

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: SPECIAL USE PERMIT – ANTIQUITY OUTDOOR SUPPLY
COMPANY
15353 Chandler Rd, Sarpy County, Nebraska

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; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2012); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Special Use Permits; and

WHEREAS, the Planning Department has reviewed the Antiquity Outdoor Supply Company Special Use Permit application to allow operation of a landscaping materials yard and contractor's office with wholesale and retail sales on the property located at 15353 Chandler Rd and legally described as follows:

Tax Lot 20 in Section 14, Township 14, Range 11, Sarpy County, Nebraska.

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

- I. A public hearing regarding the amendment to the Special Use Permit was held before the Sarpy County Planning Commission on March 18, 2014, and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the amendment to the Special Use Permit was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2012), and the proof of publication has been filed in the Office of the Sarpy County Clerk.
- IV. The Planning Department has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the Planning Department report and the operation plan.

- V. The zoning at the property described above is IGM, General Manufacturing District.
- VI. The Special Use Permit is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

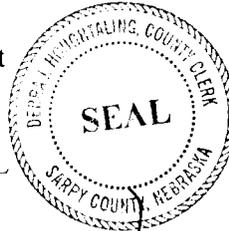
FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Special Use Permit application for operation of a landscaping materials yard and contractor's office with wholesale and retail sales on the property described above, subject to the following conditions:

- 1. The applicant remain consistent with the operational plan.
- 2. No buildings or outdoor storage of materials shall be allowed in the AO flood designated area of the site without first obtaining approval of a floodplain development permit and meeting all of the Sarpy County Floodplain Regulations.

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 April, 2014.

Attest

SEAL




Sarpy County Board Chairman


County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: April 8, 2014

Subject	Type	By
Application for a Special Use Permit to allow for the operation of a landscaping materials yard and contractors office with wholesale and retail sales in an IGM (General Manufacturing) District; Antiquity Outdoor Supply Company - 15353 Chandler Rd	Public Hearing & Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

- Antiquity Outdoor Supply Co. has applied for a Special Use Permit (SUP) for their landscaping contractor's office and storage yard to be located at 15353 Chandler Road (former Lyman-Richey concrete plant). The facility would also have some wholesale and retail sales operations to other contractors and the general public.

➤ **Background and Analysis:**

- The County Board approved an amendment to the Sarpy County Zoning Regulations on March 11, 2014 which allows "Building material yards" and "Contractor's offices and yards" as Permitted Special Uses in the IGM (General Manufacturing) District.
- The detailed staff report on this application was presented to the Planning Commission at their March 18, 2014 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends that the applicant install landscaping along Chandler Road frontage on the property to be consistent with Landscaping Regulations in Section 37.3.2 of the Sarpy County Zoning Regulations. This will provide screening and aid in cleaning up the property as requested by a surrounding property owner.
 - *Section 37.3.2 in the County's Landscaping Regulations states: "Commercial/Industrial, Office, and Business Developments shall provide a 20' landscaped buffer adjacent to any street or highway and along the entire perimeter of the development.*
 - (A) *Plant materials shall include at least one deciduous shade or one ornamental deciduous tree and three shrubs for every forty linear feet of adjacent area.*
 - (B) *A landscaped earth berm not exceeding six feet in height may be used in combination with the plant materials but shall not substitute for trees adjacent to any street or highway."*
 - While it may not be possible to provide the 20' landscape buffer around the entire property due to the existing development, there is room along Chandler Road to provide some potential berming and/or landscaping.
- Staff recommends **APPROVAL** of this Special Use Permit application to allow for the operation of a landscaping materials yard and contractors office with wholesale and retail sales in an IGM zoning district as specifically described in the Application and Operational Plan with the following condition:
 - 1.) No buildings or outdoor storage of materials shall be allowed in the AO flood designated area of the site without first obtaining approval of a floodplain development permit and meeting all of the Sarpy County Floodplain Regulations.

Staff makes this recommendation as the applicant has met all other conditions required by the Planning Commission and the application complies with the IGM zoning district regulations and is consistent with the County's Comprehensive Plan

➤ **Planning Commission Recommendation:**

- On March 18, 2014 the Planning Commission voted 8-0 to recommend **APPROVAL** of the Special Use Permit for Antiquity Outdoor Supply Company as specifically described in their Operation Plan and application.

