

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

**RESOLUTION: AMENDMENT TO SPECIAL USE PERMIT FOR RENEE JOHNSON**  
**ComeSitStay, 7001 S 181<sup>st</sup> Street, Omaha, NE (Lot 2 Sunridge Replat 3)**

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, on March 1, 2011, via Rsln No. 2011-062, the County Board approved a Special Use Permit for Renee Johnson to operate a 15' x 60' outdoor run area connected to a dog kennel with a maximum of 15 dogs at a time in the outdoor run; and,

WHEREAS, the applicant, Renee Johnson has applied to amend the existing Special Use Permit as follows:

1. Expand the 15' x 60' fenced outdoor run area by an additional 38' in length and by 17' in depth.
2. Allow overnight boarding and provide services to a maximum of 70 animals per day.

WHEREAS, the Planning Department has reviewed the application of Renee Johnson to amend the Special Use Permit Amendment as described above on the property located at 7001 S 181<sup>st</sup> Street and legally described as follows:

Lot 2 Sunridge Replat 3 as platted and recorded in 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 May 20, 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 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 BG, General Business.
- 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 amendment to the Special Use Permit for Renee Johnson, Come Sit Stay as described above.

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 10<sup>th</sup> day of June, 2014.

Attest

SEAL



  
Sarpy County Board Chairman

  
County Clerk

**Sarpy County Board of Commissioners**  
**Exhibit "A"**  
**Planning Department Report**  
**County Board Meeting Date: June 10, 2014**

Subject	Type	By
Application for a Special Use Permit amending current SUP to expand facility allowing overnight boarding and outdoor fenced run area at 7001 S 181 <sup>st</sup> Street Omaha, NE 68136 ( Lot 2 Sunridge Replat 3)	Public Hearing & Resolution	Donna Lynam Zoning Administrator Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

- Renee Johnson, applicant, is request permission to amend her existing SUP (Special Use Permit) to expand her animal daycare facility to allow for additional overnight boarding space and extend her existing fenced animal run to include additional area adjacent to the building.
- The applicant is in the process of expanding the ComeSitStay facility into the bays to the south of her existing facility.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their May 20, 2014 meeting and is attached for your information and review.
- Current SUP was approved in March of 2011 by Resolution 2011-062 allowing a maximum of 15 dogs in the outdoor run at any one time and a maximum of 75 dogs in the indoor facility.
- The applicant says the facility averages 70 dogs per day
- The dogs are taken out in groups of 10 and are accompanied by staff while in the outdoor run.
- The pets are taken outside for the last time at 9:00 pm for the day.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of this Special Use Permit application amending an existing SUP to allow for an expanded animal daycare and boarding facility including a fenced outdoor run area in a BG (General Business) zoning district as the request is in conformance with the Sarpy County Zoning Regulations and current Comprehensive Plan.

➤ **Planning Commission Recommendation:**

- On May 20, 2014 the Planning Commission voted to recommend **APPROVAL** of the Special Use Permit for Renee Johnson owner/operator of ComeSitStay to expand their fenced outdoor run area and pet boarding services.

**MOTION:** Torczon moved, seconded by Malmquist, to recommend approval of the Special Use Permit for ComeSitStay located at 7001 South 181<sup>st</sup> Street to expand their fenced outdoor run area and pet boarding services as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County.

**Ballot:** Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell.  
 Nays: None. Abstain: None. Absent: Davis and Christianson. **Motion carried.**



**SARPY COUNTY PLANNING  
& BUILDING DEPARTMENT**

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**RECOMMENDATION REPORT**

**SPECIAL USE PERMIT AMENDMENT (SUP 14-0006) – ComeSitStay  
PET BOARDING, GROOMING, AND DAYCARE WITH AN OUTDOOR RUN AREA**

**PLANNING COMMISSION HEARING OF: May 20, 2014**

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**I. GENERAL INFORMATION**

**A. APPLICANT:**

Renee Johnson  
7001 S 181<sup>st</sup> Street  
Omaha, NE 68136

**B. PROPERTY OWNER:**

KVI Associates, Inc.  
15504 Spaulding Plaza  
Omaha, NE 68116

**C. SUBJECT PROPERTY LOCATION:** Subject property is in the commercial center generally located at the southwest corner of Harrison Street and 180<sup>th</sup> Street.

**D. LEGAL DESCRIPTION:** Lot 2, Sunridge Replat 3

**E. SUBJECT PROPERTY SIZE:** approximately 1.2 acres

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

- Future Land Use Designations: Mixed Use Center
- Zoning: BG (General Business District)

**G. REQUESTED ACTION(S):**

- To approve an amendment to a previously approved Special Use Permit which allowed animal boarding and an existing outdoor fenced animal run area adjacent to the building. The requested amendment is to expand the fenced animal run area by an additional 38' in length by 17' in depth which will be adjacent to the additional indoor area being finished by the applicant.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The site is currently developed with a 7000 square foot, 7 bay commercial building and parking area.

**B. GENERAL VICINITY AND LAND USE**

- East, South, and West: BG (General Business), vacant property currently zoned for future commercial development. Beyond the BG Zoning is single-family residential use.
- North: Douglas County jurisdiction – residential use

**C. RELEVANT CASE INFORMATION:**

- Previous SUP for this project was approved by the County Board on March 1, 2011

- The applicant opened the animal daycare and overnight boarding facility on December 10, 2012.
- The applicant is in the process of expanding the currently facility which will contain 5,000 square feet once completed.
- They plan to provide services to an average of 70 dogs per day
- The outdoor area is fenced with a 6 foot white vinyl fence and has a concrete floor surface for washing and disinfecting purposes.
- Hours of operation are Monday through Friday 6:30 am to 7 pm, Saturdays 8 am to 6 pm, and Sundays from 9 am to 11 am.
- Currently have a staff of 16.

