2014-205

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

APPROVE REVISED CHANGE OF ZONE

APPLICANT:JMF, LLC, Paul McCune;
CHANGE OF ZONE FROM AG, AGRICULTURAL FARMING DISTRICT TO RS-100, SINGLE FAMILY RESIDENTIAL DISTRICT, RS-72, SINGLE FAMILY RESIDENTIAL DISTRICT, RG-15, GENERAL RESIDENTIAL DISTRICT, AND BG, GENERAL BUSINESS DISTRICT

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 Change of Zone Applications; and

WHEREAS, on November 6, 2012, via Rsln. No. 2012-357, the County Board of Commissioners approved a Change of Zone on the property from AG, Agricultural District to RS-100, Single Family Residential District, RG-15, General Residential and BG, General Business on the property generally located north of Highway 370 from 174th to 180th Street and legally described as follows:

Tax Lot 15A and Tax Lot 16B located in the SW ¼ of Sec 28, T14N, R11E of the 6th P.M. Sarpy County, NE.

WHEREAS, JMF, LLC has applied for a Revised Change of Zone, wherein 56 of the previously approved RS-100 parcels would become RS-72 parcels. Both RS-100 and RS-72 are Single Family Residential Districts; and,

WHEREAS, the Sarpy County Planning Department staff has reviewed the JMF, LLC application for a Revised Change of Zone from AG, Agricultural Farming District to RS-100, Single Family Residential District, RS-72, Single Family Residential District, RG-15, General Residential District, and BG, General Business District for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property legally described above.

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 Revised Change of Zone Application 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 Revised Change of Zone Application 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 staff made a recommendation as noted in the attached Exhibit "A", which includes the Planning Department Report.

V. The Revised Change of Zone Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Revised Change of Zone application from AG, Agricultural Farming District to RS-100, Single Family Residential District, RS-72, Single Family Residential District, RG-15, General Residential District, and BG, General Business District on the property legally described above.

FINALLY BE IT RESOLVED that those portions of Resolution 2012-357 in conflict with this approved Resolution are hereby repealed.

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 10th day of June, 2014.

Attest

SEAL

DEBRA J. HOUGHTALING, COUNTY CLERK
SEAL
SARPY COUNTY, NEBRASKA

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
Applications related to property generally located north of Highway 370 from 174th to 180th Street, legally described as follows: • Chg of Zone and Revised Preliminary Plat - Tax Lot 15A and Tax Lot 16B located in the SW ¼ of Sec 28, T14N, R11E of the 6th P.M. Sarpy County, NE • Final Plat - Lots 51 through 114 and Outlot D, being a platting of Tax Lot 16B in the E ½ of the SW ¼ of Sec 28, T14N, R11E of the 6th P.M. Sarpy County, NE	Public Hearings & Resolutions	Bruce Fountain, AICP Director, Planning & Building Dept.

- **Summary and Purpose of Requests:**
  - These applications are requesting approval of a change of zone on the property which is all currently zoned AG (Agricultural) to a combination of RS-100 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at the time the Final Plat is recorded, a revised preliminary plat, and a final plat of Phase II of Tiburon Ridge.
- **Background and Analysis:**
  - The detailed staff reports on these applications were presented to the Planning Commission at their May 20, 2014 meeting and are attached for your information and review.
  - This rezoning was approved in November of 2012 by Resolution 2012-0357. The applicant now wishes to amend that approval by requesting that 56 of the previously approved RS-100 parcels be changed to the RS-72 (Single-family Residential) zoning district. The proposed zoning change is consistent with the action taken in 2012 except for the 56 residential lots located between the commercial and the RS-100 residential lots.
  - The Revised Preliminary Plat is only changing the overall lot size and width of 19 parcels, which increases the overall number of lots in the subdivision by 4 for a total of 154 single-family lots, 1 multi-family, and 9 commercial lots.
  - The Final Plat is proposing to final Plat Phase II which includes 64 single-family lots and 1 commercial lot.
- **Staff Recommendation:**
  - Staff recommends **APPROVAL** of the Change of Zone from AG (Agricultural) to RS-100 (Single-family Residential), RS-72 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at the time of the recording of the Final Plat application as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
  - Staff recommends **APPROVAL** of the Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge as it 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 Tiburon Ridge, Lots 51 – 114 inclusive and Outlot D inclusive, as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- **Planning Commission Recommendation:**
  - On May 20, 2014 the Planning Commission voted to recommend **APPROVAL** of the Change of Zone and Revised Preliminary Plat for Tiburon Ridge

MOTION: Malmquist moved, seconded by Ackley, to recommend approval of the Change of Zone from AG to RS-100 (Single-Family Residential), RS-72 (Single-Family Residential), RG-15 (Multi-Family Residential) and BG (General Business District) to take effect at the time of Final Plat of the subdivision Tiburon Ridge, Phase II. This recommendation is made as the Change of Zone request meets the mimimum requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson.* **Motion carried.**

MOTION: Malmquist moved, seconded by Ackley, to recommend approval of the Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge. This recommendation is made as the Revised Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson.* **Motion carried.**

- On May 20, 2014 the Planning Commission voted to recommend **APPROVAL** of the Final Plat for Tiburon Ridge, Lots 51-114 inclusive and Outlot D inclusive.

MOTION: Malmquist moved, seconded by Ackley, to recommend approval of the Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 inclusive and Outlot D. This recommendation is made as the Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **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

RECOMMENDATION REPORT

CHANGE OF ZONE (CZ 14-0006)
REVISED PRELIMINARY PLAT (RPP 14-004)
FINAL PLAT (FP 14-0006)

APPLICANT: JMF LLC – Paul McCune

TIBURON RIDGE

PLANNING COMMISSION HEARING OF: MAY 20, 2014

I. GENERAL INFORMATION

A. APPLICANT:
JMF LLC – Paul McCune
11550 I Street, Suite 200
Omaha NE 68137

B. PROPERTY OWNERS:
JMF LLC – Paul McCune
11550 I Street, Suite 200
Omaha NE 68137

C. SUBJECT PROPERTY LOCATION: Subject property is located on the north side of Highway 370 between 174th Street and 180th Street.

D. LEGAL DESCRIPTION:
- Change of Zone - Tax Lot 15A and Tax Lot 16B located in the southwest ¼ of Section 28, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE to be known as Lots 51–164 and Outlots D through F, Tiburon Ridge
- Revised Preliminary Plat - Tax Lot 15A and Tax Lot 16B in the southwest ¼ of Section 28, Township 14N, Range 11E of the 6th P.M. in Sarpy County, NE.
- Final Plat - Lots 51 through 114 and Outlot D, being a platting of Tax Lot 16B in the east ½ of the southwest ¼ of Section 28, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE

E. SUBJECT PROPERTY SIZE: approximately 124 acres more or less

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designations: Urban Residential
- Zoning: AG (Agricultural Farming District) Resolution 2012-357 approved by Sarpy County Board of Commissioners in November of 2012 approved a change of zone to RS-100 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at time of Final Plat. Applicant now wishes to amend that request and change a portion of the lots to RS-72 (Single-family Residential)

G. REQUESTED ACTION(S): To approve a Change of Zone from AG to RS-100 (Single-family Residential), RS-72 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at time of Final Plat, a Revised Preliminary Plat to be known as Tiburon Ridge and a Final Plat for Phase II to be

known as Tiburon Ridge Lots 51- 114 and Outlot D consisting of 63 single-family lots and 1 commercial lot.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Undeveloped (Graded)

B. GENERAL VICINITY AND LAND USE

- North and East: Acreage Residential and Low Density Residential w/ Golf Course
- South: Undeveloped
- West: Acreage Residential Development on the west side of 180th Street

C. RELEVANT CASE INFORMATION:

- The original Preliminary Plat and Change of Zone applications for Tiburon Ridge were approved by the County Board in November 2012.
- This applicant has submitted a Revised Preliminary Plat proposing smaller lots to fit RS-72 zoning for a portion of the development.
- The applicant is requesting to amend the previously approved zonings to include the RS-72 Zoning District.
- The Final Plat is proposing 63 single-family lots and one commercial lot.
- Water will be provided by MUD
- Gas will be provided by Black Hills Energy
- Electric power will be provided by OPPD
- Sanitary Sewer will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the other areas of Pebblebrooke. A Wastewater Service Agreement with the City of Gretna will need to be approved to allow Tiburon Ridge to connect to this system.
- Stormwater runoff from the project will be captured by landscaped stormwater quality basins in key locations where it will be treated before leaving the site
- Proposed access points for this phase are as follows:
  - Highway 370 at 174th Street to the south
  - 176th Street in Tiburon to the north

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
  Section 14, RS-100 Single-family Residential District
  Section 15, RS-72 Single-family Residential District
  Section 18, RG-15 Multi-family Residential District
  Section 20, BG General Business District
  Section 38, Stormwater Regulations
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan shows the area as Urban Residential. The proposed development is consistent with this future land use designation.

B. TRAFFIC AND ACCESS:

- Access to the subject property will be served at four locations
  - Full access at Highway 370 at 174th Street (constructed with Phase 1)
  - Connection to Tiburon at 176th Street (constructed with Phase 1)

- Connection to 180th Street (to be constructed with Phase 4)
- Right in, right out at 177th and Highway 370 (to be constructed with Phase 5)

- Access for Phase II will be served by existing locations constructed with Phase I.
- Any street, road or highway improvements required will be the developer's responsibility.

