir., and 169th Ave. Circle all contained within the boundary of the aforesaid lots, as dedicated in the final plat of said Southern Pines.

WHEREAS, the applicant, Southern Pines Development, LLC., via their representative Lamp, Rynearson & Associates requested to extend the final plat approval of Southern Pines Replat 1 for ninety (90) days.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the approval of the final plat of a subdivision to be known as Southern Pines Replat 1, is hereby extended for a period of ninety (90) days beginning November 26, 2013, with an expiration date of February 24, 2013.

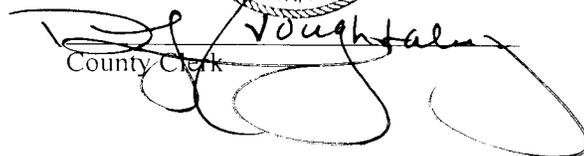
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 5th day of November, 2013.

Attest

SEAL




Sarpy County Board Chairman


County Clerk



Sarpy County Planning & Building Department

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

Planning Staff Report

90 Day Extension to File Final Plat for
Southern Pines Replat 1 (FP 13-0006)
County Board Date: November 5, 2013

Subject	Type	By
90 day extension for the filing of the Final Plat for Southern Pines Replat 1	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept. 

Lamp Ryearson & Associates have submitted a request on behalf of their client, Southern Pines Development, LLC, for a 90 day extension for the filing of the Final Plat for Southern Pines Replat 1. The extension is being requested to allow them additional time to work on wastewater service approvals for the project and payment of the required fees.

The final plat and subdivision agreement for this subdivision was approved by the Board of Commissioners on August 27th, 2013 and is required to be filed with the Register of Deeds within 90 days of that date which would be November 26th, 2013. The applicant is requesting an extension to February 24th, 2014 at this time (see attached letter from Lamp Ryearson & Associates).

Staff Recommendation

Section 7.6 of the Sarpy County Subdivision Regulations allows the Board of Commissioners to grant up to two (2) ninety (90) day extensions for the filing of a Final Plat with the Register of Deeds. The Regulations require that each extension be filed separately. Therefore, staff recommends approval of the request for a 90 day extension to February 24th, 2014 to file the Final Plat for Southern Pines Replat 1.



**LAMP RYNEARSON
& ASSOCIATES**
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October 23, 2013

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

REFERENCE: S.I.D. No. 297 of Sarpy County (Southern Pines)
Final Plat
LRA Job No. 0105087.01-005

Dear Mr. Fountain:

Per the County Code Section 7.6, the Final Plat, three (3) signed mylars, and five (5) signed paper copies shall be filed with the Register of Deeds within 90 days of the date approved by the Sarpy County Board of Commissioners. Failure to do so shall require resubmittal of the Final Plat with repayment of application fees. The Board may grant up to two (2) 90-day extensions upon the request of the applicant. Each extension must be requested separately.

On August 27, 2013, the Southern Pines Final Plat was approved by the Sarpy County Board of Commissioners' Resolutions 2013 - 297 and 298. Ninety days will expire on November 26, 2013. On behalf of our client Southern Pines Development, LLC, we are hereby requesting the first permitted 90-day extension from the current expiration date of November 26, 2013, to February 24, 2013, to work on wastewater service approval and payment of required fees.

Please place this item on the next Sarpy County Board of Commissioners agenda, and call if you have any questions or concerns regarding this request.

Sincerely,

LAMP, RYNEARSON & ASSOCIATES, INC.

Christopher J. Langan, P.E.
Senior Project Engineer

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Leaving a Legacy of Enduring Improvements to Our Communities - PURPOSE STATEMENT

ENGINEERS SURVEYORS PLANNERS