**D. APPLICABLE REGULATIONS:**

- Sarpy County Comprehensive Development Plan
- Current Zoning District: Section 20, Zoning Ordinance, regarding the BG (General Business) District and Section 41 regarding Special Use Permits

**III. ANALYSIS / STAFF COMMENTS**

**A. COMPREHENSIVE PLAN:**

- The Comprehensive Plan shows the area as future Mixed Use Center development (Figure 5.1)

**B. TRAFFIC AND ACCESS:**

- Access to the subject property is from 183<sup>rd</sup> Street and Gertrude Street. There is no access allowed off of 180<sup>th</sup> Street or Harrison Street.

**C. OTHER AGENCY REVIEW/COMMENTS:** The applications were sent to area jurisdictional agencies or departments that may have an interest. Responses received by the Sarpy County Public Works Department and the Gretna Fire Department indicated they had no comments or objections to the application. No other responses were received.

**D. GENERAL:**

- Veterinary clinics, hospitals and animal daycare are permitted uses within the BG district. Outdoor runs and boarding operations require a Special Use Permit.
- This type of operation is regulated and inspected by the Nebraska Department of Agriculture and a license is required through them as well. The number of animals allowed within the facility is determined by their inspection of the facility and its employees and determining they are adequate to maintain the required welfare standards for that number.
- The original SUP was approved to allow up to 15 dogs in the outdoor run area at any one time.
- The expanded outdoor run area is proposed to still be adjacent to the building and surrounded by a 6' high solid white vinyl fence. The fence will be a visual screen for the use from adjacent properties will properly contain the animals. The applicant needs to verify that people can egress out of the expanded fenced area in the event of a fire evacuation of the building.
- The applicant indicates the hours of operation of the outdoor area are limited to the operational hours of the overall facility with pets being taken out after 6:30 am weekdays and after 8 am on weekends. The pets would be taken out to the relief

area for the last time each night at 9:00 pm. The hours of operation appear to be compatible with the adjacent commercial uses.

**IV. STAFF RECOMMENDATIONS:**

Staff recommends **APPROVAL** of the amendment to the Special Use Permit for ComeSitStay located at 7001 S 181<sup>st</sup> Street to expand their fenced outdoor run area and pet boarding services as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County.

**V. PLANNING COMMISSION RECOMMENDATION:**

**MOTION:** Torczon moved, seconded by Malmquist, to recommend approval of the Special Use Permit for ComeSitStay located at 7001 South 181<sup>st</sup> Street to expand their fenced outdoor run area and pet boarding services as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson. **Motion carried.**

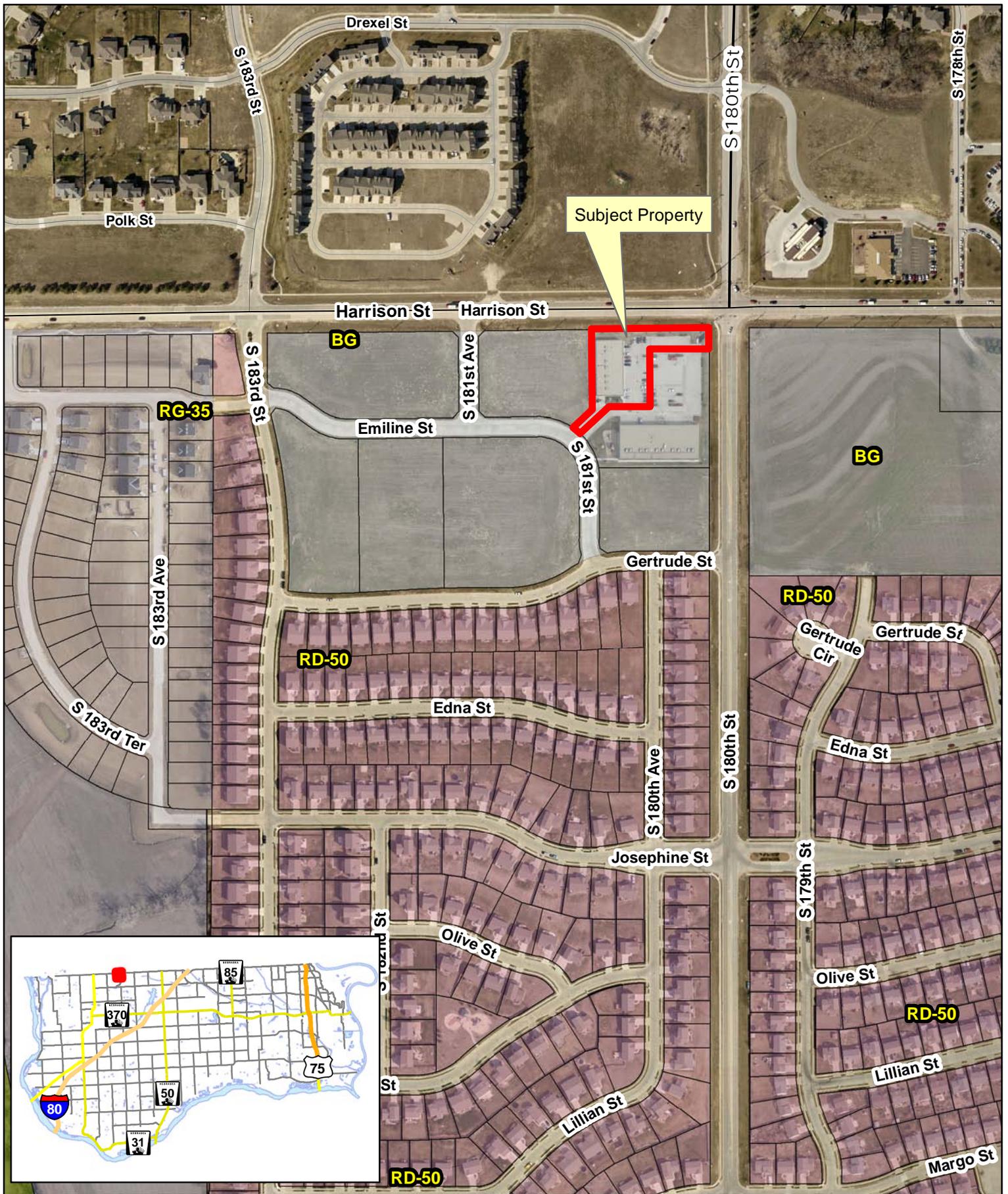
**VI. ATTACHMENTS TO REPORT:**

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Application and Project Description