C. LANDSCAPING:

- Outlot D is a designated wetlands area and natural landscaping will remain where possible.

OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest.

- Comments were received from:
  - **Sarpy County Public Works** – see attached comments as submitted
  - **Papio Missouri River Natural Resource District** – No comments received.

D. GENERAL COMMENTS:

- The Subdivision Agreement for this phase of the development must be finalized and approved by the County Attorney's office before the Final Plat will be scheduled for a hearing before the County Board of Commissioners.
- This proposal has increased the number of residential lots by 4 for a total of 154 of which 94 will be zoned RS-100 and 60 will be zoned RS-72. Two differences between the proposed zoning districts are:
  Minimum lot width of 80 feet verses 60 feet
  Minimum lot size of 10,000 square feet verses 7,200 square feet
- All comments to engineer have been resolved and amended documents have been submitted.

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed Change of Zone from AG to RS-100 (Single-family Residential), RS-72 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at time of Final Plat. Staff makes this recommendation as the Change of Zone request meets the minimum requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge. Staff makes this recommendation as the Revised Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 inclusive and Outlot D inclusive. 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 Ackley, to recommend approval of the Change of Zone from AG to RS-100 (Single-Family Residential), RS-72 (Single-Family Residential), RG-15 (Multi-Family Residential) and BG (General Business District) to take effect at the time of Final Plat of the subdivision Tiburon Ridge, Phase II. This recommendation is made as the Change of Zone request meets the mimimum requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss,*

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

MOTION: Malmquist moved, seconded by Ackley, to recommend approval of the Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge. This recommendation is made as the Revised Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson.* **Motion carried.**

MOTION: Malmquist moved, seconded by Ackley, to recommend approval of the Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 inclusive and Outlot D. This recommendation is made as the Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson.* **Motion carried.**

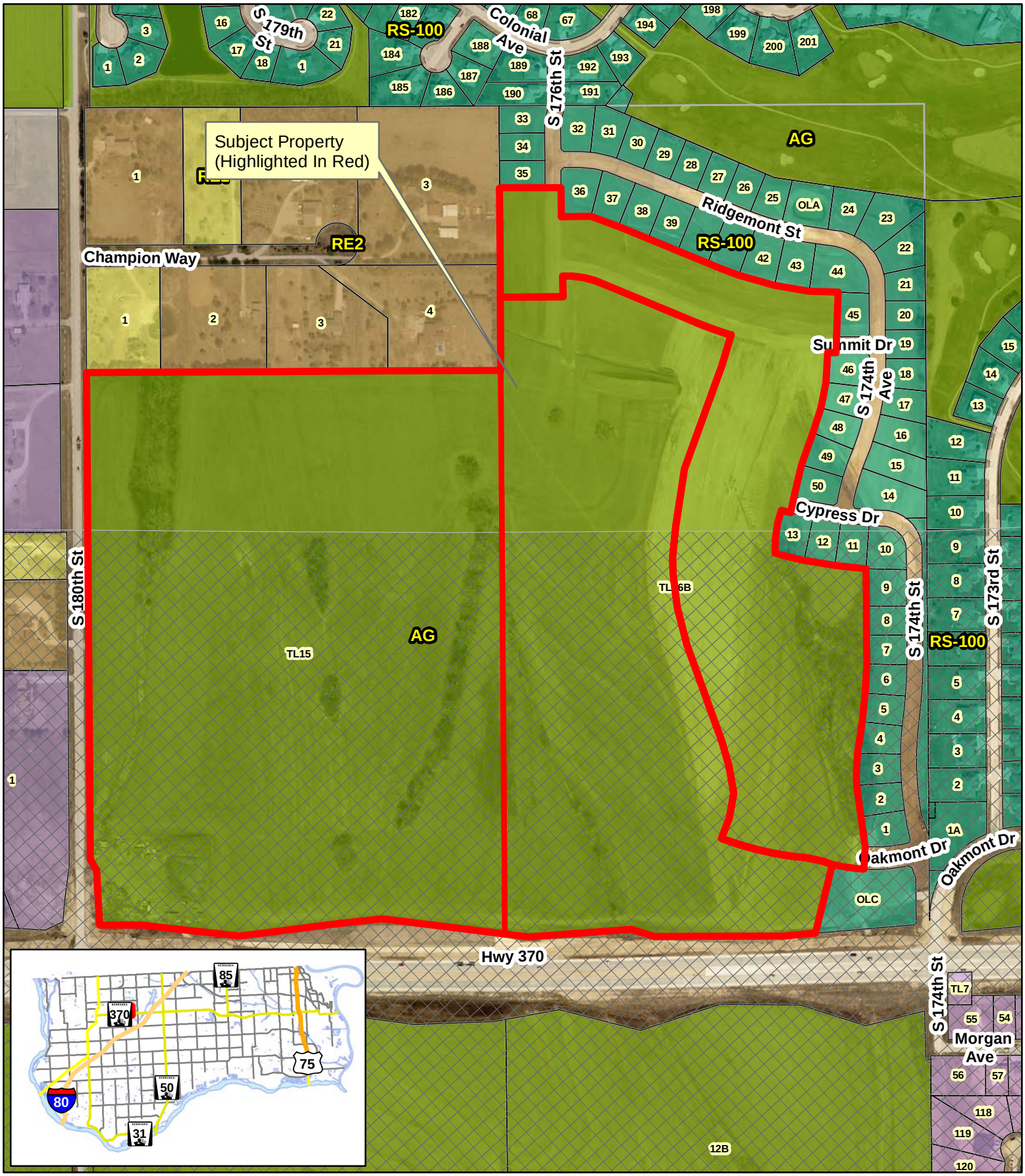
VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Change of Zone Application
4. Change of Zone Maps for comparison
5. Revised Preliminary Plat Application
6. Proposed Revised Preliminary Plat as amended and submitted
7. Final Plat Application
8. Proposed Final Plat as amended and submitted

VII. COPIES OF REPORT SENT TO:

1. JFM LLC, Paul McCune (applicant and owner)
2. Scott Loos, Lamp Rynearson & Associates (applicant's engineering consultant)
3. Public Upon Request

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



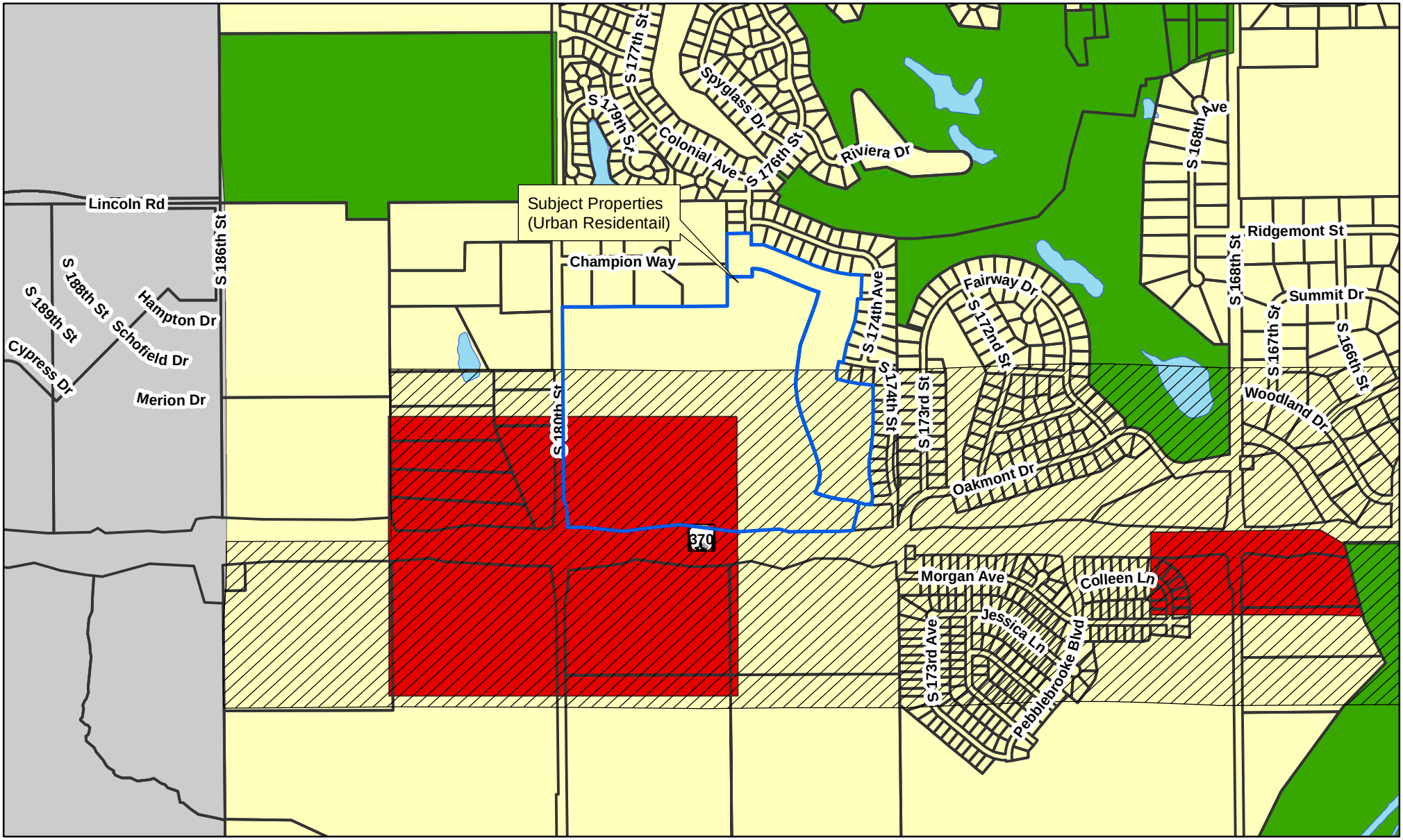
Vicinity Map - Current Zoning

Current Zoning Tiburon Ridge Subdivision

Tiburon Ridge

Sarpy Highway Corridor Overlay

N
W E
S



Current FLU - Sarpy Co

0 0.075 0.15 0.3Miles

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

Legend

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

sarpy county GIS

Tiburon Ridge - Phase II (Lots 1-164 and OL A-F)