MOTION: Ackley moved, seconded by Lichter, to recommend approval of the Special Use Permit to allow for the operation of a landscaping materials yard and contractor's office with wholesale and retail sales in an IGM zoning district as described in the Application and Operational Plan subject to: 1) A landscaping plan be submitted to the Planning Department for approval prior to scheduling the application on the County Board agenda for a final recommendation; 2) Prior to scheduling the application on the County Board agenda for a final recommendation, information must be provided in the Operation Plan which identifies how dust and debris from the landscape materials stored outside will be contained; and 3) No buildings or outdoor storage of materials shall be allowed in the AO flood designated area of the site without first obtaining approval of a floodplain development permit and meeting all of the Sarpy County Floodplain Regulations. This recommendation is being made as the request is in conformance with the Sarpy County Comprehensive Plan and complies with the IGM zoning district regulations. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Torczon and Farrell. Nays: None. Abstain: None. Absent: Bliss, Mohr and Fenster. Motion carried.*



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

**SPECIAL USE PERMIT APPLICATION (SUP 14-0004)
ANTIQUITY OUTDOOR SUPPLY**

**TO ALLOW FOR THE OPERATION OF A LANDSCAPING MATERIALS YARD AND
CONTRACTORS OFFICE IN AN IGM (GENERAL MANUFACTURING) DISTRICT**

PLANNING COMMISSION HEARING OF: MARCH 18, 2014

I. GENERAL INFORMATION

A. APPLICANT:

Antiquity Outdoor Supply Company
15353 Chandler Road
Omaha, NE 68138

B. PROPERTY OWNER:

Lyman-Richey Corporation
4315 Cumming Street
Omaha, NE 68131

C. SUBJECT PROPERTY LOCATION: Subject property is located at approximately 155th Street and Chandler Road.

D. LEGAL DESCRIPTION: Tax Lot 20 in Section 14, Township 14, Range 11, Sarpy County, NE

E. SUBJECT PROPERTY SIZE: approximately 2.57 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designation: Industrial
- Zoning: IGM (General Manufacturing District)
- A portion of the property is within an AO flood zone designation

G. REQUESTED ACTION(S):

- To approve a Special Use Permit to allow for the operation of a landscaping materials yard and contractors office with wholesale and retail sales.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The site is the location of the former Lyman-Richey concrete plant which is not currently in operation.

B. GENERAL VICINITY ZONING AND LAND USE

- North: zoned RD-50 (Two Family Residential District) and BG (General Business District) - single family residential neighborhood and commercial parking lot
- South: zoned IGM (General Manufacturing District) – vacant land (generally flood plain property)
- East: zoned IGM (General Manufacturing District) – lumber company
- West: zoned IL (Light Industrial District) – mini storage rental buildings

C. RELEVANT CASE INFORMATION:

- Antiquity Outdoor Supply Co. has applied for a Special Use Permit (SUP) for their landscaping contractor's office and storage yard to be located at 15353 Chandler Road (former Lyman-Richey concrete plant). The facility would also have some wholesale and retail sales operations to other contractors and the general public.
- The County Board approved an amendment to the Sarpy County Zoning Regulations on March 11, 2014 which allows "Building material yards" and "Contractor's offices and yards" as Permitted Special Uses in the IGM (General Manufacturing) District.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Plan
- Sarpy County Zoning Regulations:
 - Section 24 – IGM (General Manufacturing) District
 - Section 37 – Landscaping Regulations
 - Section 41– Special Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan future land use map designates this area as Industrial.

B. TRAFFIC AND ACCESS:

- Access to the site will be from Chandler Road. There are currently three existing points that would allow access to the site.

C. OTHER AGENCY REVIEW/COMMENTS:

- The application was sent to area jurisdictional agencies or departments that may have an interest. All responses received indicated no comments or objections to the application.

D. GENERAL PUBLIC COMMENTS:

- In addition to notice of the public hearing for this application being published in area newspapers, notification letters also were sent out to property owners within 300 feet of the subject property. In addition, the subject property was also posted with a sign indicating a zoning action was pending on it.
- At the time of this staff report, one letter was received from a surround property owner regarding the application. The letter did not indicate opposition to the project, but indicated three concerns: that normal business operation hours be required; that the dust and debris from the site be contained; and that the overall appearance and maintenance of the property be improved. (see attached letter)

E. GENERAL INFORMATION:

- The applicant's Operation Plan contains the following information:
 - Antiquity Outdoor Supply is an Omaha based company which intends to use this site for their operation offices, outdoor storage and wholesale/retail sales of product. They indicate that each morning their employees will load materials from the site on their trucks to take out to their job locations external to this property.
 - The company will employ 3 to 5 people
 - Hours of operation will be Monday – Saturday 8:00 am to 5:00 pm
 - Anticipated customers will be: "in-house" installation crews, landscape contractors, landscape designers, homeowners
 - Their anticipated sales breakdown will be: 60% outside installation; 30% wholesale sales; and 10% retail sales

- A portion of the property is located in an AO designated flood zone (see attached map). This is defined by FEMA as “areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.”
 - No buildings or outdoor storage of materials shall be allowed in this AO designated area of the site without first obtaining a floodplain development permit and meeting all of the Sarpy County Floodplain Regulations.