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

1. Renee Johnson (applicant)
2. KVI Associates, Inc. (current property owner)
3. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator – Planning & Building Dept.  
Reviewed, edited & approved by: Bruce Fountain, Director – Planning & Building Dept.

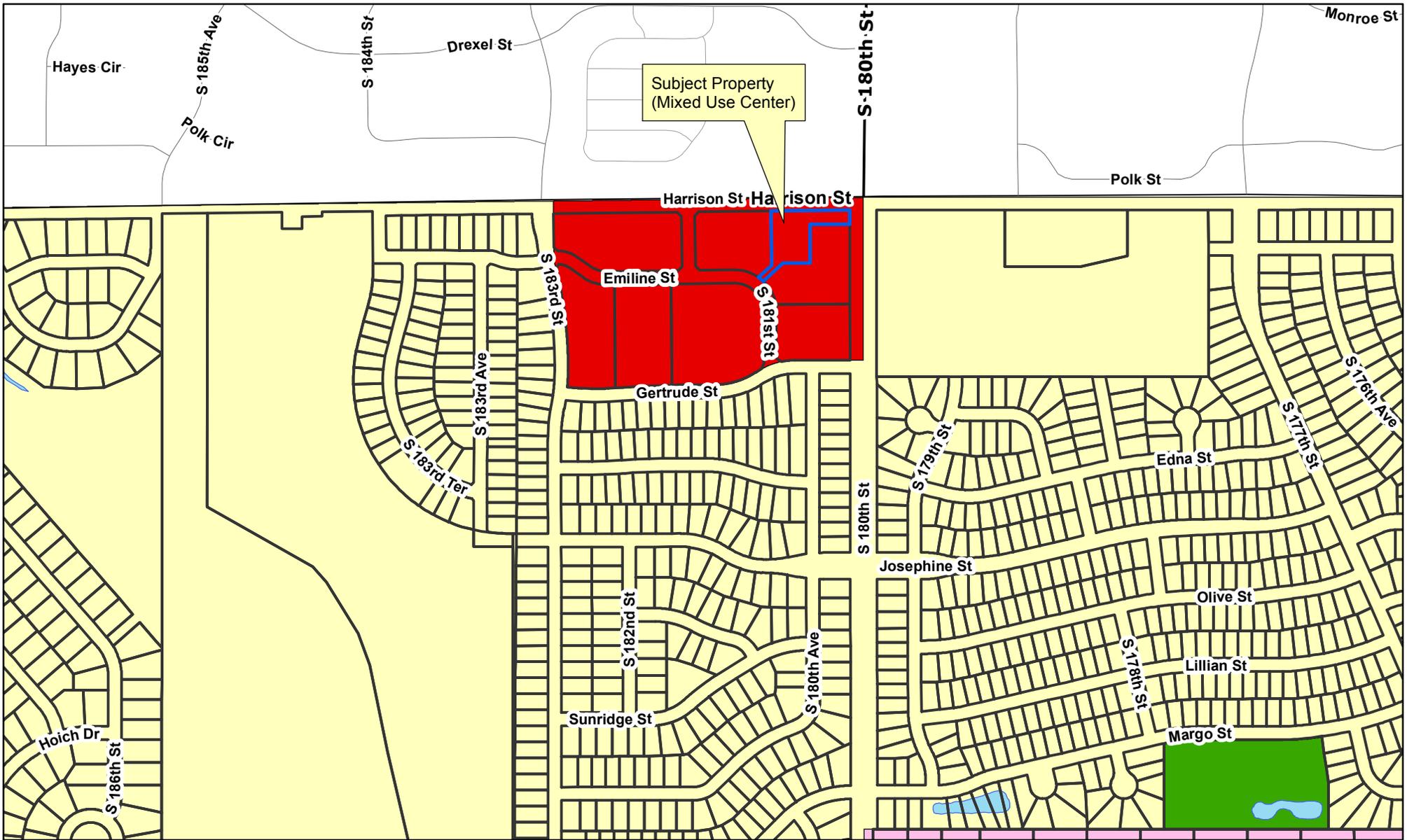


## Vicinity Map - Current Zoning

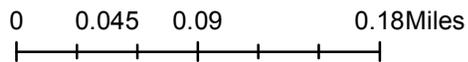
7001 S 181st St, Parcel # 011589616, Lot 2 Sunridge Replat Three

ComeSitStay Special Use Permit





### Current FLU - Sarpy Co



ComeSitStay Special Use Permit

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

#### Legend

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



# 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](mailto: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 \$\_\_\_\_\_ 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 14-0006  
 DATE RECEIVED: 03-31-14 10:18 RCVD  
 CP DESIGNATION: Mixed Use Center  
 CURRENT ZONING DESIGNATION: BG  
 PROPOSED ZONING DESIGNATION: \_\_\_\_\_  
 APPLICATION FEE: \$175 RECEIPT NO. 2088  
 PUBLIC NOTIFICATION  
 PROCESSING FEE: \$25.00 RECEIPT NO. \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

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

### APPLICANT INFORMATION:

NAME: Benee Johnson E-MAIL: reneee@comesitstayomaha.com  
 ADDRESS: 7001 S. 181st St CITY/STATE/ZIP: Omaha NE 68136  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: 402-933-3774 FAX: 402-932-3609

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

NAME: KVI ASSOCIATES, INC E-MAIL: fkulig@kviassociates.com  
 ADDRESS: 15504 Spaulding Plz CITY/STATE/ZIP: Omaha, NE 68116  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: 402 496 2600 FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: \_\_\_\_\_ 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): Sunridge

ASSESSOR'S PARCEL NUMBER: 011589616 ADDITIONAL PARCEL NUMBERS \_\_\_\_\_

GENERAL LOCATION: 180th + Harrison  
(example 189<sup>th</sup> & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 2 Sunridge Replat 3 <sup>Three</sup>

SIZE OF PROPERTY: \_\_\_\_\_ acres CURRENT ZONING: BG 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.