Amended 3-07-2012

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

CHANGE OF ZONING APPLICATION

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

1. Completed Change of Zoning 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. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
4. Two (2) site plan drawings (folded)
5. One (1) reduced size site plan drawing (8.5 x 11)
6. One (1) electronic copy of site plan drawing in PDF form
7. Site plan drawing should include the following (as applicable)
   a. Legal description with site layout (1"=20')
   b. Metes and bounds description with lot size
   c. Floodplain/floodway boundaries
   d. Existing easements
   e. General location map (2 mile radius)
   f. Elevations or other supporting materials
8. Detailed operational plans
9. **Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.**

PLANNING STAFF USE ONLY:

APPLICATION #: CZ 14-0006

DATE RECEIVED: 4-2-14

CP DESIGNATION: Urban Residential

CURRENT ZONING DESIGNATION: AG & RS-100

PROPOSED ZONING DESIGNATION: RS-100, RS-72, RG-15, BG

APPLICATION FEE: $ 500 RECEIPT NO. 2090

PUBLIC NOTIFICATION PROCESSING FEE: **$25.00** RECEIPT NO. 2090

RECEIVED BY: _____

NOTES: _____

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

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION ☐

NAME: JMF, Paul McCune E-MAIL: paul@mccunedevelopment.com

ADDRESS: 550 "I" Street, Suite 200 CITY/STATE/ZIP: Omaha NE 68137

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

PHONE: 402-715-5206 FAX: 402-558-1998

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

NAME: JMF, Paul McCune E-MAIL: paul@mccunedevelopment.com

ADDRESS: 550 "I" Street, Suite 200 CITY/STATE/ZIP: Omaha NE 68137

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

PHONE: 402-715-5206 FAX: 402-558-1998

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Lamp Rynearson & Associates - Scott Loos E-MAIL: Scott.Loos@LRA-inc.com

ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha NE 68154

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

PHONE: 402-496-2498 FAX: 402-496-2730

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.*

Tiburon Ridge is a proposed subdivision located northwest of Highway 370 and 174th Street

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: Tiburon Ridge

GENERAL LOCATION: Northwest of Highway 370 and 174th Street
(example 189th & Giles Rd)

ASSESSOR'S PARCEL NUMBER: 010919880 **ADDITIONAL PARCEL NUMBERS** 011593464

LEGAL DESCRIPTION: *(Describe property to wit:)* Taxlot 15A and Taxlot 16B in the southwest 1/4 of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska to be known as Lots 50-164 and Outlots D through F, Tiburon Ridge.

SIZE OF PROPERTY: _____ *acres* **CURRENT ZONING:** AG **REQUESTED ZONING:** RS-100/RS-72/RG-15/BG

SOURCE OF UTILITY SERVICES: **Water -** MUD **Sewer -** City of Gretna
Gas - Black Hills Energy **Electric -** OPPD

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 Change of Zoning 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 _____ Date _____

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Change of Zoning 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) _____ Date _____

Owner Signature (or authorized agent) _____ Date _____

TIBURON RIDGE

Lots 1 through 160 and Outlots A through F, TIBURON RIDGE, being a replatting of Taxlot 15A and Taxlot 16B in the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska

ZONING

ZONE BG General Business District This zoning district is created to provide business and service establishments serving the common and recurring needs of the residents in the vicinity.

	Lot Area	Front Yard	Side Yard	Rear Yard	Max Height
Permitted Uses	7,200 sq. ft.	25'	10'	20'	45'

ZONE RS-100 Single Family Residential District (10,000 sq. ft.) This district is designed to permit a low density of population within areas where it may be served with a limited amount of community facilities necessary for the welfare of the inhabitants within the area.

	Lot Area	Lot Width	Front Yard	Side Yard	Street Side	Rear Yard	Max Height
Dwelling	10,000 sq. ft.	80'	25'	10'	15'	25'	35'
Other Permitted Use	10,000 sq. ft.	80'	25'	10'	25'	25'	65'
Accessory Buildings	--------	----	50'	5'	25'	8'	17'

ZONE RG-15 General Residential District (1,500 sq. ft.) The intent of this district is to provide a high density ratio of population in specific locations particularly designed to accommodate the population with adequate facilities and supporting uses all in accordance with an economical growth pattern in the County.

	Lot Area	Lot Width	Front Yard	Side Yard	Street Side	Rear Yard	Max Height
Dwelling Single Family**	5,000 sq. ft.	60'	25'	7'	15'	25'	35'
Dwelling, Two Family**	10,000 sq. ft.	90'	25'	10'	25'	25'	35'
Dwelling, Multi-Family	10,000 sq. ft.	100'	25'	(***)	25'	25'	----
Other Permitted Use	--------	70'	25'	25'	25'	25'	45'

* Plus 1,500 sq. ft. per family unit.
** By Special Use Permit.
*** For multi family units the side yard shall be 10 feet if it is a 3 story structure, and 2 feet additional side yard on each side shall be provided for each story in excess of 3 stories.

Site development may be subject to other regulations and requirements. Contact local governing authority or other appropriate official for special requirements that may apply.

NOTES

1. All distances are shown in decimal feet.
2. All distances shown along curves are arc distances not chord distances.
3. Lots 151, 153 and Outlot F will have no direct vehicular access to 180th Street.
4. Lots 153 through 160 and Outlots D and E will have no direct vehicular access to Highway 370.
5. Outlots A and B and Outlots D through F are dedicated drainageways.
6. Lots 1, 51, 94, 95, 126, and 127 will have no direct vehicular access to Street 7.

UTILITY NOTE

This drawing includes observed evidence of services and utilities evident at the time of survey only. No responsibility or liability is assumed by the surveyor for the failure to show any buried service and/or utility lines even though they may exist. Contact "One Call" (402-344-3565) prior to any excavation on this site.

BENCHMARK

Elevations shown are as per Sarpy County, Nebraska GIS.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- RS-100 ZONING (56 LOTS) (15.253 ACRES)

100 0 100 200

LOCATED IN:
NW 1/4, SW 1/4 SEC. 28, T14N R11E
NE 1/4, SW 1/4 SEC. 28, T14N R11E
SW 1/4, SW 1/4 SEC. 28, T14N R11E
SE 1/4, SW 1/4 SEC. 28, T14N R11E

VICINITY MAP

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	14515	61	14025	121	11949
2	12895	62	14553	122	11966
3	12861	63	12469	123	11667
4	11983	64	12395	124	11557
5	11453	65	12434	125	11557
6	11825	66	12421	126	14735
7	11414	67	13808	127	15101
8	11250	68	13675	128	13517
9	14463	69	13682	129	13451
10	14967	70	13626	130	13938
11	12467	71	13616	131	13439
12	12492	72	12825	132	16221
13	13617	73	12825	133	11652
14	23220	74	13664	134	11788
15	17668	75	14542	135	11499
16	15428	76	12026	136	11499
17	13016	77	12026	137	11499
18	11915	78	12026	138	11499
19	11250	79	12026	139	12201
20	11250	80	14702	140	14116
21	12317	81	13799	141	22530
22	18231	82	14006	142	12566
23	22699	83	14006	143	12037
24	14763	84	14295	144	11876
25	12004	85	13570	145	11251
26	11411	86	14148	146	11546
27	11624	87	12905	147	11546
28	11837	88	14816	148	11546
29	12050	89	14314	149	11546
30	12512	90	14195	150	11700
31	14566	91	14115	151	707851
32	14076	92	12439	152	890882
33	12328	93	12439	153	78290
34	12026	94	15629	154	53745
35	12026	95	15989	155	54932
36	16845	96	12214	156	41879
37	14800	97	10871	157	39787
38	14643	98	10868	158	66635
39	14784	99	11699	159	73753
40	14925	100	12307	160	142930
41	15300	101	12200		
42	15729	102	12431		
43	15382	103	12846		
44	22390	104	11690		
45	13581	105	11675		
46	13191	106	12254		
47	12208	107	12963		
48	12300	108	13125		
49	13243	109	11591		
50	13179	110	11908		
51	14365	111	15525		
52	12749	112	14358		
53	12571	113	15077		
54	12583	114	13711		
55	12271	115	12176		
56	12150	116	11441		
57	12150	117	10620		
58	13841	118	10615		
59	14337	119	12007		
60	14337	120	11832		

Outlot Table	
Outlot #	Area (SF)
A	18956
B	141029
C	22782
D	49971
E	109319
F	78378