IV. STAFF COMMENTS AND RECOMMENDATIONS:

- Staff would recommend that the applicant install landscaping along Chandler Road frontage to be consistent with Landscaping Regulations in Section 37.3.2 of the Sarpy County Zoning Regulations. This will provide screening and aid in cleaning up the property as requested by a surrounding property owner.
 - *Section 37.3.2 in the County’s Landscaping Regulations states: “Commercial/Industrial, Office, and Business Developments shall provide a 20’ landscaped buffer adjacent to any street or highway and along the entire perimeter of the development.*
 - (A) *Plant materials shall include at least one deciduous shade or one ornamental deciduous tree and three shrubs for every forty linear feet of adjacent area.*
 - (B) *A landscaped earth berm not exceeding six feet in height may be used in combination with the plant materials but shall not substitute for trees adjacent to any street or highway.”*
 - While it may not be possible to provide the 20’ landscape buffer around the entire property due to the existing development, there is room along Chandler Road to provide some potential berming and landscaping.
- Staff recommends **APPROVAL** of this Special Use Permit application to allow for the operation of a landscaping materials yard and contractors office with wholesale and retail sales in an IGM zoning district as specifically described in the Application and Operational Plan with the following conditions:
 1. a landscaping plan be submitted to the Planning & Building Department for approval prior to scheduling the application on the County Board agenda for a final recommendation.
 2. prior to scheduling the application on the County Board agenda for a final recommendation, information must be provided in the Operation Plan which identifies how dust and debris from the landscape materials stored outside will be contained.
 3. no buildings or outdoor storage of materials shall be allowed in the AO flood designated area of the site without first obtaining approval of a floodplain development permit and meeting all of the Sarpy County Floodplain Regulations.

Staff makes this recommendation as the request complies with the IGM zoning district regulations and is consistent with the County’s Comprehensive Plan

V. PLANNING COMMISSION RECOMMENDATION:

MOTION: Ackley moved, seconded by Lichter, to recommend approval of the Special Use Permit to allow for the operation of a landscaping materials yard and contractor’s

office with wholesale and retail sales in an IGM zoning district as described in the Application and Operational Plan subject to: 1) A landscaping plan be submitted to the Planning Department for approval prior to scheduling the application on the County Board agenda for a final recommendation; 2) Prior to scheduling the application on the County Board agenda for a final recommendation, information must be provided in the Operation Plan which identifies how dust and debris from the landscape materials stored outside will be contained; and 3) No buildings or outdoor storage of materials shall be allowed in the AO flood designated area of the site without first obtaining approval of a floodplain development permit and meeting all of the Sarpy County Floodplain Regulations. This recommendation is being made as the request is in conformance with the Sarpy County Comprehensive Plan and complies with the IGM zoning district regulations. **Ballot:** Ayes – *Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Torczon and Farrell.* Nays: *None.* Abstain: *None.* Absent: *Bliss, Mohr and Fenster.*
Motion carried.