We are expanding our indoor area + would like to expand our outdoor area as well. Our goal is to attach a new fence to our existing one. The new fence will be made of the same vinyl material + also be 6' tall to match our existing fence.

**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.

[Signature]  
Applicant Signature

3/19/14  
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.

[Signature]  
Owner Signature (or authorized agent)

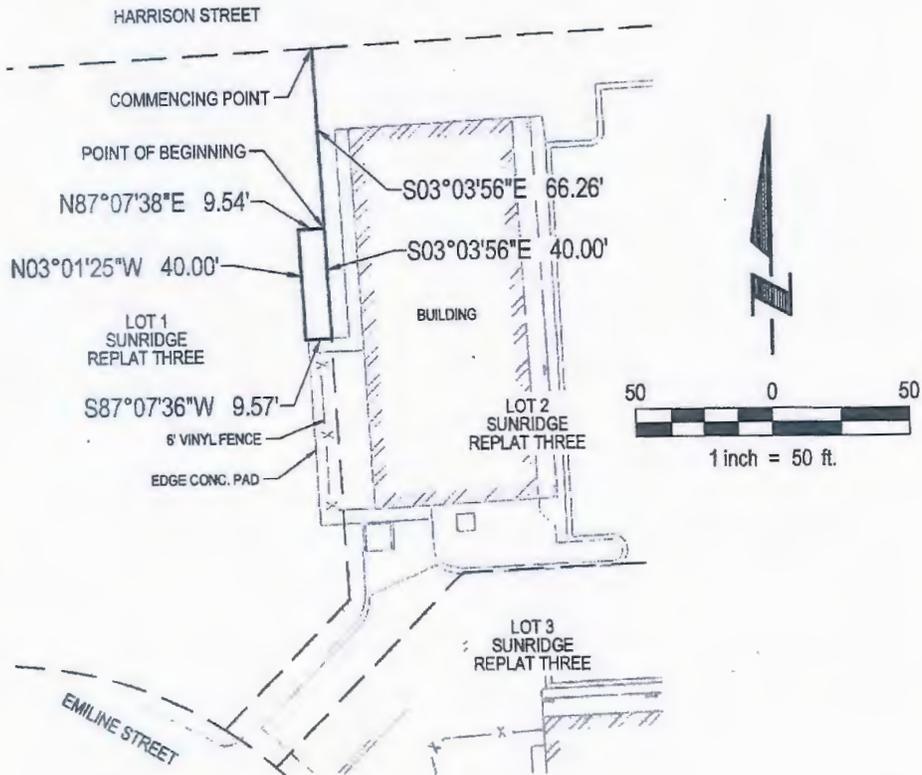
3/19/14  
Date

Owner Signature (or authorized agent)

Date

ComeSitStay is a pet boarding, grooming, daycare facility for dogs located on the SW corner of 180<sup>th</sup> and Harrison. We have been open for business since July of 2011 and we need more room! We are expanding our business into the two bays that are directly to the North of our existing area. We would like to extend our outdoor, fenced-in area as well. The fence will be a 6 foot vinyl material to match the existing fence. We use this area to take the dogs out to relieve themselves multiple times throughout the day and once at 9pm every evening. We divide the groups of dogs that we let out according to size (about 10 dogs at one time.) A staff member supervises the dogs at all times, clean up messes, and make sure they are safe when outdoors. The floor of the outdoor area is made of concrete which is disinfected and hosed down every day. Our business hours are Monday-Friday from 6:30am to 7pm, Saturdays from 8am to 6pm, and Sundays from 9am to 11am, 1pm to 3pm, and 5pm to 7pm. We currently have 16 people on staff. We see an average of 70 dogs per day.

# EXHIBIT "A"



**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN LOT 1, SUNRIDGE REPLAT THREE, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NE1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SUNRIDGE REPLAT THREE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, SAID SUNRIDGE REPLAT THREE, AND ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE S03°03'56"E (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOT 1, SUNRIDGE REPLAT THREE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 2, SUNRIDGE REPLAT THREE, A DISTANCE OF 66.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S03°03'56"E ALONG SAID EASTERLY LINE OF LOT 1, SUNRIDGE REPLAT THREE, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 2, SUNRIDGE REPLAT THREE, A DISTANCE OF 40.00 FEET; THENCE S87°07'36"W, A DISTANCE OF 9.57 FEET; THENCE N03°01'25"W, A DISTANCE OF 40.00 FEET; THENCE N87°07'38"E, A DISTANCE OF 9.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 382 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 330 North 117th Street, Omaha, NE 68154 Phone: 402.855.4700		<b>EXPANSION EXHIBIT</b> LOT 1, SUNRIDGE REPLAT THREE NE1/4 SEC. 17, T14N, R11E SARPY COUNTY, NEBRASKA
	Drawn by: FCE	Scale: 1" = 50'	
Job No.: P2001.097.013			



# Quality Fence Company

Omaha's Most Trusted Fence Company

QUALITY FENCE CO. 17716 Storage Road  
OMAHA, NEBRASKA 68136 (402) 896-9325, Fax: (402) 894-0076

## PROPOSAL/CONTRACT

Page 1  
02/14/2014

### Customer Information:

COME SIT STAY  
7001 S. 181st STREET  
OMAHA, NEBRASKA 68136

### Job Information:

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

### Notes:

- \*Install 51' of 6' tall Tongue & groove solid white vinyl fence.
- \*Install 2- 4' wide single swing gates.