Centerline Curve Table					
Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	100.00	32.28	32.14	S06°31'21"W	018°29'41"
C2	100.00	32.36	32.22	S06°30'02"W	018°32'20"
C3	500.00	77.09	77.02	S01°38'53"W	008°50'03"
C4	400.00	193.61	191.72	S07°48'03"E	027°43'56"
C5	200.00	54.55	54.38	S13°51'11"E	015°37'41"
C6	1000.00	244.51	243.90	S13°06'26"W	014°00'34"
C7	400.00	72.68	72.58	S20°53'49"W	010°24'38"
C8	900.00	281.16	280.02	S13°15'29"E	017°53'58"
C9	140.00	101.40	99.20	S01°27'30"E	041°29'54"
C10	750.00	131.88	131.71	S12°24'16"W	010°04'28"
C11	675.00	3.43	3.43	S17°17'45"W	000°17'29"
C12	675.00	248.59	247.19	S08°35'59"W	021°06'04"
C13	675.00	215.67	214.76	S31°06'15"E	018°18'25"
C14	1000.00	250.28	249.63	S15°05'16"E	014°20'25"
C15	400.00	113.47	113.09	S00°12'34"W	016°15'15"
C16	350.00	134.79	133.96	S81°44'09"E	022°03'58"
C17	750.00	176.26	175.85	S77°26'07"E	013°27'55"
C18	150.00	213.08	195.61	S43°28'23"E	081°23'22"
C19	750.00	298.55	296.58	S08°37'31"W	022°48'26"
C20	750.00	195.78	195.22	S12°33'03"W	014°57'33"
C21	300.00	119.80	119.01	S81°19'43"E	022°52'51"
C22	1250.00	278.05	277.47	S76°15'38"E	012°44'41"
C23	1250.00	221.34	221.05	S87°42'20"E	010°08'44"
C24	1250.00	295.40	294.71	S78°09'27"E	013°32'24"
C25	1250.00	124.51	124.46	S87°46'52"E	005°42'26"
C26	100.00	153.34	138.75	S46°42'24"E	087°51'23"
C27	1500.00	199.22	199.07	S01°01'35"W	007°36'35"
C28	1000.00	355.80	353.92	S05°21'42"E	020°23'09"
C29	1000.00	66.87	66.86	S13°38'20"E	003°49'53"
C30	1000.00	156.12	155.96	S07°15'03"E	008°56'41"
C31	1500.00	271.58	271.20	N89°07'17"W	010°22'24"
C32	1800.00	272.18	271.92	N85°16'00"W	008°39'50"
C33	300.00	463.86	419.02	S43°06'21"W	088°35'28"
C34	300.00	479.39	429.99	S46°58'06"E	091°33'25"
C35	800.00	325.25	323.01	N75°56'23"E	023°17'39"
C36	800.00	48.34	48.33	N62°13'42"E	003°27'43"
C37	391.00	160.12	159.00	N72°13'45"E	023°27'49"
C38	391.00	172.86	171.45	S83°22'27"E	025°19'48"
C39	1000.00	186.55	186.28	S76°03'13"E	010°41'20"
C40	500.00	177.37	176.44	N88°26'22"E	020°19'31"
C41	500.00	37.25	37.24	N80°24'39"E	004°16'05"
C42	500.00	84.04	83.94	N77°43'48"E	009°37'47"
C43	450.00	209.20	207.32	S16°07'38"E	026°38'10"

LEGAL DESCRIPTION

TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

OWNER/ APPLICANT

JMF LLC
11550 I STREET, SUITE 200
OMAHA, NE 68137

ENGINEER

LAMP, RYNEARSON & ASSOCIATES, INC.
14710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68154-2027

ZONING

EXISTING: AG

PROPOSED: RS-100
LOTS 1 THROUGH 150 - 45.752 ACRES
OUTLOTS A THROUGH C - 4.196 ACRES

RG-15
LOT 151 - 16.250 ACRES

BG
LOTS 152 THROUGH 160 - 32.962 ACRES
OUTLOTS D THROUGH F - 5.457 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT
444 SOUTH 16TH STREET MALL
OMAHA, NE 68102-2247

WATER: METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 61ST AVENUE
OMAHA, NE 68106-3621

GAS: BLACK HILLS ENERGY
501 WEST 6TH STREET
PAPILLION, NE 68046

drawn by FAM
designed by
reviewed by WEK
references ACAD-Tiburon Plat
filename Exhibit 1.dwg
revisions

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-Inc.com
402.496.2498 | P
402.496.2730 | F

TIBURON RIDGE (Lots 1 through 160 and Outlots A through F)
SARPY COUNTY, NEBRASKA

EXHIBIT 1
ORIGINAL PRELIMINARY PLAT ZONING

job number-tasks 0107018.01-002
book page
date 04-01-2014
sheet 1 of 1

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SECTION 14 – RS–100 – SINGLE FAMILY RESIDENTIAL DISTRICT (10,000 SQ. FT.)
14.4 HEIGHT AND LOT REQUIREMENTS
14.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING	10,000 SQ. FT.	80'	25'	10'	15'	25'	35'
OTHER PERMITTED USE	10,000 SQ. FT.	80'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	-----	50'	5'	25'	8'	17'

SECTION 15 – RS–72 – SINGLE FAMILY RESIDENTIAL DISTRICT (7,200 SQ. FT.)
15.4 HEIGHT AND LOT REQUIREMENTS
15.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING	7,200 SQ. FT.	60'	25'	5'	15'	25'	35'
OTHER PERMITTED USE	7,200 SQ. FT.	60'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	-----	50'	5'	25'	8'	17'

SECTION 18 – RG–15 – GENERAL RESIDENTIAL DISTRICT (1,500 SQ. FT.)
18.4 HEIGHT AND LOT REQUIREMENTS
18.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING SINGLE FAMILY**	5,000 SQ. FT.	60'	25'	7'	15'	25'	35'
DWELLING, TWO FAMILY**	10,000 SQ. FT.	90'	25'	10'	25'	25'	35'
DWELLING, MULTI–FAMILY	10,000 SQ. FT.	100'	25'	(***)	25'	25'	-----
OTHER PERMITTED USE	-----	70'	25'	25'	25'	25'	45'

* PLUS 1,500 SQ. FT. PER FAMILY UNIT.
** BY SPECIAL USE PERMIT.
*** FOR MULTI–FAMILY UNITS THE SIDE YARD SHALL BE 10 FEET IF IT IS A 3–STORY STRUCTURE, AND 2 FEET ADDITIONAL SIDE YARD ON EACH SIDE SHALL BE PROVIDED FOR EACH STORY IN EXCESS OF 3 STORIES.

SECTION 20 – RBG –GENERAL BUSINESS DISTRICT
20.3 HEIGHT AND LOT REQUIREMENTS
20.3.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	FRONT	SIDE YARD	REAR	MAXIMUM HEIGHT
PERMITTED USES	7,200 SQ. FT.	25'	10'	20'	45'

TIBURON RIDGE

LOTS 1 THROUGH 164 AND OUTLOTS A THROUGH F, TIBURON RIDGE, BEING A REPLATTING OF TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. LOTS 156, 158 AND OUTLOT E WILL HAVE NO DIRECT VEHICULAR ACCESS TO 180TH STREET.
4. LOTS 114, 158 THROUGH 164 AND OUTLOTS C AND F WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
5. OUTLOTS A AND B AND OUTLOTS D THROUGH F ARE DEDICATED DRAINAGEWAYS.
6. LOTS 1, 51, 94, 95, 113, AND 115 WILL HAVE NO DIRECT VEHICULAR ACCESS TO STREET 7/ OAKMONT DRIVE.

UTILITY NOTE

THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (402–344–3565) PRIOR TO ANY EXCAVATION ON THIS SITE.

BENCHMARK

ELEVATIONS SHOWN ARE AS PER SARPY COUNTY, NEBRASKA GIS.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- RS–72 ZONING (60 LOTS) (16.226 ACRES)

LOCATED IN:
NW 1/4, SW 1/4 SEC. 28, T14N R11E
NE 1/4, SW 1/4 SEC. 28, T14N R11E
SW 1/4, SW 1/4 SEC. 28, T14N R11E
SE 1/4, SW 1/4 SEC. 28, T14N R11E

VICINITY MAP

LEGAL DESCRIPTION

TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

OWNER/ APPLICANT

JMF LLC
11550 I STREET, SUITE 200
OMAHA, NE 68137

ENGINEER

LAMP, RYNEARSON & ASSOCIATES, INC.
14710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68154–2027

ZONING

EXISTING: AG

PROPOSED: RS–100
LOTS 1 THROUGH 94 – 29.494 ACRES
OUTLOTS A THROUGH D – 5.419 ACRES

RS–72
LOTS 95–113, 115–155 – 16.226 ACRES

RG–15
LOT 156 – 16.253 ACRES

BG
LOTS 114, 157 THROUGH 164 – 33.169 ACRES
OUTLOTS E AND F – 4.309 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT
444 SOUTH 16TH STREET MALL
OMAHA, NE 68102–2247

WATER: METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 61ST AVENUE
OMAHA, NE 68106–3621

