

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – Tiburon Ridge Replat 1

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

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

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

WHEREAS, the applicant, JMF, LLC applied for approval of a preliminary plat of a subdivision generally located north of Highway 370 from 174th to 180th Street and legally described as follows:

Outlot B Tiburon Ridge and Lots 1A and 1B Ballena except the west twenty (20.00) feet and the north fifty (50.00) feet of Lot 1A as surveyed, platted and recorded in Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the preliminary plat of a subdivision to be known as Tiburon Ridge Replat 1 for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department reports, the aerial map of the subject property and a copy of the preliminary plat of the subdivision to be known as Tiburon Ridge Replat 1.

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

- I. A public hearing regarding the approval of the preliminary plat was held on August 19, 2014 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the preliminary plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least ten (10) days prior to each respective public hearing.
- IV. The Planning Department staff recommends approval of the preliminary plat.

- V. The proposed preliminary plat of a subdivision to be known as Tiburon Ridge Replat 1 is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known as Tiburon Ridge Replat 1 and as further described in the attached Exhibit A is hereby approved.

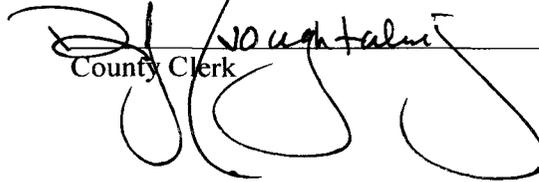
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 9th day of September, 2014.

Attest

SEAL




Sarpy County Board Chairman


County Clerk

Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: September 9, 2014

Subject	Type	By
Applications related to property generally located north of Highway 370 at 174 th Street, legally described as follows Outlot B, Tiburon Ridge and Lots 1A and 1B Ballena except the west twenty (20.00) feet of the north fifty (50.00) feet of Lot 1A as surveyed, platted and recorded in Sarpy County, Nebraska	Public Hearings & Resolutions	Donna Lynam, CFM Assistant Director Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

- These applications are requesting approval of a Preliminary and Final Plat of a subdivision to be known as Tiburon Ridge Replat 1.

➤ **Background and Analysis:**

- The detailed staff reports on these applications were presented to the Planning Commission at their August 19, 2014 meeting and are attached for your information and review.
- This replat is to allow for the dedication of additional right-of-way and realignment of lot lines.
- The improvements to the dedicated right-of-way have been completed but a small parcel owned by Nebraska Department of Roads was not included in the original plat.
- The adjustment of the lot lines will allow for the construction of a permanent Subdivision Entrance Monument Sign and landscape area.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the Preliminary Plat of a subdivision to be known as Tiburon Ridge Replat 1 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 Replat 1 as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On August 19, 2014 the Planning Commission voted to recommend **APPROVAL** of the Preliminary and Final Plat for Tiburon Ridge Replat 1.

MOTION: Malmquist moved, seconded by Lichter, to approve the proposed Preliminary Plat of a subdivision to be known as Tiburon Ridge Replat 1. This recommendation is made as the Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Bliss. **Motion carried.**

MOTION: Malmquist moved, seconded by Lichter, to approve the proposed Final Plat of a subdivision to be known as Tiburon Ridge Replat 1. 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 – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Bliss. **Motion carries.**



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

**PRELIMINARY PLAT (RPP 14-0007)
FINAL PLAT (FP 14-0008)**

**APPLICANT: JMF LLC – PAUL MCCUNE
TIBURON RIDGE REPLAT 1**

PLANNING COMMISSION HEARING OF: AUGUST 19, 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 at 174th Street.

D. LEGAL DESCRIPTION: Outlot B, Tiburon Ridge and Lots 1A and 1B Ballena except the west twenty (20.00) feet of the north fifty (50.00) feet of Lot 1A, subdivisions as surveyed, platted and recorded in Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 1.209 acres more or less

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Urban Residential
- Zoning: RS-100 (Single-family Residential)

G. REQUESTED ACTION(S): To approve a Preliminary and Final Plat of a Subdivision to be known as Tiburon Ridge Replat 1, Lot 1 and Outlot A.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Developed with landscaping and residential roadway.