\*\*Fence will include cement inside posts to the top of the bottom rail for extra support against high winds.

\*\*Customer must must allow QFC to set new posts prior to pouring new cement slab.

\*\*Two post holes must be cored through concrete. Any additiional cored holes if necessary will be billed at \$75.00 per hole.

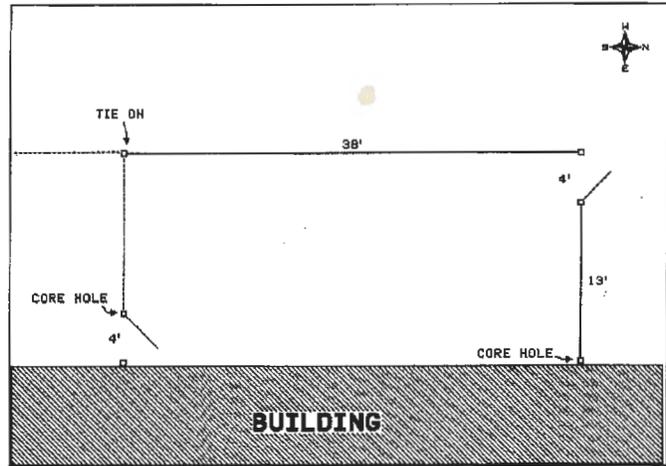
QFC can only guarantee this price for 15 days.

QUALITY FENCE CO. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

QUALITY FENCE CO. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. QUALITY FENCE CO. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does QUALITY FENCE CO. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

QUALITY FENCE CO. will assume the responsibility for having underground public utilities located and marked. However, QUALITY FENCE CO. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing QUALITY FENCE CO. to dig in the immediate vicinity of known utilities.

The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly



intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

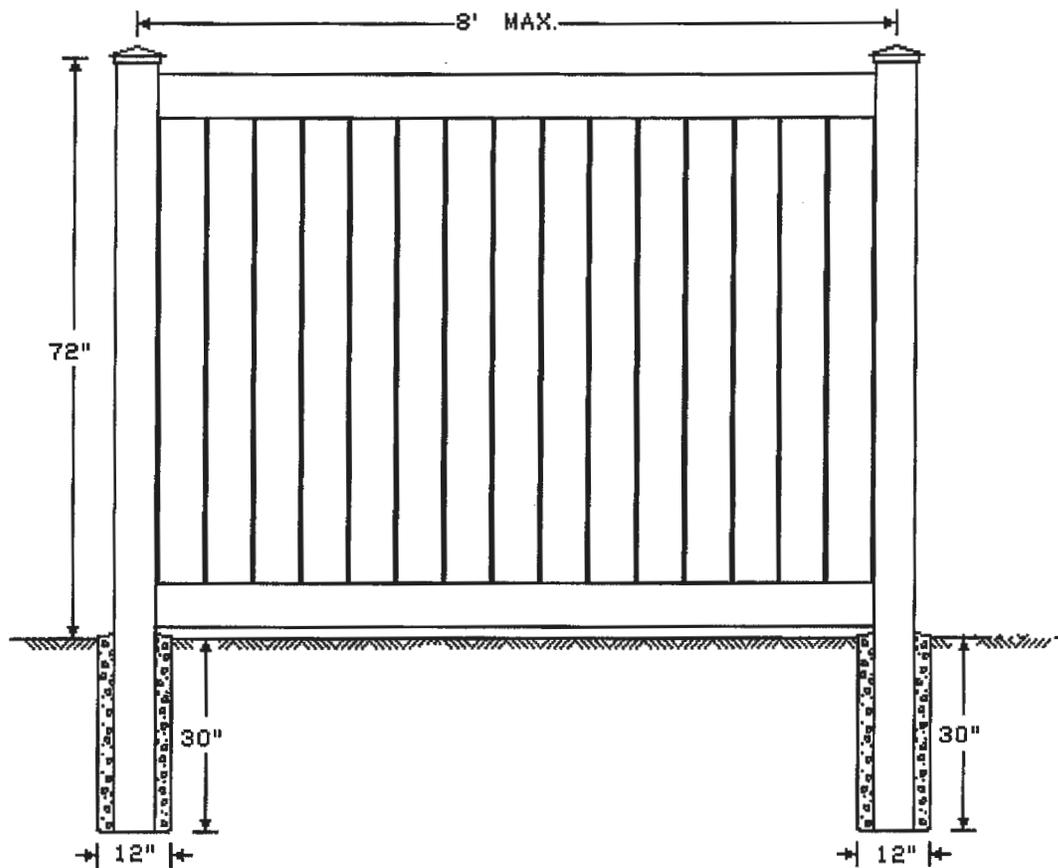
A service charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of QUALITY FENCE CO. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

Customer agrees to provide or reimburse QUALITY FENCE CO. for all required permits.