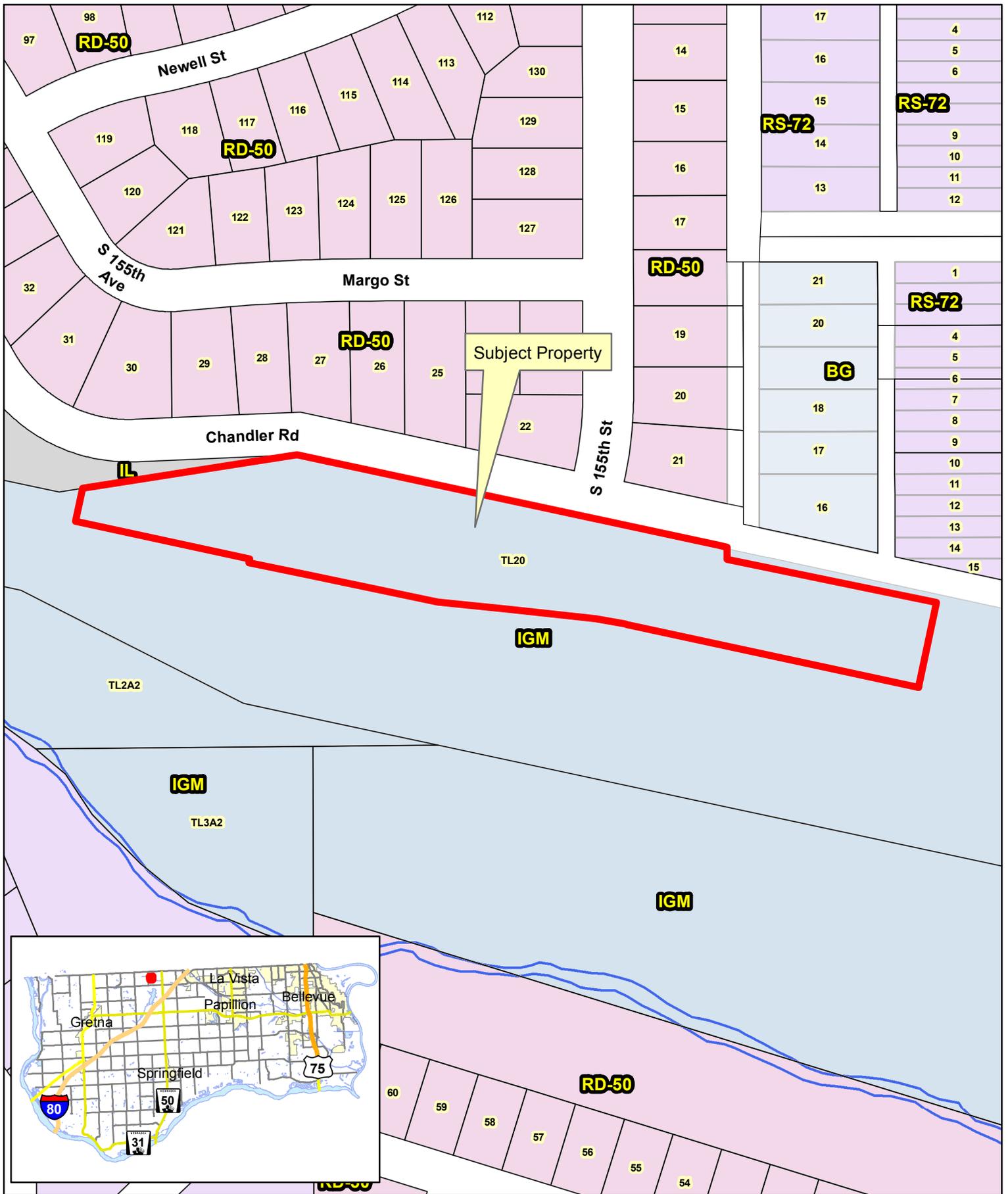
VI. ATTACHMENTS TO REPORT:

1. Sarpy County Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Sarpy Co. Comprehensive Plan (Future Land Use Map)
3. SUP Application and Operation Plan
4. Comment Letter from neighboring property owner

VII. COPIES OF REPORT PROVIDED TO:

1. Antiquity Outdoor Supply Co. (applicant)
2. Lyman-Richey Corp. (property owner)
3. Public Upon Request

Report prepared by: Bruce Fountain, AICP, Director – Planning and Building Department