GAS: BLACK HILLS ENERGY
501 WEST 6TH STREET
PAPILLION, NE 68046

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	14153	61	13957	121	12888
2	12901	62	14550	122	11706
3	12861	63	12468	123	11792
4	11983	64	12395	124	12405
5	11453	65	12433	125	12963
6	11825	66	12385	126	13125
7	11414	67	13808	127	11591
8	11250	68	13675	128	11908
9	14463	69	13682	129	15525
10	14967	70	13626	130	14358
11	12467	71	13616	131	15077
12	12492	72	12825	132	13711
13	13617	73	12825	133	12176
14	23177	74	13664	134	11441
15	17660	75	14506	135	10620
16	15418	76	12024	136	10615
17	13006	77	12024	137	12007
18	11904	78	12024	138	11652
19	11240	79	12024	139	11788
20	11240	80	14666	140	11499
21	12304	81	13805	141	11499
22	18210	82	14005	142	11499
23	22721	83	14007	143	11499
24	14807	84	14026	144	12201
25	12004	85	13571	145	14116
26	11403	86	14051	146	22494
27	11608	87	12869	147	12563
28	11814	88	14816	148	12034
29	12019	89	14314	149	11875
30	12471	90	14195	150	11251
31	14508	91	14115	151	11546
32	14034	92	12439	152	11546
33	12319	93	12439	153	11546
34	12024	94	15593	154	11546
35	12024	95	13398	155	11700
36	16809	96	11475	156	707974
37	14800	97	9223	157	890882
38	14643	98	9228	158	78290
39	14784	99	9224	159	53745
40	14925	100	9222	160	54932
41	15300	101	9007	161	41879
42	15729	102	8915	162	39787
43	15382	103	8884	163	66635
44	22390	104	9929	164	73753
45	13545	105	9870	OL A	18596
46	13154	106	9163	OL B	22262
47	12208	107	9130	OL C	54262
48	12300	108	9154	OL D	140952
49	13243	109	8922	OL E	78378
50	13143	110	8865	OL F	109319
51	13897	111	8865		
52	12749	112	8865		
53	12571	113	12172		
54	12583	114	144935		
55	12271	115	15127		
56	12150	116	13517		
57	12150	117	13475		
58	13841	118	14021		
59	14337	119	13491		
60	14337	120	16221		

Centerline Curve Table

Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	100.00	31.52	31.39	N06°22'30"E	018°03'44"
C2	100.00	31.72	31.59	N06°19'07"E	018°10'30"
C3	350.00	134.79	133.96	S81°44'09"E	022°03'58"
C4	750.00	176.26	175.85	S77°26'07"E	013°27'55"
C5	150.00	213.08	195.61	S43°28'23"E	081°23'22"
C6	750.00	298.55	296.58	S08°37'31"W	022°48'26"
C7	750.00	195.78	195.22	S12°33'03"W	014°57'23"
C8	1250.00	52.33	52.32	N88°25'15"E	002°23'34"
C9	1250.00	162.14	162.03	S81°12'41"E	007°25'55"
C10	1250.00	124.51	124.46	S87°46'52"E	005°42'26"
C11	100.00	153.34	138.75	S46°42'24"E	087°51'23"
C12	1500.00	199.22	199.07	S01°01'35"W	007°36'35"
C13	1000.00	414.98	412.01	S07°03'25"E	023°46'36"
C14	1000.00	63.16	63.15	S20°45'11"E	003°37'08"
C15	106.00	10.10	10.10	S19°50'04"E	005°27'34"
C17	300.00	119.80	119.01	S81°19'43"E	022°52'51"
C18	1250.00	278.05	277.47	S76°15'38"E	012°44'41"
C19	1250.00	169.01	168.88	S86°30'23"E	007°44'49"
C20	750.00	131.88	131.71	S12°24'16"W	010°04'28"
C21	675.00	5.48	5.48	S17°12'37"W	000°27'56"
C22	675.00	246.54	245.17	S06°30'46"W	020°55'37"
C23	675.00	215.67	214.76	S13°06'15"E	018°18'25"
C24	1000.00	250.28	249.63	S15°05'16"E	014°20'25"
C25	400.00	107.40	107.07	S00°13'34"E	015°23'00"
C26	900.00	281.16	280.02	S13°15'29"E	017°53'58"
C27	140.00	101.40	99.20	S41°29'34"	041°29'34"
C28	1250.00	97.56	97.53	S75°15'35"E	004°28'18"
C35	500.00	77.09	77.02	S01°38'53"W	008°50'03"
C36	400.00	193.61	191.72	S07°48'03"E	027°43'56"
C37	200.00	54.55	54.38	S13°51'11"E	015°37'41"
C38	1000.00	244.51	243.90	S13°06'26"W	014°00'34"
C39	400.00	72.68	72.58	S00°53'45"W	010°24'38"
C48	450.00	209.20	207.32	S16°07'38"E	026°38'10"

drawn by FAM
designed by
reviewed by WEK
references 0701R1020–PRELIM 0701R1007
filename Exhibit 2.dwg
revisions 3–18–14 EAM

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-Inc.com
402.496.2498 | P
402.496.2730 | F

TIBURON RIDGE (Lots 1 through 164 and Outlots A through F)
SARPY COUNTY, NEBRASKA

EXHIBIT 2
REVISED PRELIMINARY PLAT ZONING

job number–tasks 0107018.01–002
book page
date 04–01–2012
sheet 1 of 1

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SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046
•PHONE: 402-593-1555 •FAX: 402-593-1558 • E-MAIL: 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. Submit complete Preliminary Plat Application
2. Submit Non-Refundable Fee of **$340.00** made payable to Sarpy County Treasurer
3. 1 reduced size site plan drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, **folded** plat drawings
6. Preliminary Drainage Plan
7. 5 copies proposed Post- Construction Storm Water Management Plan

PLANNING STAFF USE ONLY:

APPLICATION NO.: PP 14 - 0004
DATE RECEIVED: 3-31-14
CP DESIGNATION: Urban Residential
ZONING DESIGNATION: AG, RS-100
FEE: $ 340 RECEIPT NO. 2089
RECEIVED BY: LT
NOTES:

Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.

APPLICANT INFORMATION:

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com

ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137

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

PHONE: 402-715-5206 FAX: 402-558-1998

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

☐ **Please check box if attaching separate sheet with owner information.**

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com

ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137

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

PHONE: 402-715-5206 FAX: 402-558-1998

ENGINEER INFORMATION:

NAME: Scott Loos E-MAIL: scott.loos@Lra-inc.com

ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154

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

PHONE: 402-496-2498 FAX: 402-496-2730

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.*

Tiburon Ridge is a proposed subdivision located northwest of Hwy 370 and 174th Street. The first three phases will be single-family lots and one 3.28 acre commercial lot. The remaining phases will be 26.72 acres of commercial, 3 acres of office and 16 acres of apartments. The current plan to have single-family lots, commercial and also multi-family lots is to create a mixed use area along Highway 370. The sanitary sewers on the eastern portion of the site area will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the others areas of Pebblebrooke. An existing Wastewater Services Agreement between the City of Gretna and Tiburon Ridge, along with an Interlocal Cooperation Agreement between Tiburon Ridge and Pebblebrooke, will need to be amended, to allow Tiburon Ridge to connect to this system. Sanitary sewer on the western portion of the site, will drain to the southwest corner and be pumped by a lift station to the future Gretna Interceptor Sewer near Cornhusker Road. Storm water runoff from the project will be captured in landscaped storm water quality basins in key locations where it will be treated before leaving the site. Proposed commercial and office areas will have to treat their storm water runoff on their respective lots. 180th Street will be widened from Hwy 370 north to provide additional access to the commercial and multi-family lots as they are developed so that traffic will not be required to traverse through the single-family lots. The project will have MUD water, BHE gas, OPPD power and street lights.

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: **TIBURON RIDGE**

ASSESSOR'S PARCEL NUMBER: **010919880**

CURRENT ZONING: **AG/RS-100**

ADDITIONAL PARCEL NUMBERS **011593464**

GEN. PROP. LOCATION*: **NW - 174th & Hwy 370**

**example 189th & Giles Rd*

LEGAL DESCRIPTION: *(Describe property to wit:)*

Lots 1 through 164 and Outlots A through F, Tiburon Ridge, being a replatting Taxlot 15A and Taxlot 16B in the southwest Y4 **~~corner~~ of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska**

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. **The Planning Commission will hold a public hearing and make a recommendation to the County Board.**
2. **County Board will hold a public hearing and make a final decision on the Preliminary Plat.**
3. **All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Preliminary Plat applicant or the property owner.**

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent) — Date 4/28/14

Owner Signature (or authorized agent) — Date

TIBURON RIDGE

LOTS 1 THROUGH 164 AND OUTLOTS A THROUGH F, TIBURON RIDGE, BEING A REPLATTING OF TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

SECTION 14 – RS–100 – SINGLE FAMILY RESIDENTIAL DISTRICT (10,000 SQ. FT.)
14.4 HEIGHT AND LOT REQUIREMENTS
14.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING	10,000 SQ. FT.	80'	25'	10'	15'	25'	35'
OTHER PERMITTED USE	10,000 SQ. FT.	80'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	-----	50'	5'	25'	8'	17'

SECTION 15 – RS–72 – SINGLE FAMILY RESIDENTIAL DISTRICT (7,200 SQ. FT.)
15.4 HEIGHT AND LOT REQUIREMENTS
15.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING	7,200 SQ. FT.	60'	25'	5'	15'	25'	35'
OTHER PERMITTED USE	7,200 SQ. FT.	60'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	-----	50'	5'	25'	8'	17'

SECTION 18 – RG–15 – GENERAL RESIDENTIAL DISTRICT (1,500 SQ. FT.)
18.4 HEIGHT AND LOT REQUIREMENTS
18.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING SINGLE FAMILY**	5,000 SQ. FT.	60'	25'	7'	15'	25'	35'
DWELLING, TWO FAMILY**	10,000 SQ. FT.	90'	25'	10'	25'	25'	35'
DWELLING, MULTI–FAMILY	10,000 SQ. FT.	100'	25'	(***)	25'	25'	-----
OTHER PERMITTED USE	-----	70'	25'	25'	25'	25'	45'

* PLUS 1,500 SQ. FT. PER FAMILY UNIT.
** BY SPECIAL USE PERMIT.
*** FOR MULTI–FAMILY UNITS THE SIDE YARD SHALL BE 10 FEET IF IT IS A 3–STORY STRUCTURE, AND 2 FEET ADDITIONAL SIDE YARD ON EACH SIDE SHALL BE PROVIDED FOR EACH STORY IN EXCESS OF 3 STORIES.