B. GENERAL VICINITY AND LAND USE

- North and East: Low Density Residential w/ Golf Course
- South: Undeveloped
- West: Undeveloped (Future Phases of Tiburon Ridge)

C. RELEVANT CASE INFORMATION:

- This replat is to allow for the dedication of additional right-of-way and realignment of lot lines.

- Proposed improvements with the approved platting will include a Tiburon Ridge Subdivision Sign and landscaping.
- Dedicated Right-of-way has already been improved.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning 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. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. No comments received.

C. GENERAL COMMENTS:

- This plat is for the cleanup of dedicated right-of-way owned by the State of Nebraska and to adjust the lot lines between Outlot B and Lot 1A to allow for the placement of a subdivision sign and landscaping

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Tiburon Ridge Replat 1. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Tiburon Ridge Replat 1. 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 Lichter, to approve the proposed Preliminary Plat of a subdivision to be known as Tiburon Ridge Replat 1. This recommendation is made as the Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Bliss. **Motion carried.**

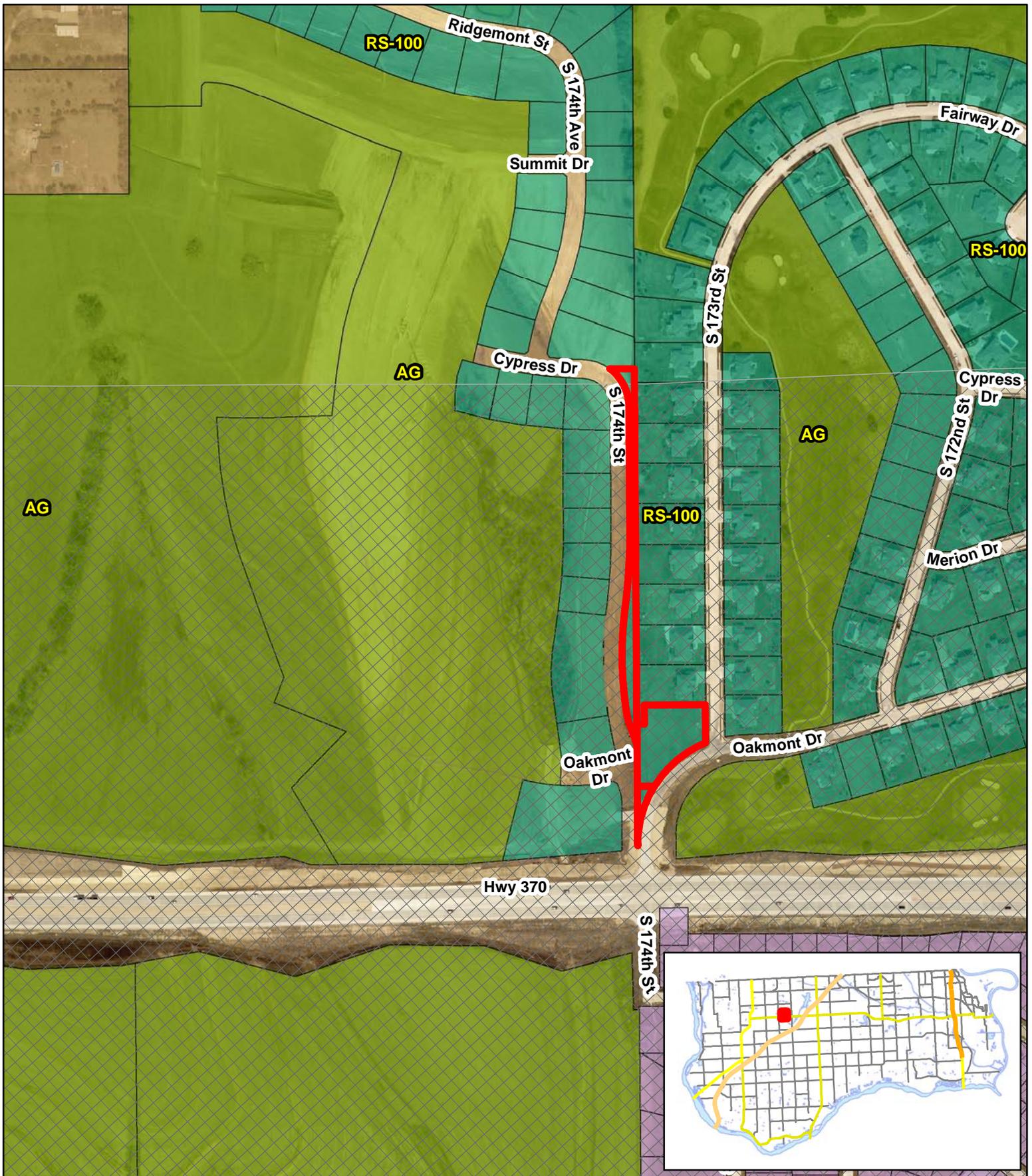
MOTION: Malmquist moved, seconded by Lichter, to approve the proposed Final Plat of a subdivision to be known as Tiburon Ridge Replat 1. This recommendation is made as the Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Bliss. **Motion carries.**