### Approved & Accepted for Customer:

Contract Amount: \$ 2329.59  
 Down Payment: \$ 1164.80  
 Balance Due: \$ 1164.79

Customer \_\_\_\_\_ Date \_\_\_\_\_  
 Accepted for QUALITY FENCE CO.:  
*Tom Pursant* Salesperson \_\_\_\_\_ Date 2/14/14



CUSTOMER SIGNATURE \_\_\_\_\_



# Quality Fence Company

*Omaha's Most Trusted Fence Company*

QUALITY FENCE CO.  
 17716 Storage Road  
 OMAHA, NEBRASKA 68136  
 (402) 896-9325, Fax: (402) 894-0076

TONGUE & GROOVE SOLID VINYL FENCE  
 6' TALL

DRAWN BY: 02/14/14

SCALE:

PAGE:

REVISED: 02/14/14

FILE:

1 of 1



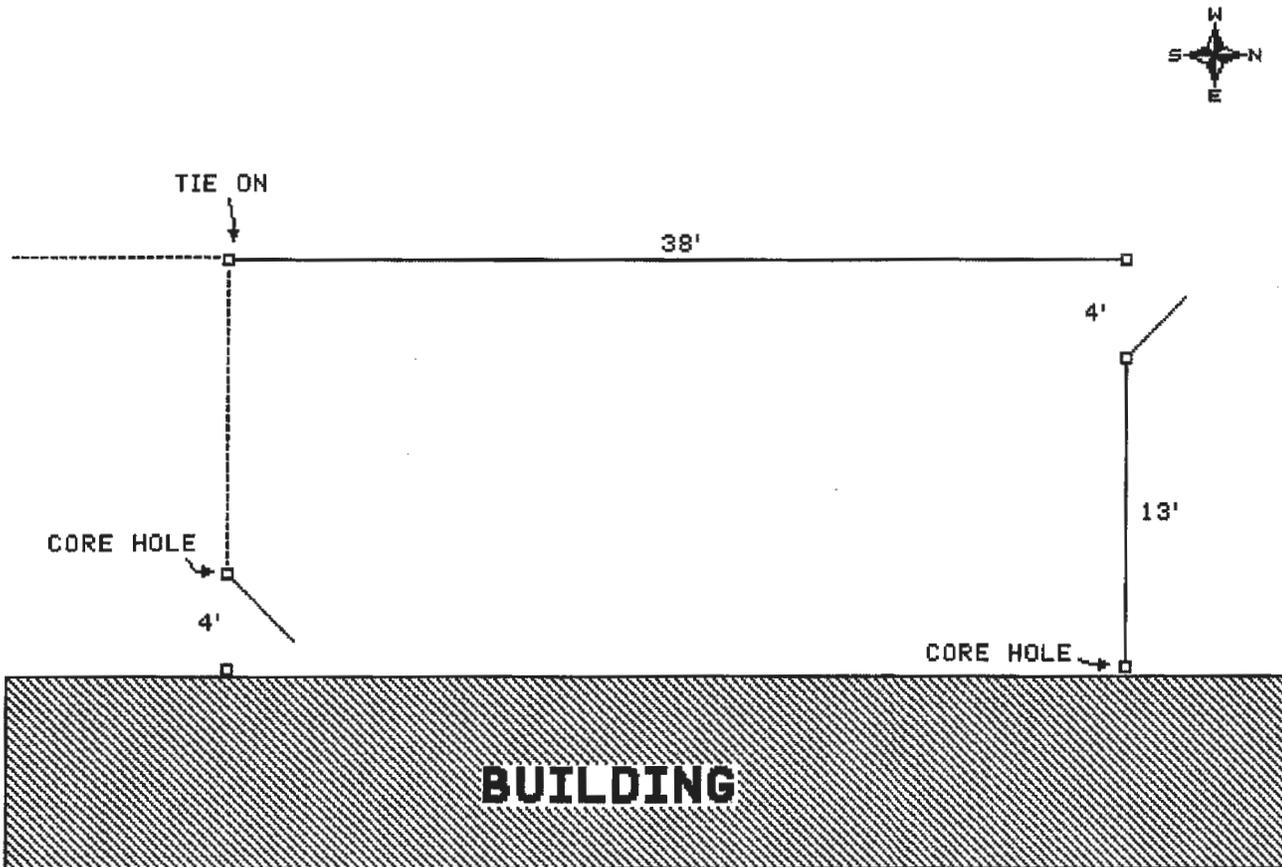
# Quality Fence Company

*Omaha's Most Trusted Fence Company*

QUALITY FENCE CO.  
17716 Storage Road  
OMAHA, NEBRASKA 68136  
(402) 896-9325, Fax: (402) 894-0076

## JOB SKETCH

COME SIT STAY  
7001 S. 181st STREET  
OMAHA, NEBRASKA 68136



VENTEICHER, LLC

15504 Spaulding Plaza, Suite C8 • Omaha, Nebraska 68116

Office: (402) 496-2600 • FAX: (402) 496-4599

March 25, 2014

Renee Johnson

Comesitstay Pet Day Care  
7001 South 181<sup>st</sup> Street  
Omaha, NE 68136

Re: Approval for erection of a fence.

Dear Renee:

We are the Owners of Lot 1 Sunridge Replat 3. Please let this letter confirm that we approve the construction of a fence by you within the area described in the attached site plan. The type and style of the fence is to be similar to the fence you currently have within a portion of the described area.

Let me know if any further confirmation is required.