SECTION 20 – RBG –GENERAL BUSINESS DISTRICT
20.3 HEIGHT AND LOT REQUIREMENTS
20.3.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	FRONT	SIDE YARD	REAR	MAXIMUM HEIGHT
PERMITTED USES	7,200 SQ. FT.	25'	10'	20'	45'

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. LOTS 156, 158 AND OUTLOT E WILL HAVE NO DIRECT VEHICULAR ACCESS TO 180TH STREET.
4. LOTS 114, 158 THROUGH 164 AND OUTLOTS C AND F WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
5. OUTLOTS A AND B AND OUTLOTS D THROUGH F ARE DEDICATED DRAINAGEWAYS.
6. LOTS 1, 51, 94, 95, 113, AND 115 WILL HAVE NO DIRECT VEHICULAR ACCESS TO STREET 7/ OAKMONT DRIVE.

UTILITY NOTE

THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (402–344–3565) PRIOR TO ANY EXCAVATION ON THIS SITE.

BENCHMARK

ELEVATIONS SHOWN ARE AS PER SARPY COUNTY, NEBRASKA GIS.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- WETLANDS
- EXISTING CONTOUR
- RIGHT OF WAY DEDICATION

LOCATED IN:
NW 1/4, SW 1/4 SEC. 28, T14N R11E
NE 1/4, SW 1/4 SEC. 28, T14N R11E
SW 1/4, SW 1/4 SEC. 28, T14N R11E
SE 1/4, SW 1/4 SEC. 28, T14N R11E

VICINITY MAP

LEGAL DESCRIPTION

TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

OWNER/ APPLICANT

JMF LLC
11550 I STREET, SUITE 200
OMAHA, NE 68137

ENGINEER

LAMP, RYNEARSON & ASSOCIATES, INC.
14710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68154–2027

ZONING

EXISTING: AG

PROPOSED: RS–100
LOTS 1 THROUGH 94 – 29.494 ACRES
OUTLOTS A THROUGH D – 5.419 ACRES

RS–72
LOTS 95–113, 115–155 – 16.226 ACRES

RG–15
LOT 156 – 16.253 ACRES

BG
LOTS 114, 157 THROUGH 164 – 33.169 ACRES
OUTLOTS E AND F – 4.309 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT
444 SOUTH 16TH STREET MALL
OMAHA, NE 68102–2247

WATER: METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 61ST AVENUE
OMAHA, NE 68106–3621

GAS: BLACK HILLS ENERGY
501 WEST 6TH STREET
PAPILLION, NE 68046

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	14153	61	13957	121	12888
2	12901	62	14550	122	11706
3	12861	63	12468	123	11792
4	11983	64	12395	124	12405
5	11453	65	12433	125	12963
6	11825	66	12385	126	13125
7	11414	67	13808	127	11591
8	11250	68	13675	128	11908
9	14463	69	13682	129	15525
10	14967	70	13626	130	14358
11	12467	71	13616	131	15077
12	12492	72	12825	132	13711
13	13617	73	12825	133	12176
14	23177	74	13664	134	11441
15	17660	75	14506	135	10620
16	15418	76	12024	136	10615
17	13006	77	12024	137	12007
18	11904	78	12024	138	11652
19	11240	79	12024	139	11788
20	11240	80	14666	140	11499
21	12304	81	13805	141	11499
22	18210	82	14005	142	11499
23	22721	83	14007	143	11499
24	14807	84	14026	144	12201
25	12004	85	13571	145	14116
26	11403	86	14051	146	22494
27	11608	87	12869	147	12563
28	11814	88	14816	148	12034
29	12019	89	14314	149	11875
30	12471	90	14195	150	11251
31	14508	91	14115	151	11546
32	14034	92	12439	152	11546
33	12319	93	12439	153	11546
34	12024	94	15593	154	11546
35	12024	95	13398	155	11700
36	16809	96	11475	156	707974
37	14800	97	9223	157	890862
38	14643	98	9228	158	78290
39	14784	99	9224	159	53745
40	14925	100	9222	160	54932
41	15300	101	9007	161	41879
42	15729	102	8915	162	39787
43	15382	103	8884	163	66635
44	22390	104	9929	164	73753
45	13545	105	9870	OL A	18596
46	13154	106	9163	OL B	22262
47	12208	107	9130	OL C	54262
48	12300	108	9154	OL D	140952
49	13243	109	8922	OL E	78378
50	13143	110	8865	OL F	109319
51	13897	111	8865		
52	12749	112	8865		
53	12571	113	12172		
54	12583	114	144935		
55	12271	115	15127		
56	12150	116	13517		
57	12150	117	13475		
58	13841	118	14021		
59	14337	119	13491		
60	14337	120	16221		

Centerline Curve Table					
Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	100.00	31.52	31.39	N06°22'30"E	018°03'44"
C2	100.00	31.72	31.59	N06°19'07"E	018°10'30"
C3	350.00	134.79	133.96	S87°44'09"E	022°03'58"
C4	750.00	176.26	175.85	S77°26'07"E	012°27'55"
C5	150.00	213.08	195.61	S43°28'23"E	081°23'22"
C6	750.00	298.55	296.58	S08°37'31"W	022°48'26"
C7	750.00	195.78	195.22	S12°33'03"W	014°57'23"
C8	1250.00	52.33	52.32	N88°25'15"E	002°23'54"
C9	1250.00	162.14	162.03	S81°12'41"E	007°25'55"
C10	1250.00	124.51	124.46	S87°46'52"E	005°42'26"
C11	100.00	153.34	138.75	S46°42'24"E	087°51'23"
C12	1500.00	199.22	199.07	S01°01'35"W	007°36'35"
C13	1000.00	414.98	412.01	S07°03'25"E	023°46'36"
C14	1000.00	63.16	63.15	S20°45'17"E	003°37'08"
C15	106.00	10.10	10.10	S19°50'04"E	005°27'34"
C17	300.00	119.80	119.01	S81°19'43"E	022°52'51"
C18	1250.00	278.05	277.47	S76°15'38"E	012°44'41"
C19	1250.00	169.01	168.88	S86°30'23"E	007°44'49"
C20	750.00	131.88	131.71	S12°24'16"W	010°04'28"
C21	675.00	5.48	5.48	S17°12'32"W	000°27'56"
C22	675.00	246.54	245.17	S08°30'46"W	022°55'37"
C23	675.00	215.67	214.76	S17°06'15"E	018°18'25"
C24	1000.00	250.28	249.63	S15°05'16"E	014°20'25"
C25	400.00	107.40	107.07	S02°13'34"E	015°23'00"
C26	900.00	281.16	280.02	S13°15'29"E	017°53'58"
C27	140.00	101.40	99.20	S01°27'30"E	041°29'54"
C28	1250.00	97.56	97.53	S73°15'35"E	004°28'18"
C35	500.00	77.09	77.02	S01°38'53"W	008°50'03"
C36	400.00	193.61	191.72	S07°48'03"E	027°43'56"
C37	200.00	54.55	54.38	S13°51'11"E	015°37'41"
C38	1000.00	244.51	243.90	S17°06'26"W	014°00'34"
C39	400.00	72.68	72.58	S02°53'49"W	010°24'38"
C48	450.00	209.20	207.32	S16°07'38"E	026°38'10"

R=37.50'
S17°10'44"E
CH=6.38'
L=6.39'

drawn by EAM
designed by
reviewed by WEK
references 07018F201–PREL 07018C007
filename 07018F201–PREL.dwg
revisions 3–18–14 EAM

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-Inc.com
402.496.2498 | P
402.496.2730 | F

TIBURON RIDGE (Lots 1 through 164 and Outlots A through F)
SARPY COUNTY, NEBRASKA

REVISED
PRELIMINARY PLAT

job number–tasks 0107018.01–002
book page
date 8–24–2012
sheet 1 of 1

L:\Engineering\07018\SURVEY\DRAWING\REC\DRD\07018F201-PRELIM.dwg, 3/13/2014 10:05:39 AM, Elsarb, 1:1, Lamp, Rynearson & Associates

SARPY COUNTY PLANNING

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

FINAL PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:	**PLANNING STAFF USE ONLY:**
1. Submit complete Final Plat Application 2. Submit Non-Refundable Fee of **$ 1,150.00** made payable to Sarpy County Treasurer 3. 1 Electronic copy of the plat drawing (PDF) 4. 25 full sized, **folded** plat drawings 5. **Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.**	**APPLICATION NO.:** FP 14 - 0006 **DATE RECEIVED:** 3-31-14 **CP DESIGNATION:** Urban Residential **ZONING DESIGNATION:** AG **FEE: $** 1150 **RECEIPT NO.** 2089 **RECEIVED BY:** LT **NOTES:**

APPLICANT INFORMATION:

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com

ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137

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

PHONE: 402-715-5206 FAX: 402-558-1998

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

☐ **Please check box if attaching separate sheet with owner information.**

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com

ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137

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

PHONE: 402-715-5206 FAX: 402-558-1998

ENGINEER INFORMATION:

NAME: Lamp, Rynearson & Associates, Inc. – Scott Loos E-MAIL: Scott.Loos@Lra-inc.com

ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154

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

PHONE: 402-496-2498 FAX: 402-496-2730

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.*

Tiburon Ridge is a proposed subdivision located northwest of Hwy 370 and 174th Street. The second phase will be single-family lots, one commercial lot and one outlot. The sanitary sewer will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the others areas of Pebblebrooke. An existing Wastewater Services Agreement between the City of Gretna and Tiburon Ridge, along with an Interlocal Cooperation Agreement between Tiburon Ridge and Pebblebrooke, will need to be amended, to allow Tiburon Ridge to connect to this system. Storm water runoff from the project will be captured in landscaped storm water quality basins in key locations where it will be treated before leaving the site. The project will have MUD water, BHE gas, OPPD power and street lights.

