

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

**APPROVE FINAL 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 final plats; and

WHEREAS, the applicant, JMF, LLC applied for approval of a final plat of a subdivision generally located north of Highway 370 from 174<sup>th</sup> to 180<sup>th</sup> 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 final 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 final 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 final 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 final 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 final plat.

- V. The proposed final 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.

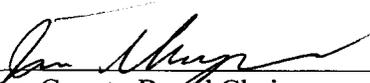
BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Tiburon Ridge Replat 1 and as further described in the attached Exhibit A is hereby approved.

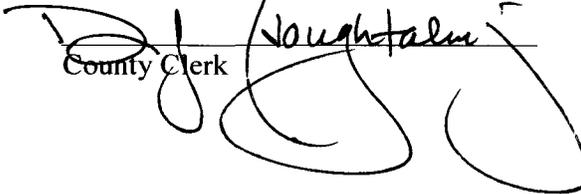
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 9<sup>th</sup> day of September, 2014.

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 <sup>th</sup> 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 174<sup>th</sup> 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.**

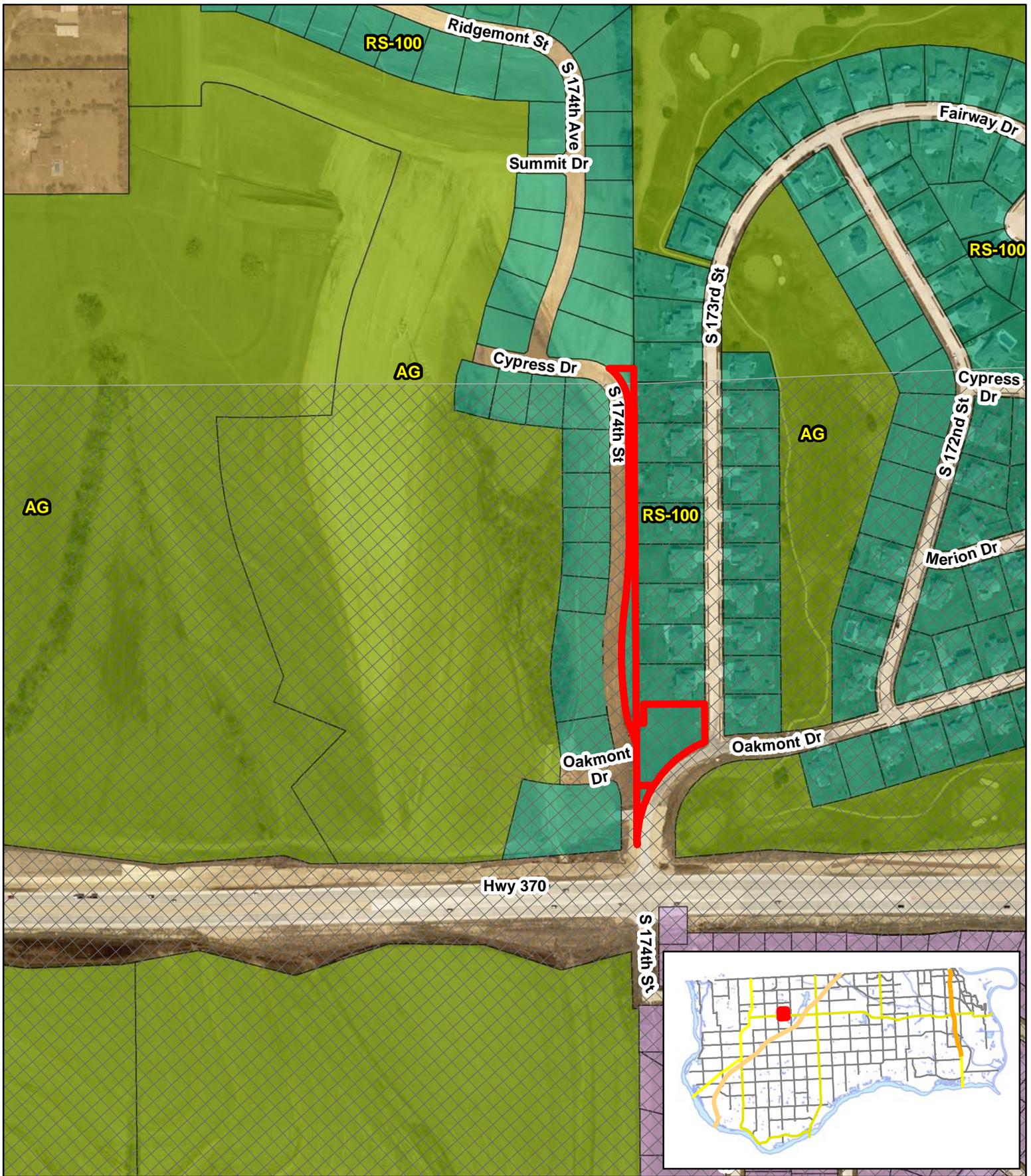
**MOTION:** Malmquist moved, seconded by Lichter, to approve the proposed Final Plat of a subdivision to be known as Tiburon Ridge Replat 1. This recommendation is made as the Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **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