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 Proposed Preliminary Plat
4. Application and Proposed Final Plat

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



Vicinity Map - Current Zoning

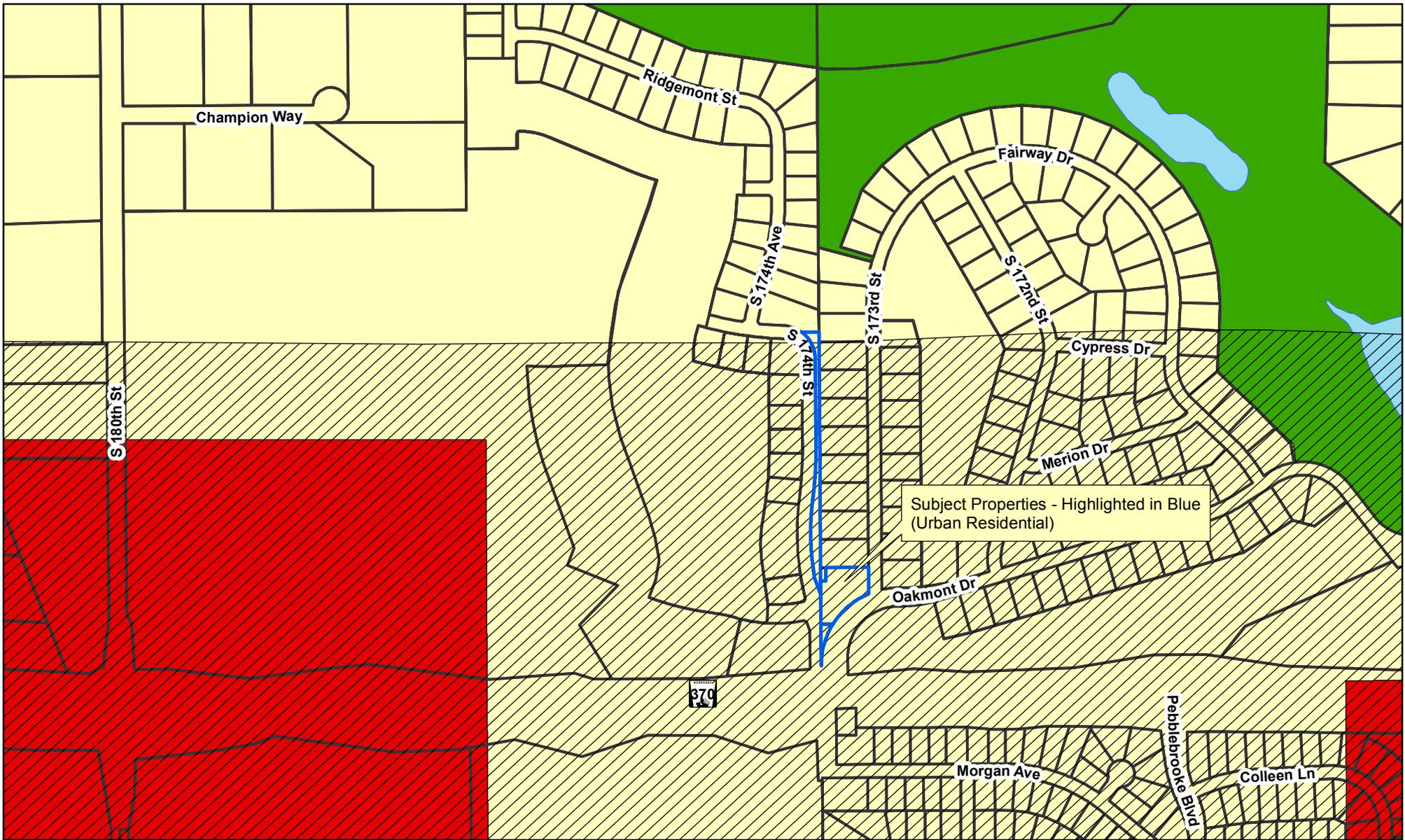
Parcel #'s 011594095, 011246553, 011584231