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: Tiburon Ridge

ASSESSOR'S PARCEL NUMBER: 010919880 **CURRENT ZONING:** AG

ADDITIONAL PARCEL NUMBERS 011593464 **GEN. PROP. LOCATION*:** NW of 174th & HWY 370

**example 189th & Giles Rd*

LEGAL DESCRIPTION: *(Describe property to wit :)*

Tiburon Ridge, Lots 51 through 114, inclusive and Outlot D, inclusive being a platting of that part of Taxlot 16B in the east half of southwest quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. **The Planning Commission will hold a public hearing and make a recommendation to the County Board.**
2. **County Board will hold a public hearing and make a final decision on the Final Plat.**
3. **All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.**
4. **Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 Mylar and 5 Paper Copies with signatures).**

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

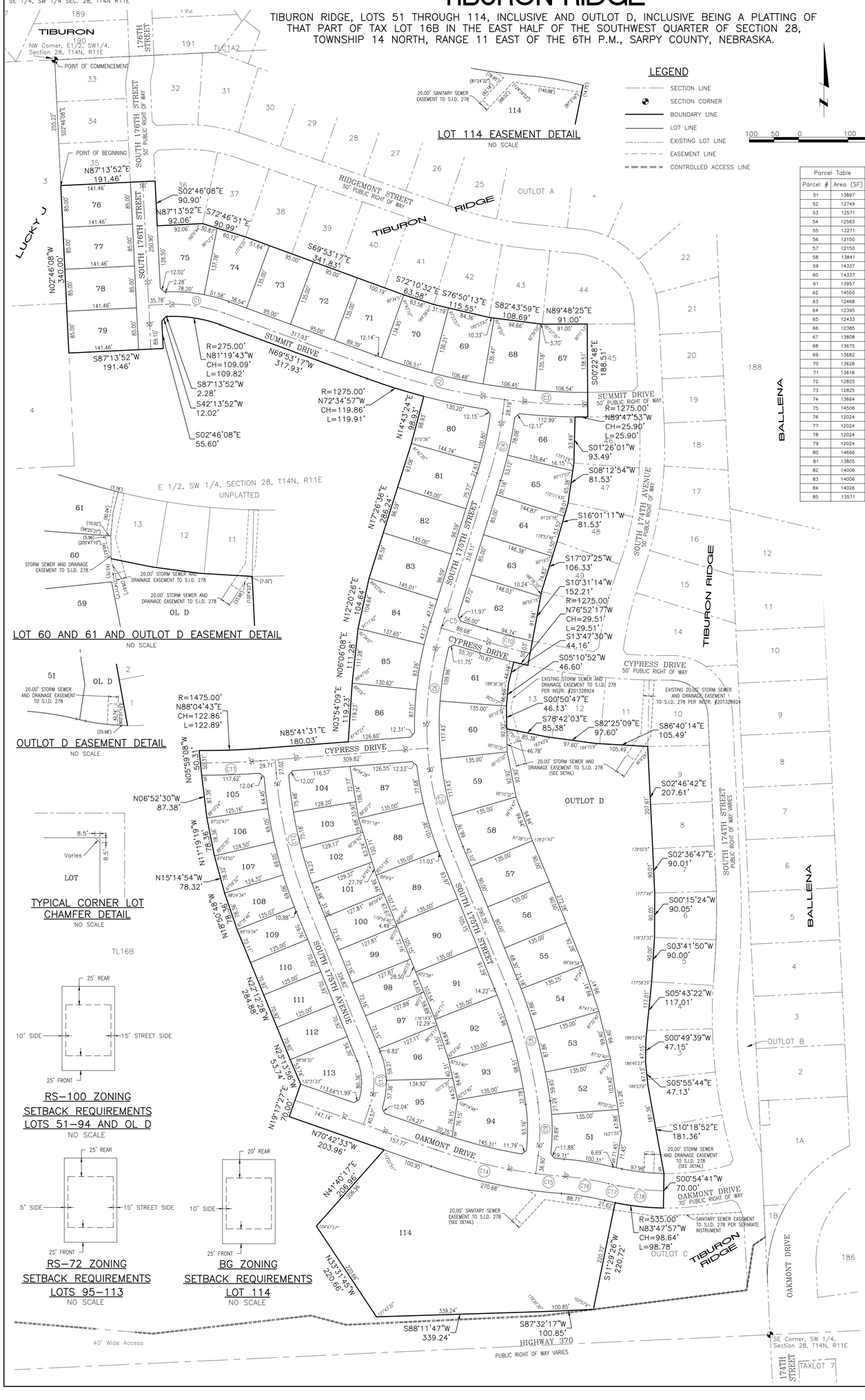
Owner Signature (or authorized agent) Date 4/28/14

Owner Signature (or authorized agent) Date

LOCATED IN:
NE 1/4, SW 1/4 SEC. 28, T14N R11E
SE 1/4, SW 1/4 SEC. 28, T14N R11E

TIBURON RIDGE

TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D, INCLUSIVE BEING A PLATTING OF THAT PART OF TAX LOT 16B IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LOT 114 EASEMENT DETAIL
NO SCALE

LOT 60 AND 61 AND OUTLOT D EASEMENT DETAIL
NO SCALE

OUTLOT D EASEMENT DETAIL
NO SCALE

TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

RS-100 ZONING SETBACK REQUIREMENTS LOTS 51-94 AND OL D
NO SCALE

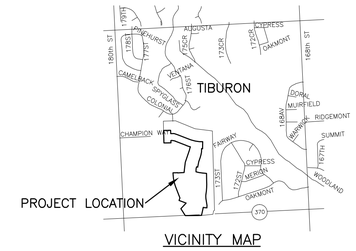
RS-72 ZONING SETBACK REQUIREMENTS LOTS 95-113
NO SCALE

BG ZONING SETBACK REQUIREMENTS LOT 114
NO SCALE

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CONTROLLED ACCESS LINE

100 50 0 100 200



VICINITY MAP

Parcel Table	
Parcel #	Area (SF)
51	13897
52	12749
53	12571
54	12583
55	12271
56	12150
57	12150
58	13841
59	14337
60	14337
61	13957
62	14550
63	12468
64	12335
65	12433
66	12385
67	13808
68	13675
69	13682
70	13626
71	13616
72	12825
73	12825
74	13664
75	14506
76	12024
77	12024
78	12024
79	12024
80	14666
81	13805
82	14006
83	14006
84	14026
85	13571

Parcel Table	
Parcel #	Area (SF)
86	14051
87	12869
88	14816
89	14314
90	14195
91	14115
92	12439
93	12439
94	15593
95	13398
96	11475
97	9223
98	9228
99	9224
100	9222
101	9007
102	8915
103	8884
104	9929
105	9870
106	9163
107	9130
108	9154
109	8922
110	8865
111	8865
112	8865
113	12172
114	144935
OL D	140952

Centerline Curve Table						
Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	300.00	119.80	119.01	S81°19'43"E	22°52'51"
C2	1250.00	278.05	277.47	S76°15'38"E	12°44'41"
C3	1250.00	169.01	168.88	S86°30'23"E	7°44'49"
C4	750.00	131.88	131.71	S12°24'16"W	10°04'28"
C5	675.00	5.48	5.48	S17°12'32"W	0°27'56"
C6	675.00	246.54	245.17	S06°30'46"W	20°55'33"
C7	675.00	215.67	214.76	S13°06'15"E	18°18'25"
C8	1000.00	250.28	249.63	S15°05'16"E	14°20'25"
C9	400.00	107.40	107.07	S00°13'34"E	15°23'00"
C10	1250.00	97.56	97.53	S75°15'35"E	4°28'18"
C11	1500.00	122.15	122.12	S88°01'29"W	4°39'57"
C12	900.00	281.16	280.02	S13°15'29"E	17°53'58"
C13	140.00	101.40	99.20	S01°27'30"E	41°29'54"
C14	1000.00	206.39	206.02	N76°37'18"W	11°49'30"
C15	1000.00	55.14	55.14	N84°06'51"W	3°09'34"
C16	570.00	94.51	94.40	N80°56'38"W	9°30'00"
C17	500.00	20.21	20.21	N77°21'06"W	2°18'57"
C18	500.00	92.32	92.19	N83°47'57"W	10°34'45"

SECTION CORNER TIES

SE COR. SW 1/4 OF SEC. 28, T14N, R11E
Brass Cap
NW 98.92' to "x" nails in southeast face wood PP, ±7.0' above ground
NE 116.21' to "x" nails in southwest face wood PP, ±3.5' above ground
SE 130.21' to chiseled "x" in top of southwest bolt of light pole base
S 132.78' to chiseled "x" in top of northeast bolt of light pole base