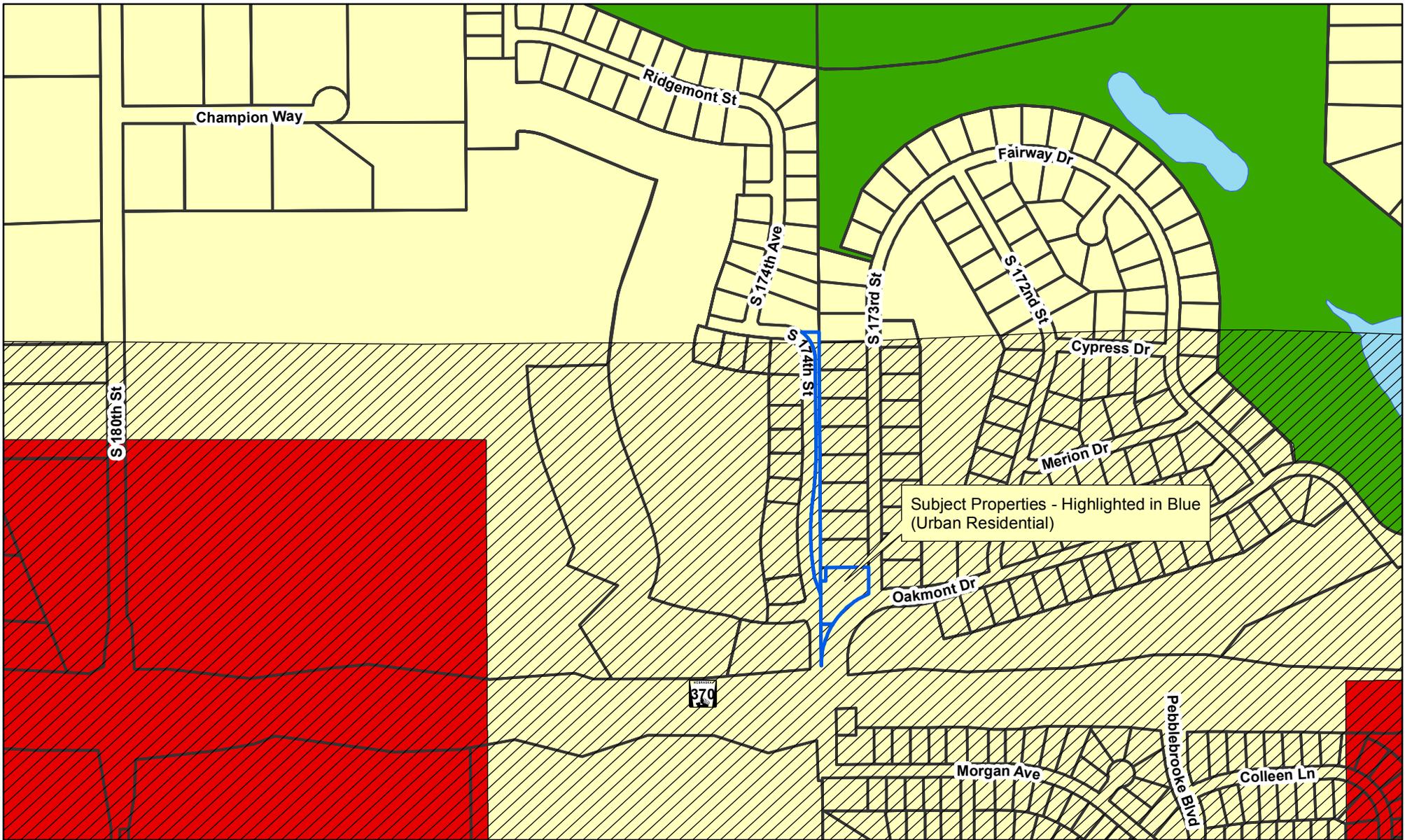
Parcel #'s 011594095, 011246553, 011584231