Tiburon Ridge Replat 1

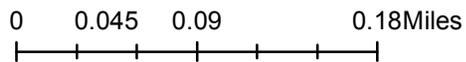


Sarpy Highway Corridor Overlay





Current FLU - Sarpy Co



Tiburon Ridge Replat 1



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

Legend

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

Amended 3-07-2012



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 **\$300.00** 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 14-0007
 DATE RECEIVED: 7-15-2014
 CP DESIGNATION: Urban Residential
 ZONING DESIGNATION: RS-100 w/ HC Overlay
 FEE: \$ 300 RECEIPT NO. 2384 *P. 5/27/14*
 RECEIVED BY: KJ
 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 Replat 1 is a proposed subdivision located at 174th Street and Oakmont Drive. Proposed improvements on the site will include a Tiburon Ridge entrance sign and landscaping.

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 Replat 1

ASSESSOR'S PARCEL NUMBER: 011594095 **CURRENT ZONING:** RS-100
011246553 WJ with HC District

ADDITIONAL PARCEL NUMBERS 011246533 and 011584231 **GEN. PROP. LOCATION*:** 174th & Oakmont Drive
**example 189th & Giles Rd*

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 1 and Outlot A, Tiburon Ridge Replat 1, being a replatting of Outlot B, Tiburon Ridge and Lots 1A and 1B Ballena except the west twenty (20.00) feet of the north fifty (50.00) feet of Lot 1A, subdivisions as surveyed, platted and recorded in 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.

Carl Miller
Owner Signature (or authorized agent)

7-14-10
Date

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

drawn by	EAM	references	07018200-PRELIM
designed by			07018200-PRELIM
reviewed by	WEK		07018200-PRELIM
filename	02018R101-PRELIM.dwg		
revisions			

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:

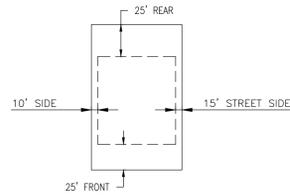
	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	STREET YARD	REAR YARD	MAXIMUM HEIGHT
DWELLING	10,000 SQ. FT.	80'	25'	10'	15'	25'	35'
OTHER PERMITTED USE	10,000 SQ. FT.	80'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	-----	50'	5'	25'	8'	17'

SECTION CORNER TIES

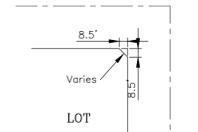
SE COR. SW 1/4 OF SEC. 28, T14N, R11E
Brass Cap
NW 99.92' to "x" nails in southeast face wood PP, ±7.0' above ground
NE 116.21' to "x" nails in southwest face wood PP, ±3.5' above ground
SE 130.21' to chiseled "x" in top of southwest bolt of light pole base
S 132.78' to chiseled "x" in top of northeast bolt of light pole base

TIBURON RIDGE REPLAT 1

LOT 1 AND OUTLOT A, TIBURON RIDGE REPLAT 1, BEING A REPLATING OF OUTLOT B, TIBURON RIDGE AND LOTS 1A AND 1B, BELLINA EXCEPT THE WEST TWENTY (20.00) FEET OF THE NORTH FIFTY (50.00) FEET OF LOT 1A, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.