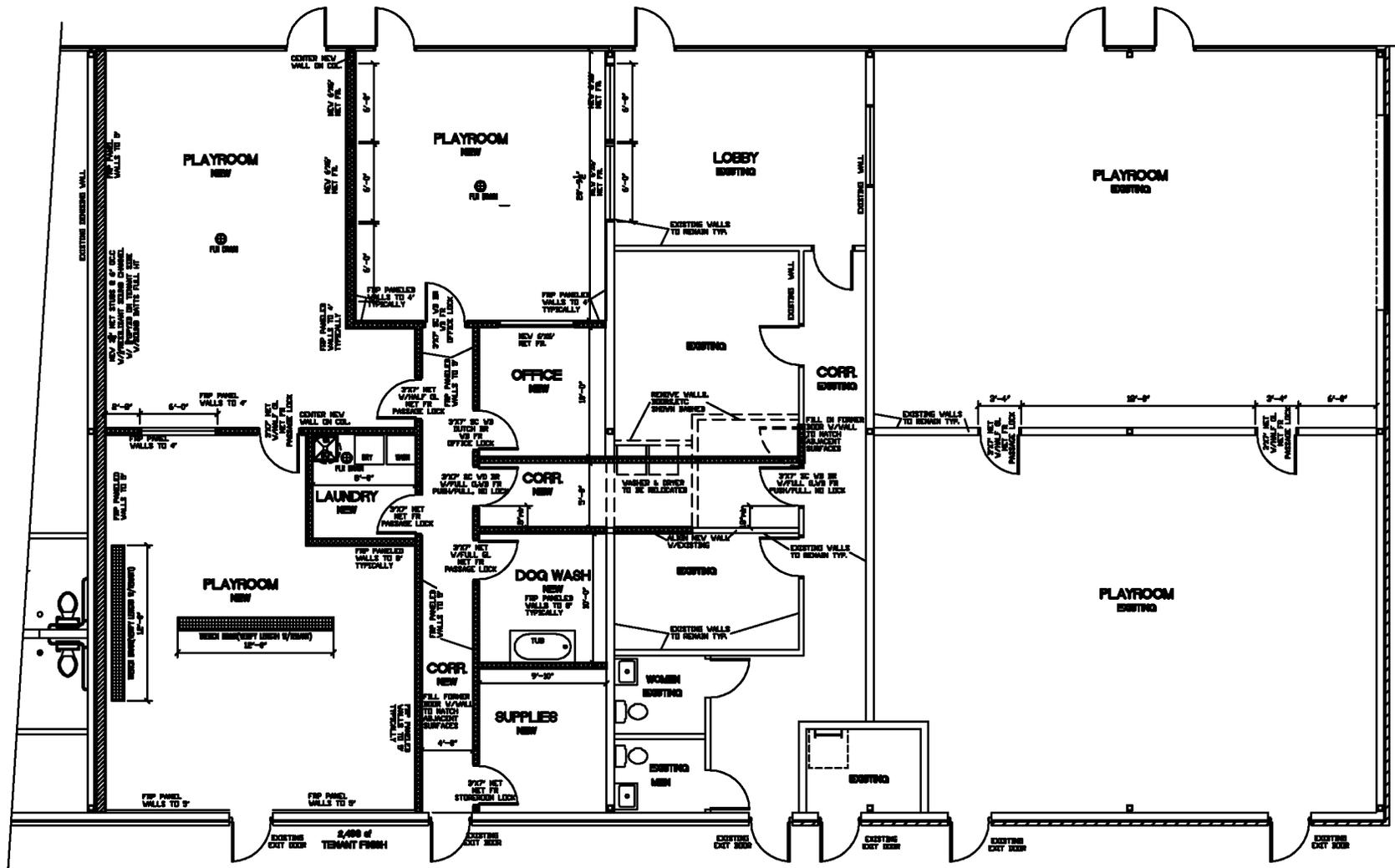
Sincerely,



Frank Kulig

For The Venteicher Limited Liability Company

03-25-14A09:54 RCVD



**TENANT REMODEL PLAN**



ComeSitStay doesn't have luxury suites with TV's. We don't have hand painted murals on the walls. We don't offer playtime minutes, designated snuggle times, or special bedtime treats on hypoallergenic cots. We are not a chain or a franchise and we don't operate out of a state of the art, multimillion dollar building. ComeSitStay is simply a great place where your dog can be a dog-- whether that means acting crazy in our playroom, snoozing on a bed in the lobby, or sitting on a staff member's lap all day. We are a small facility which allows us to get to know your pet by name, not by number. It's tough to leave your pet at a strange place with people you don't know. Our staff is made up of pet owners so we get it. That's why we encourage you to stop in to tour our entire facility at anytime. Bring your dog along, too...you're gonna love it!



# ComeSitStay

7001 South 181st Street  
Omaha, NE 68136

**SW Corner of 180th & Harrison**

Phone: 402.933.3774

Fax: 402.932.3609

comesitstayomaha.com

renee@comesitstayomaha.com

Day	Hours
Monday	6:30am - 7:00pm
Tuesday	6:30am - 7:00pm
Wednesday	6:30am - 7:00pm
Thursday	6:30am - 7:00pm
Friday	6:30am - 7:00pm
Saturday	6:00am - 6:00pm
Sunday	Lobby - Closed pick-up/drop-off hours: 9:00am - 11:00am 1:00pm - 3:00pm 5:00pm - 7:00pm

Though our lobby is closed on Sundays and Holidays, our staff is still here making sure your pet receives the care and attention we give any other day of the week!



Text C315 to 36000 to receive discounts and event info from ComeSitStay sent directly to your phone!

# Come Sit Stay

BOARDING • GROOMING • DAYCARE



Boarding



Grooming



Training



Daycare

# Come



# Sit



# Stay



## GROOMING

Our awesome groomers, Jamie and Jennie, work Monday through Saturday every week to keep our clients looking good. Whether your pet needs just a scrub or a complete makeover, we promise to go above and beyond to make sure their experience is a positive one. Pets that get along well with others are allowed to play in the daycare before and after grooming which helps alleviate stress. We accommodate people that would like their pets to be in and out quickly and owners that would like to drop off and pick up around their work schedule at no extra charge. All rooms include the bath, haircut, nail trim, gland expression, and ear cleaning. Call anytime for a breed specific estimate.



We also offer:

Do-it-yourself dog wash! You do the scrubbin', we'll supply what you need and take care of the clean up.

Please call in advance to schedule a time.