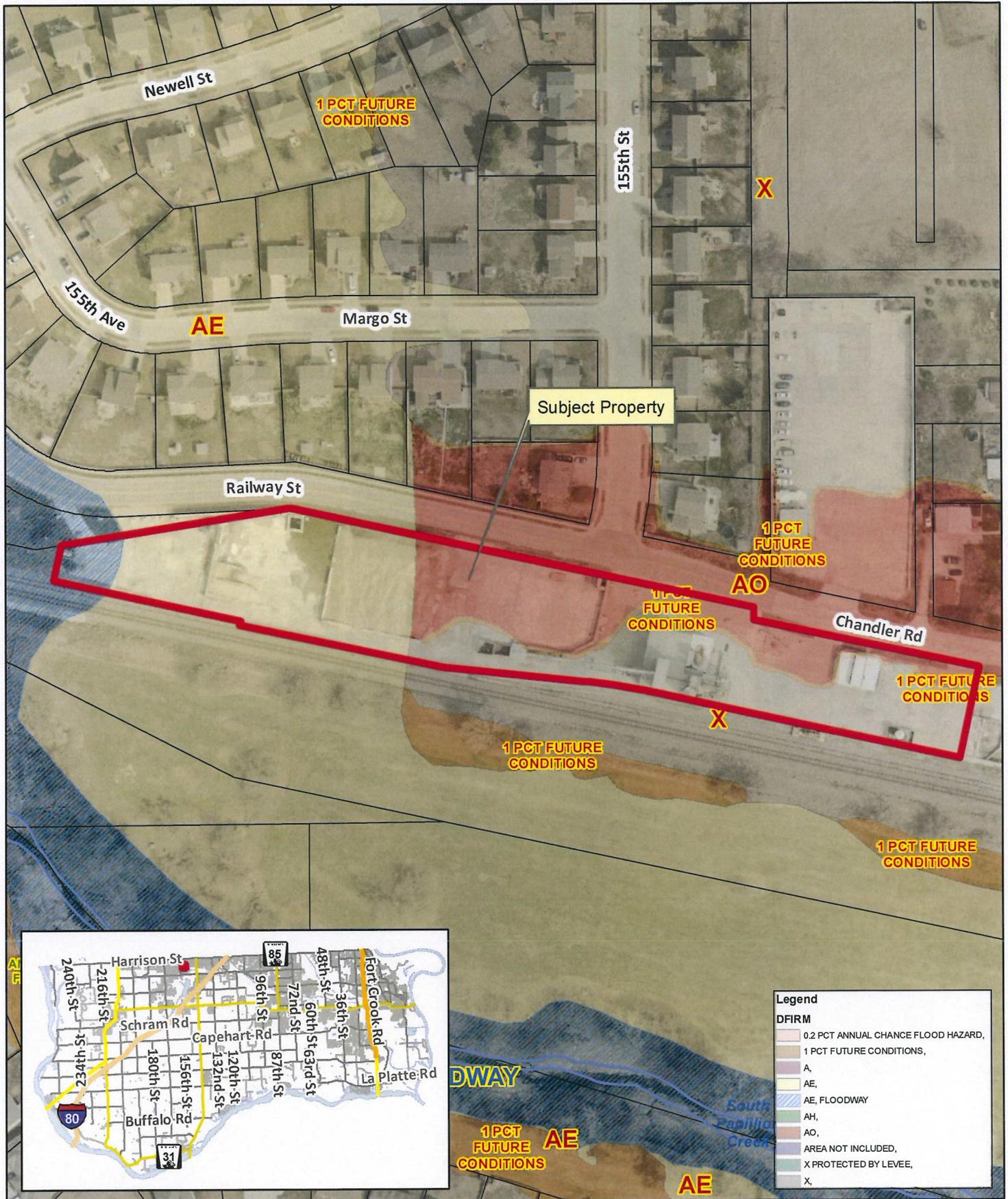


Vicinity Map - Zoning

15353 Chandler Rd - Tax Lot 20 14-14-11

Antiquity Outdoor Supply Co - Special Use Permit





Vicinity Map - Flood Zones
15353 Chandler Rd





SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

SPECIAL USE PERMIT APPLICATION

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

1. Completed Special Use Permit Application
2. Non-Refundable Fee of **\$500** made payable to Sarpy County (an additional fee of **\$25.00** is also be required to cover cost of mailing of public notifications)
3. Two (2) site plan drawings and/or other such plans and data showing the dimensions, arrangements, description, data, and other material which shall constitute a record essential to the understanding of the proposed use.
4. One (1) reduced size site plan drawing or other material provided above (8.5 x 11)
5. One (1) electronic copy of site plan drawing or other material provided above (in PDF form)
6. A detailed operational plan for propose use
7. Other information as deemed necessary by Sarpy County Planning Department
8. **Please review Section 41 of the Sarpy County Zoning Regulations for complete information, processes and submittal requirements for Special Use Permits.**

PLANNING STAFF USE ONLY:

APPLICATION #: SUP 14-0004
 DATE RECEIVED: 2-20-14
 CP DESIGNATION: Industrial
 CURRENT ZONING DESIGNATION: IGM
 PROPOSED ZONING DESIGNATION: n/a
 APPLICATION FEE: \$500 RECEIPT NO. 2066
 PUBLIC NOTIFICATION
 PROCESSING FEE: \$25.00 RECEIPT NO. 2066
 RECEIVED BY: Lisa Smith
 NOTES: _____

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

APPLICANT INFORMATION:

NAME: ANTIQUITY OUTDOOR SUPPLY E-MAIL: ANTIQUITYSUPPLY@GMAIL.COM
 ADDRESS: 15353 CHANDLER ROAD CITY/STATE/ZIP: OMAHA NE 68138
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-502-2068 FAX: _____

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

NAME: LYMAN-RIGLEY CORP. E-MAIL: _____
 ADDRESS: 4315 CUMMINS ST CITY/STATE/ZIP: OMAHA NE 68131
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-670-4132 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: MICHAEL BROWN E-MAIL: MTBROWN156@COX.NET
OLIVE BRANCH INTEGRATED OUTDOOR DESIGN
 ADDRESS: 445 MERCY ST CITY/STATE/ZIP: OMAHA NE 68105
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-490-1436 FAX: _____

OPERATION PLAN / PROJECT DESCRIPTION: Describe the project in detail, including proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, other operational details, etc. – Attach as separate document entitled "Operation Plan." **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.

SUBDIVISION NAME (if applicable): _____

ASSESSOR'S PARCEL NUMBER: TL 20 ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: 153RD & CHANDLER ROAD.
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) TAX LOT 20 14-14-11 (2.57 AC)

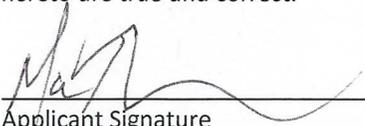
SIZE OF PROPERTY: 2.57 acres CURRENT ZONING: IGM REQUESTED ZONING (if applicable): _____

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 Special Use Permit application.
4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

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


Applicant Signature

2-18-14
Date

I, the undersigned, understand the Special Use Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.