NW COR. E 1/2 OF SW 1/4 SEC. 28, T14N, R11E
5/8" rebar w/ yellow plastic cap stamped LS-545
N 1.43' to edge of wrought iron fence
SE 13.68' to "x" nails in north face of 15" tree, ±1.2' above ground
SSW 0.80' to "x" nails in NE face of corner post, ±0.2' above ground
SW 8.42' to "x" nails in east face of wood post, ±0.5' above ground

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOT 114 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
7. OUTLOT D IS A DEDICATED DRAINAGEWAYS.
8. LOTS 51, 94, 95 AND 113 WILL HAVE NO DIRECT VEHICULAR ACCESS TO OAKMONT DRIVE.
9. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

COUNTY TREASURER'S CERTIFICATE

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

_____ DAY OF _____, 2014.

SARPY COUNTY TREASURER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

_____ DAY OF _____, 2014.

SARPY COUNTY SURVEYOR/ENGINEER

APPROVAL OF COUNTY PLANNING COMMISSION

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS

_____ DAY OF _____, 2014.

CHAIRMAN, COUNTY PLANNING COMMISSION

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, THIS

_____ DAY OF _____, 2014.

ATTESTED, COUNTY CLERK — CHAIRMAN, BOARD OF COMMISSIONERS

APPROVAL OF COUNTY PLANNING DIRECTOR

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING DIRECTOR ON THIS

_____ DAY OF _____, 2014.

COUNTY PLANNING DIRECTOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners angle points and ends of curves on all lots and streets within the subdivision to be known as TIBURON RIDGE, Lots 51 through 114 inclusive, and Outlot D, being a platting of that part of Tax Lot 16B in the East Half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the Northwest corner of the East Half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska,

Thence South 02°46'08" East (bearings referenced to Nebraska state plane NAD83) for 255.22 feet along the west line of the East Half of said Southwest Quarter to the TRUE POINT OF BEGINNING;

Thence North 87°13'52" East for 191.46 feet;
Thence South 02°46'08" East for 90.90 feet;
Thence North 87°13'52" East for 92.06 feet;
Thence South 72°46'51" East for 90.99 feet;
Thence South 69°53'17" East for 341.83 feet;
Thence South 72°10'32" East for 63.58 feet;
Thence South 76°50'13" East for 115.55 feet;
Thence South 82°43'59" East for 108.69 feet;
Thence North 89°48'25" East for 91.00 feet;
Thence South 00°22'48" East for 188.51 feet;
Thence along a curve to the right (having a radius of 1275.00 feet and a long chord bearing North 89°47'53" West for 25.90 feet) for an arc length of 25.90 feet;
Thence South 01°26'01" West for 93.49 feet;
Thence South 08°12'54" West for 81.53 feet;
Thence South 16°01'11" East for 81.53 feet;
Thence South 17°07'25" West for 106.33 feet;
Thence South 10°31'14" West for 152.21 feet;
Thence along a curve to the right (having a radius of 1275.00 feet and a long chord bearing North 76°52'17" West for 29.51 feet) for an arc length of 29.51 feet;
Thence South 13°47'30" West for 44.16 feet;
Thence South 05°10'52" West for 46.60 feet;
Thence South 00°50'47" East for 46.13 feet;
Thence South 78°42'03" East for 85.38 feet;
Thence South 82°25'09" East for 97.60 feet;
Thence South 86°40'14" East for 105.49 feet;
Thence South 02°46'42" East for 207.61 feet;
Thence South 02°36'47" East for 90.01 feet;
Thence South 00°15'24" West for 90.05 feet;
Thence South 03°41'50" West for 90.00 feet;
Thence South 05°43'22" West for 117.01 feet;
Thence South 00°49'39" West for 47.15 feet;
Thence South 05°55'44" East for 47.13 feet;
Thence South 10°18'52" East for 181.36 feet;
Thence South 00°54'41" West for 70.00 feet;
Thence along a curve to the right (having a radius of 535.00 feet and a long chord bearing North 83°47'57" West for 98.64 feet) for an arc length of 98.78 feet;
Thence South 11°29'26" West for 220.72 feet to the north right of way line of highway 370;
Thence South 87°32'17" West for 100.85 feet along said north right of way line;
Thence South 88°11'47" West for 339.24 feet continuing along said north right of way line;
Thence North 33°31'45" West for 220.66 feet;
Thence North 41°40'17" East for 206.96 feet;
Thence North 70°42'33" West for 203.96 feet;
Thence North 19°17'27" East for 70.00 feet;
Thence North 23°13'56" West for 53.74 feet;
Thence North 22°12'28" West for 284.88 feet;
Thence North 18°50'48" West for 78.36 feet;
Thence North 15°14'54" West for 78.32 feet;
Thence North 11°19'19" West for 78.36 feet;
Thence North 06°52'30" West for 87.38 feet;
Thence North 05°59'08" West for 50.31 feet;
Thence along a curve to the left (having a radius of 1475.00 feet and a long chord bearing North 88°04'43" East for 122.86 feet) for an arc length of 122.89 feet;
Thence North 85°41'31" East for 180.03 feet;
Thence North 03°54'09" East for 119.23 feet;
Thence North 06°06'08" East for 111.28 feet;
Thence North 12°20'26" East for 104.64 feet;
Thence North 17°26'36" East for 286.24 feet;
Thence North 14°43'24" East for 98.93 feet;
Thence along a curve to the right (having a radius of 1275.00 feet and a long chord bearing North 72°34'57" West for 119.86 feet) for an arc length of 119.91 feet;
Thence North 69°53'17" West for 317.93 feet;
Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing North 81°19'43" West for 109.09 feet) for an arc length of 109.82 feet;
Thence South 87°13'52" West for 2.28 feet;
Thence South 42°13'52" West for 12.02 feet;
Thence South 02°46'08" East for 55.60 feet;
Thence South 87°13'52" West for 191.46 feet to the west line of the East Half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East;
Thence North 02°46'08" West for 340.00 feet to the Point of Beginning;
Contains 1318963 square feet or 30.279 acres

William E. Knight, L.S. 566

Date

REGISTERED LAND SURVEYOR — WILLIAM E. KNIGHT LS-566 — STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JMF, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER AND PINNACLE BANK, TRUSTEE FOR PINNACLE BANK-GRETNA, MORTGAGEE OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. IN THE EVENT THAT THE GRANTEE ENTERS THE EASEMENT AREA FOR PURPOSES OF MAINTENANCE OR REPAIR, THE GRANTEE SHALL COMPENSATE GRANTOR FOR ANY DAMAGE TO AUTHORIZED USES WITHIN SAID EASEMENTS. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURY LINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF SARPY COUNTY, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR DRAINAGE AND STORM SEWERS AND SANITARY SEWERS
WE DO HEREBY GRANT THE PERPETUAL STORM SEWER EASEMENTS, THE PERPETUAL SANITARY SEWER EASEMENTS, AND THE PERPETUAL DRAINAGE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO SANITARY AND IMPROVEMENT DISTRICT #278. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

JMF LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

PAUL S. MCCUNE
MANAGING MEMBER

PINNACLE BANK, TRUSTEE FOR PINNACLE BANK-GRETNA, MORTGAGEE

DOUG ZOERB
PRESIDENT PINNACLE BANK

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2014

BY PAUL S. MCCUNE, MANAGING MEMBER OF JMF, LLC A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2014

BY DOUG ZOERB, PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

drawn by EAM
designed by
reviewed by WEK
references 07018F200
filename 07018F201-FINAL.dwg
revisions

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-Inc.com
402.496.2498 | P
402.496.2730 | F

TIBURON RIDGE (LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D)
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number-task 0107018.02-003
book page
date 3-19-2013
sheet 1 of 1

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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.

Shon Barenklau OR Anne Lee
Publisher Business Manager

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

Notary Public

GENERAL NOTARY - State of Nebraska
LAURA A ESTEP-BRONK
My Comm. Exp. October 21, 2017

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 ¼ 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 ¼ 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 16B in the southwest ¼ 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 plating of Tax Lot 16B in the east ½ of the southwest ¼ 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 ¼ of the Northwest ¼ 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

14-05-12A09:20 RCVD

AFFIDAVIT OF PUBLICATION

:ATE OF NEBRASKA }
} SS.
ɔunty of Sarpy }

ɜing duly sworn, upon oath, Shon Barenklau deposes and says that he is the ıblisher or Anne Lee deposes and says that he is the Business Manager of the **ellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, legal ɜwspapers of general circulation in Sarpy County, Nebraska, and published erein; that said newspaper has been established for more than one year last past; at it has a bona-fide paid subscription list of more than three hundred; that to this ɜrsonal knowledge, the advertisement, a copy of which is hereto attached, was ɜinted in the said newspaper once each week, the first insertion having been on:

Vednesday, May 28, 2014

Papillion Times
Bellevue Leader
Gretna Breeze
Springfield Monitor

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

ɜhon Barenklau OR Anne Lee
ɜublisher Business Manager

Today's Date 05-27-2014
Signed in my presence and sworn to before me:

Notary Public

GENERAL NOTARY - State of Nebraska
LAURA A ESTEP-BRONK
My Comm. Exp. October 21, 2017

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

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.

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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.
1759508; 5/28

14-06-02A07:57 RCVD