Drop-in nail trims are \$8

Nail trims with a DIY bath are \$4

## DAYCARE

Drop your dog off for a full day, a half day or even an hour and we promise to return to you a tired, happy pooch! We offer daycare anytime during our business hours. We do not require evaluations or an interview process -- your dog will usually let us know if he's not digging daycare within the first few minutes. Your dog will be let outside every 90 minutes throughout the day, so keeping up with house training is no problem. We offer discount packages that can be broken up in to half days and/or full days and they NEVER expire!

Half Day (up to 5 hours): \$16

Full Day (up to 12 hours): \$25

1 hour: \$8

5 day pass: \$115

10 day pass: \$225  
(plus 1 day free!)

20 day pass: \$440  
(plus 2 days free!)



\*We offer daycare discounts for multiple dog families\*

## OVERNIGHTS

No add-on or ala carte fees here...everything is included! Your pet doesn't see the inside of a kennel until we close our doors at night. And after all the interaction and attention they'll receive in our indoor and outdoor play areas during the day, they'll be too tired to care! If you have a senior dog or more of a "people dog" and the playroom just isn't their thing, we let them hang out in our secure lobby where it's more low-key. A staff member does a nightly, after hour visit to let everyone outside and make sure all are safe and comfortable. Our kennels are spacious enough to accommodate multiple dog families. We never charge extra for medication administration, including insulin. We also accommodate pets that do not get along well with others. Boarding discounts apply to stays starting at 5 nights and over. We are a great place for long term boarding!

1 dog/night: \$40

2 dogs/night: \$67

3 dogs/night: \$90



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, May 7, 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.

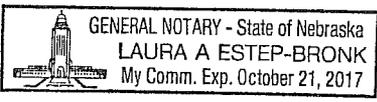
[Handwritten signature of Anne Lee]

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 05-06-2014
Signed in my presence and sworn to before me:

[Handwritten signature of Notary Public]

Notary Public



Printer's Fee \$ 34.40
Customer Number: 40638
Order Number: 0001753370

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, May 20, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.

Renee Johnson, dba ComeSitStay has submitted an application for consideration of a Special Use Permit allowing for the expansion of an existing pet boarding, daycare, and grooming facility for dogs at 7001 South 181st Street, legally described as Lot 2, Sunridge Replat Three, as surveyed, platted and recorded in Sarpy County, NE.

Ronald and Alane Johns have submitted applications for consideration of a Change of Zone from AG to AGD and RE2 and a Preliminary Plat and Final Plat of a subdivision to be known as Hog Haven Replat 1 (Lots 1 and 2) being a replat of Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast 1/4 of Sec 10, Twp 13N, Rng 10E as surveyed, platted and recorded in Sarpy County, NE. The property is located on the southeast corner of 234th Street and Capehart Road.

JMF-LLC, Paul McCune has submitted applications for consideration of a

Change of Zone from AG to RS-100, RS-72, RG-15 and BG for Tax Lot 15A and Tax Lot 16B located in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE to be known as Lots 51-164 and Outlots D through F, Tiburon Ridge and a Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge, Lots 1-164 and Outlots A through F being a platting of Tax Lot 15A and Tax Lot 16E in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County NE. Generally located northwest of 174th Street and Hwy 370.

JMF-LLC, Paul McCune has submitted an application for consideration of a Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 and Outlot D being a platting of Tax Lot 16B in the east 1/2 of the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 174th Street and Hwy 370.

Charlie Walcutt, agent for Vala's Pumpkin Patch and Timothy and Janiver Vala, has submitted an application for consideration of an extension and amendment of an existing Special Use Permit allowing for the operation of a Seasonal Commercial Recreation Area (pumpkin patch) located at 12102 S 180th Street, legally described as Tax Lots 3A2, 5, 7, 8, 10 and that part of Tax Lot 11 lying north and west of I-80 and the Northeast 1/4 of the Northwest 1/4 all located in Sec 5, Twp 13N, Rng 11E and Tax Lots 1, 3 and the south 5.14 acres of Tax Lot 2 in Sec 32, Twp. 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally from 180th Street to 192nd Street, south of Schram Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1753370; 5/7

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, May 28, 2014

Papillion Times
Bellevue Leader
Gretna Breeze
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

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, June 10, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.
Renee Johnson, dba ComeSitStay has submitted an application for consideration of a Special Use Permit allowing for the expansion of an existing pet boarding, daycare, and grooming facility for dogs at 7001 South 181st Street, legally described as Lot 2, Sunridge Replat Three, as surveyed, platted and recorded in Sarpy County, NE.
Ronald and Alane Johns have submitted applications for consideration of a Change of Zone from AG to AGD and RE2 and a Preliminary Plat and Final Plat of a subdivision to be known as Hog Haven Replat 1 (Lots 1 and 2) being a replat of Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast 1/4 of Sec 10, Twp 13N, Rng 10E as surveyed, platted and recorded in Sarpy County, NE. The property is located on the southeast corner of 234th Street and Capehart Road.
JMF-LLC, Paul McCune has submitted applications for consideration of a Change of Zone from AG to RS-100, RS-72, RG-15 and BG for Tax Lot 15A and Tax Lot 16B located in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE to be known as Lots 51-164 and Outlots D through F, Tiburon Ridge and a Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge, Lots 1-164 and Outlots A through F being a platting of Tax Lot 15A and Tax Lot 16E in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County NE. Generally located northwest of 174th

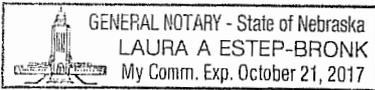
Street and Hwy 370.
JMF-LLC, Paul McCune has submitted an application for consideration of a Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 and Outlot D being a platting of Tax Lot 16B in the east 1/2 of the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 174th Street and Hwy 370.
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. 1759508; 5/28

Today's Date 05-27-2014

Signed in my presence and sworn to before me:

Handwritten signature of Notary Public.

Notary Public



Printer's Fee \$ 27.52
Customer Number: 40638
Order Number: 0001759508