Owner Signature (or authorized agent)

2-18-14
Date

Owner Signature (or authorized agent)

Date

READY MIXED CONCRETE CO.

Division of Lyman-Richey Corporation
4315 Cuming Street • Omaha, Nebraska 68131-1098

D

Telephone (402) 556-3600 Fax Number 556-5171
www.lymanrichey.com

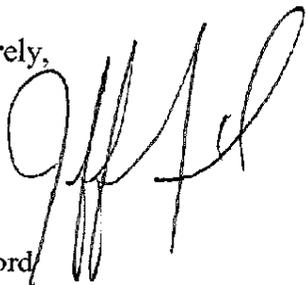
March 3, 2014

REF: Special Use Permit at 15353 Chandler Road

To Whom It May Concern;

Ready Mixed Concrete Co. is not opposed to getting a "special use permit" for our property at 15353 Chandler Road. We understand that this permit will not change the zoning of our property and that we will continue to have the option of continuing concrete production at this site in the future.

Sincerely,



Jeff Ford
Operations Manager – Ready Mixed Concrete Co.



2/19/2014

ANTIQUITY OUTDOOR SUPPLY CO. OPERATION PLAN

Antiquity Outdoor Supply is a local Omaha, small business. Our intent is to sell, install and display outdoor living products. We will be operating out of the current existing office, and constructing an outdoor display. We plan on landscaping, maintaining and improving all existing green spaces. Antiquity Supply will strive to maintain a friendly neighborhood environment, clean worksite and facilities.

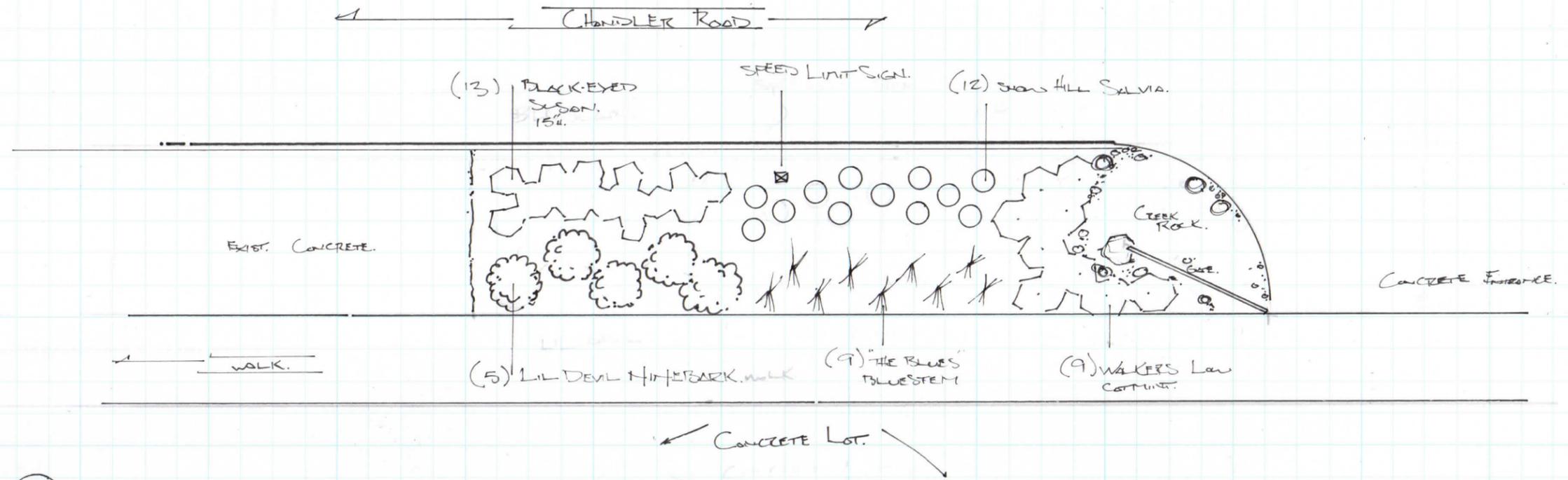
- Proposed Use: Outdoor Supply Material Yard (wholesale/retail)
 - Products will include: natural stone, concrete pavers, mulch, bulk rock, small hand tools, grills/accessories.
- Operating Hours: Monday-Saturday 8:00am-5:00pm
- Number of Employees: 3-5 employees
- Anticipated Customers: Landscape Contractors, Landscape Designers, Homeowners
- Sales Breakdown: 40% outside installation, 50% wholesale sales, 10% retail sales