RS-100 ZONING SETBACK REQUIREMENTS
NO SCALE



TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

UTILITY NOTE

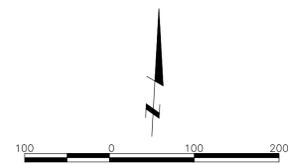
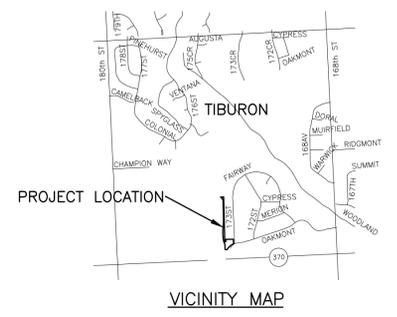
THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (402-344-3565) PRIOR TO ANY EXCAVATION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

BENCHMARK NOTE

ELEVATIONS SHOWN ARE DERIVED FROM THE MARN GPS NETWORK, NAVD 88, GEOID 09.

LEGEND

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



NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO OAKMONT DRIVE.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

LEGAL DESCRIPTION

TIBURON RIDGE REPLAT 1, LOT 1 AND OUTLOT A, BEING A REPLATING OF OUTLOT B, TIBURON RIDGE AND LOTS 1A AND 1B, BELLINA EXCEPT THE WEST TWENTY (20.00) FEET OF THE NORTH FIFTY (50.00) FEET OF LOT 1A, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

OWNER/ APPLICANT

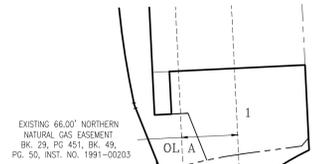
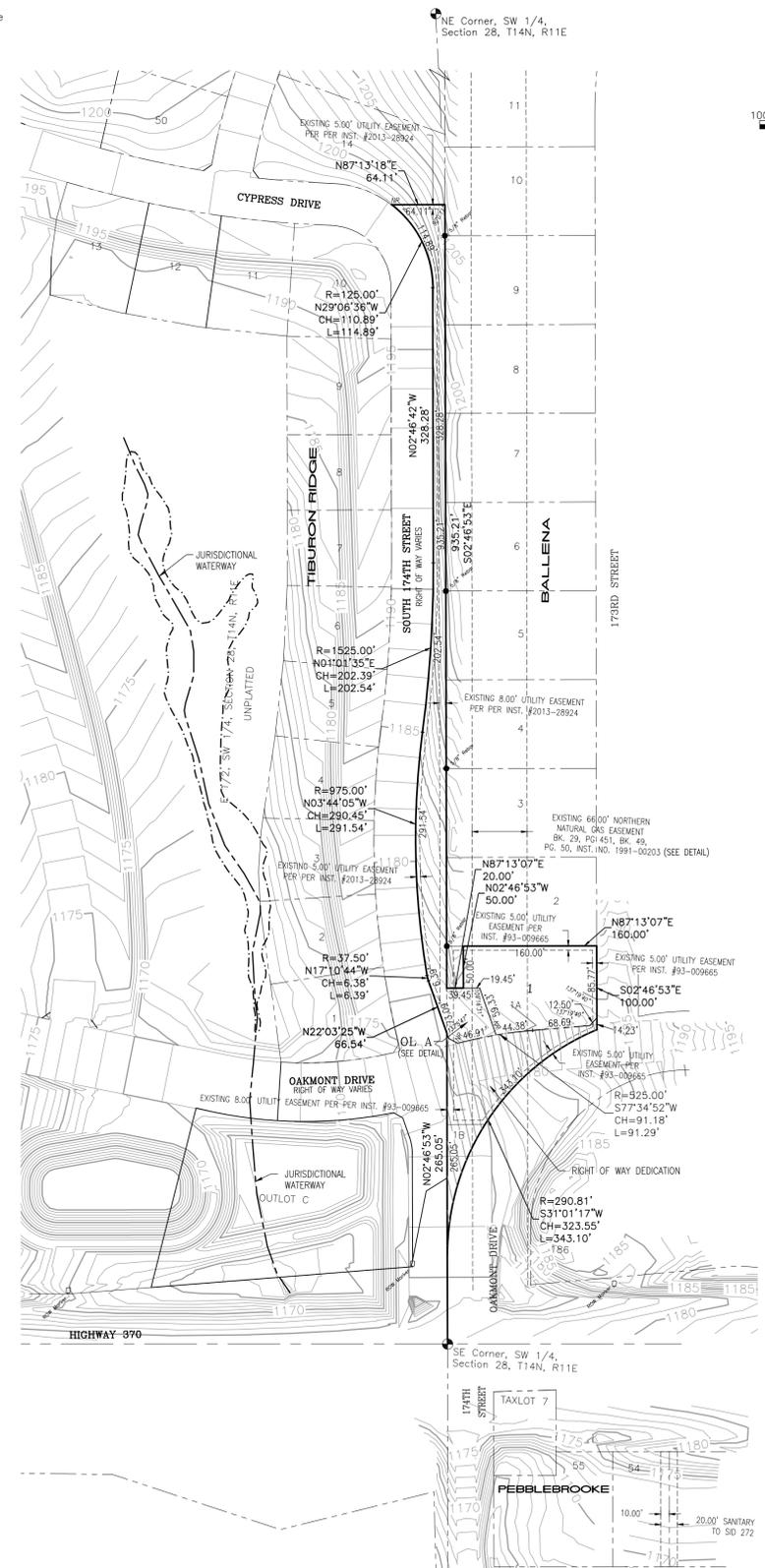
JMF LLC
11550 I STREET, SUITE 200
OMAHA, NEBRASKA 68137
NEBRASKA DEPARTMENT OF ROADS
4425 S. 108TH STREET
P.O. BOX 45461
OMAHA, NEBRASKA 68145-0461

ENGINEER

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

ZONING

EXISTING: RS-100
PROPOSED: RS-100
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



NORTHERN NATURAL GAS EASEMENT DETAIL
NO SCALE



OUTLOT A DETAIL
NO SCALE

Parcel Table

Parcel #	Area (SF)
LOT 1	14491
OUTLOT A	25306

14710 West Dodge Road, Suite 100 402.496.2498 | P
Omaha, Nebraska 68154-2027 402.496.2730 | F
www.LRA-inc.com
LAMP RYNEARSON & ASSOCIATES
TIBURON RIDGE REPLAT 1 (LOTS 1 AND OUTLOT A)
SARPY COUNTY, NEBRASKA

PRELIMINARY PLAT

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L:\Engineering\07018\SURVEY\DRAWINGS\RECORD\07018R101-PRELIM.dwg, 7/8/2014 2:29:59 PM, EAM, 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:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of **\$ 300.00** 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.**

PLANNING STAFF USE ONLY:

APPLICATION NO.: FP 14 - 0008
 DATE RECEIVED: 7-15-14
 CP DESIGNATION: Urban Residential
 ZONING DESIGNATION: RS-100 w/HC Overlay
 FEE: \$ 300 RECEIPT NO. 2384 / CR 2091 Dist. Ct
 RECEIVED BY: [Signature]
 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

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 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.

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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 Replat 1

ASSESSOR'S PARCEL NUMBER: 011594095 **CURRENT ZONING:** RS-100
011246553 189 w/ HC Overlay District

ADDITIONAL PARCEL NUMBERS 011246533 and 011584231 **GEN. PROP. LOCATION*:** 174th & Oakmont Drive
**example 189th & Giles Rd*

LEGAL DESCRIPTION: (Describe property to wit :)

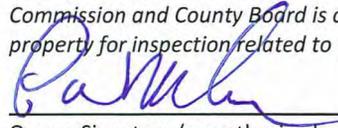
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ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

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)

7-10-10
Date

Owner Signature (or authorized agent)

Date