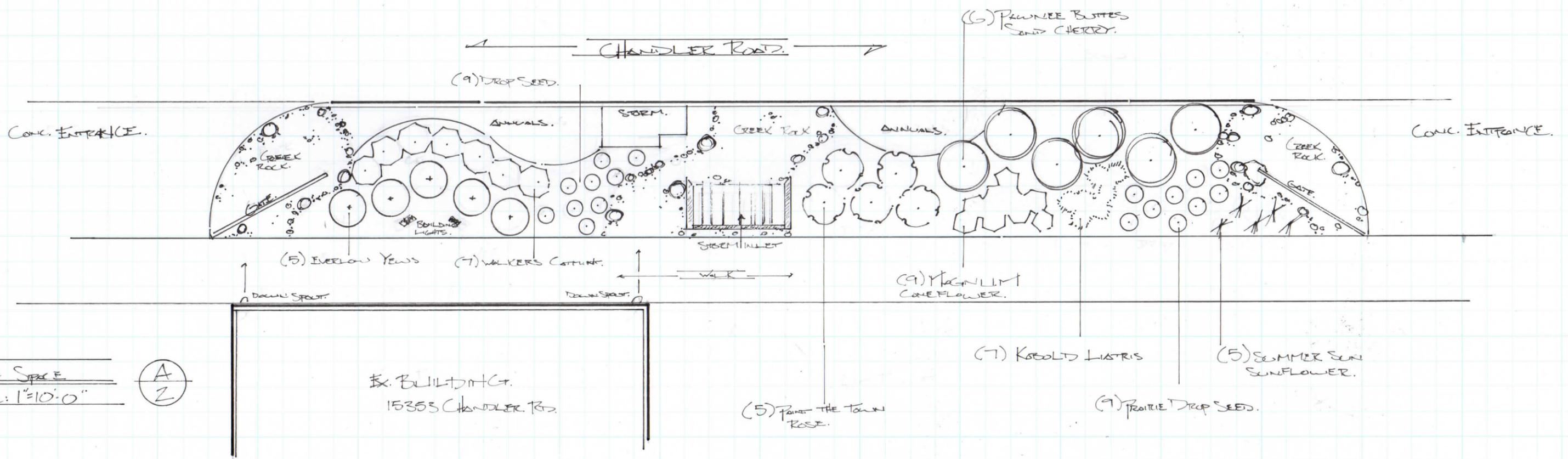
4/01/2014

ANTIQUITY OUTDOOR SUPPLY DUST CONTROL PLAN

- Operating Hours: Monday-Saturday 8:00am-5:00pm
- Bulk Materials: Will be stored in 7' concrete bins to reduce/ eliminate any blowing debris
- Parking Lot: Lot will be professionally swept monthly to ensure a clean parking lot
- Product Manufacturing: We do not manufacture product in or yard, so there will be no dust issues that were a concern from the previous concrete plant.



GREEN SPACE
SCALE: 1"=10'-0"
A
1



GREEN SPACE
SCALE: 1"=10'-0"
A
2

EX. BUILDING
15355 CHANDLER RD.

March 8, 2014
Dear Sarpy County Planning Dept:

In response to the letter we received on March 6, 2014 we are writing to you in response to the request for special use permit at 15353 Chandle Road. Due to a prior obligation we are unable to attend the March 18th meeting.

We are not objected to the applicant using the area. We just have a few concerns. The following are our 3 concerns:

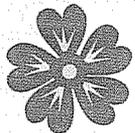
- 1) The previous business would be running their business at 4:30 a.m. We did not appreciate the loud noises that early in the morning. We hope the applicant will respect the neighbors and have normal working hours.
- 2) The previous business had a lot of dust that would settle onto our property. Sprinklers were installed to cut down on the dust. We hope the applicant will use the same consideration as the previous owners.

3) Currently the property is not the best thing to look at, we hope the new applicants will enhance the property not make it any worse.

Thank you for taking time to consider our concerns,

Sincerely

Sean and Rachel Betz
15513 Margo Street



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, March 5, 2014

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

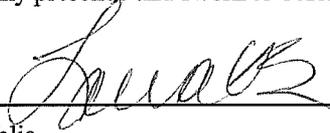
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.



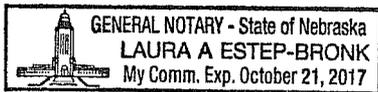
Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 03-04-2014

Signed in my presence and sworn to before me:



Notary Public



**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, March 18, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.
Antiquity Outdoor Supply Co. has submitted an application for consideration of a Special Use Permit to allow for a contractor's office and yard including the display and sales of outdoor products such as natural stone, concrete pavers, mulch, bulk rock, small hand tools, and grills/accessories at 15353 Chandler Road, legally described as Tax Lot 2 14-14-11, Sarpy County, NE.
Jeff R Chace dba Chace Firearms LLC, has submitted an application for con-

consideration of a Special Use Permit to allow a home-based internet firearms business at 8801 South 234th Street, legally described as Lot 2 Sunset Ridge, Sarpy County, NE.

George Venteicher has submitted an application for a Change of Zone from BG (General Business District) to RG-15 (General Residential District) to allow for Multi-Family Development on Lots 5-7, Sunridge Replat Two as surveyed, platted and recorded in Sarpy County, Nebraska. Generally located northeast of 183rd and Gertrude Streets.

John Larkin has submitted an application for consideration of a Final Plat of a subdivision to be known as Little Prairie, Lots 12-24 (Phase II), being a platting of Part of the NE 1/4 of Section 7, Township 12N, Range 11E of the 6th P.M. in Sarpy County, NE. This property is generally located southwest of 192nd St. and Cornish Road.

LKM Investments, LLC has submitted application for consideration of a Final 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.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.

1731994; 3/5

Printer's Fee \$ 25.80
Customer Number: 40638
Order Number: 0001731994

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SARPY COUNTY PLANNING
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John Larkin has submitted an application for consideration of a Final Plat of a subdivision to be known as Little Prairie, Lots 12-24 (Phase II), being a platting of Part of the NE 1/4 of Section 7, Township 12N, Range 11E of the 6th P.M. in Sarpy County, NE. This property is generally located southwest of 192nd St. and Cornish Road.

LKM Investments, LLC has submitted application for consideration of a Final 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.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
3-5-14

**THE DAILY RECORD
OF OMAHA**

**LYNDA K. HENNINGSEN, Publisher
PROOF OF PUBLICATION**

**UNITED STATES OF AMERICA, }
The State of Nebraska, } ss.
District of Nebraska,
County of Douglas,
City of Omaha,**

J. BOYD

being duly sworn, deposes and says that she is

LEGAL EDITOR

of **THE DAILY RECORD**, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in **THE DAILY RECORD**, of Omaha, on _____

March 5, 2014

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

 GENERAL NOTARY - State of Nebraska
ELLEN FREEMAN
My Comm. Exp. Dec. 11, 2017

Subscribed in my presence and sworn to before

Publisher's Fee \$ 38.30 me this 5th day of
Additional Copies \$ _____ March 20 14
Total \$ 38.30

**Notary Public in and for Douglas County,
State of Nebraska**

**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, April 8, 2014**, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

Antiquity Outdoor Supply Co. has submitted an application for consideration of a Special Use Permit to allow for a contractor's office and yard including the display and sales of outdoor products such as natural stone, concrete pavers, mulch, bulk rock, small hand tools, and grills/accessories at 15353 Chandler Road, legally described as Tax Lot 2 14-14-11, Sarpy County, NE.

Jeff R Chace dba Chace Firearms LLC, has submitted an application for consideration of a Special Use Permit to allow a home-based internet firearms business at 8801 South 234th Street, legally described as Lot 2 Sunset Ridge, Sarpy County, NE.

George Venteicher has submitted an application for a Change of Zone from BG (General Business District) to RG-15 (General Residential District) to allow for Multi-Family Development on Lots 5-7, Sunridge Replat Two as surveyed, platted and recorded in Sarpy County, Nebraska. Generally located northeast of 183rd and Gertrude Streets.

John Larkin has submitted an application for consideration of a Final Plat of a subdivision to be known as Little Prairie, Lots 12-24 (Phase II), being a platting of Part of the NE ¼ of Section 7, Township 12N, Range 11E of the 6th P.M. in Sarpy County, NE. This property is generally located southwest of 192nd St. and Cornish Road.

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An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE.
3-26-14

**THE DAILY RECORD
OF OMAHA**

**LYNDA K. HENNINGSEN, Publisher
PROOF OF PUBLICATION**

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha, } **ss.**

J. BOYD

being duly sworn, deposes and says that she is

LEGAL EDITOR

of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in THE DAILY RECORD, of Omaha, on

March 26, 2014

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

GENERAL NOTARY - State of Nebraska
CONNIE L. NOVACEK
My Comm. Exp. November 10, 2015

Subscribed in my presence and sworn to before
Publisher's Fee \$ 38.90 me this 26th day of

Additional Copies \$ _____ March 20 14

Total \$ 38.90 *Connie Novacek*

**Notary Public in and for Douglas County,
State of Nebraska**

03-27-14A10:12 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 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, March 26, 2014

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.

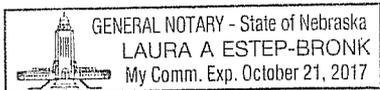
[Handwritten signature]

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 03-27-2014
Signed in my presence and sworn to before me:

[Handwritten signature]

Notary Public



Printer's Fee \$ 26.23
Customer Number: 40638
Order Number: 0001738798

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SARPY COUNTY BOARD OF
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An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE. 1738798; 3/26