Tiburon Ridge Replat 1

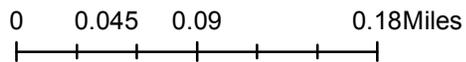


Sarpy Highway Corridor Overlay





### Current FLU - Sarpy Co



### Tiburon Ridge Replat 1



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

#### Legend

<b>Zoning District</b>	Light Industrial/Storage	Cross County Arterial
□ Zoning District	Long Term Residential Growth	City Limit
▨ Highway Corridor Overlay	Mixed Use	City ETJ
<b>Land Use Proposed</b>	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](mailto: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 174<sup>th</sup> 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* *with HC District*

**ADDITIONAL PARCEL NUMBERS** 011246533 and 011584231 **GEN. PROP. LOCATION\*:** 174<sup>th</sup> & Oakmont Drive  
*\*example 189<sup>th</sup> & 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.

*Calvin*  
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-PRELM
designed by			07018200-PRELM
reviewed by	WEK		07018200-PRELM
filename	02018R101-PRELM.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:

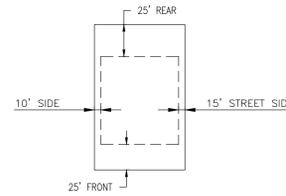
	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	STREET YARD	REAR YARD	MAXIMUM HEIGHT
DWELLING	10,000 SQ. FT.	80'	25'	10'	15'	25'	35'
OTHER PERMITTED USE	10,000 SQ. FT.	80'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	-----	50'	5'	25'	8'	17'

**SECTION CORNER TIES**

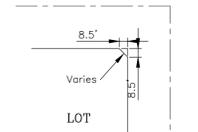
SE COR. SW 1/4 OF SEC. 28, T14N, R11E  
Brass Cap  
NW 99.92' to "x" nails in southeast face wood PP, ±7.0' above ground  
NE 116.21' to "x" nails in southwest face wood PP, ±3.5' above ground  
SE 130.21' to chiseled "x" in top of southwest bolt of light pole base  
S 132.78' to chiseled "x" in top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

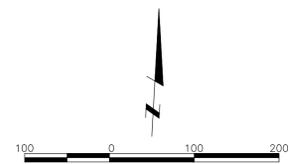
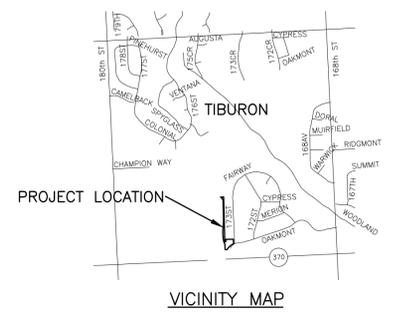
THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (402-344-3565) PRIOR TO ANY EXCAVATION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

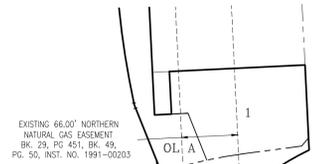
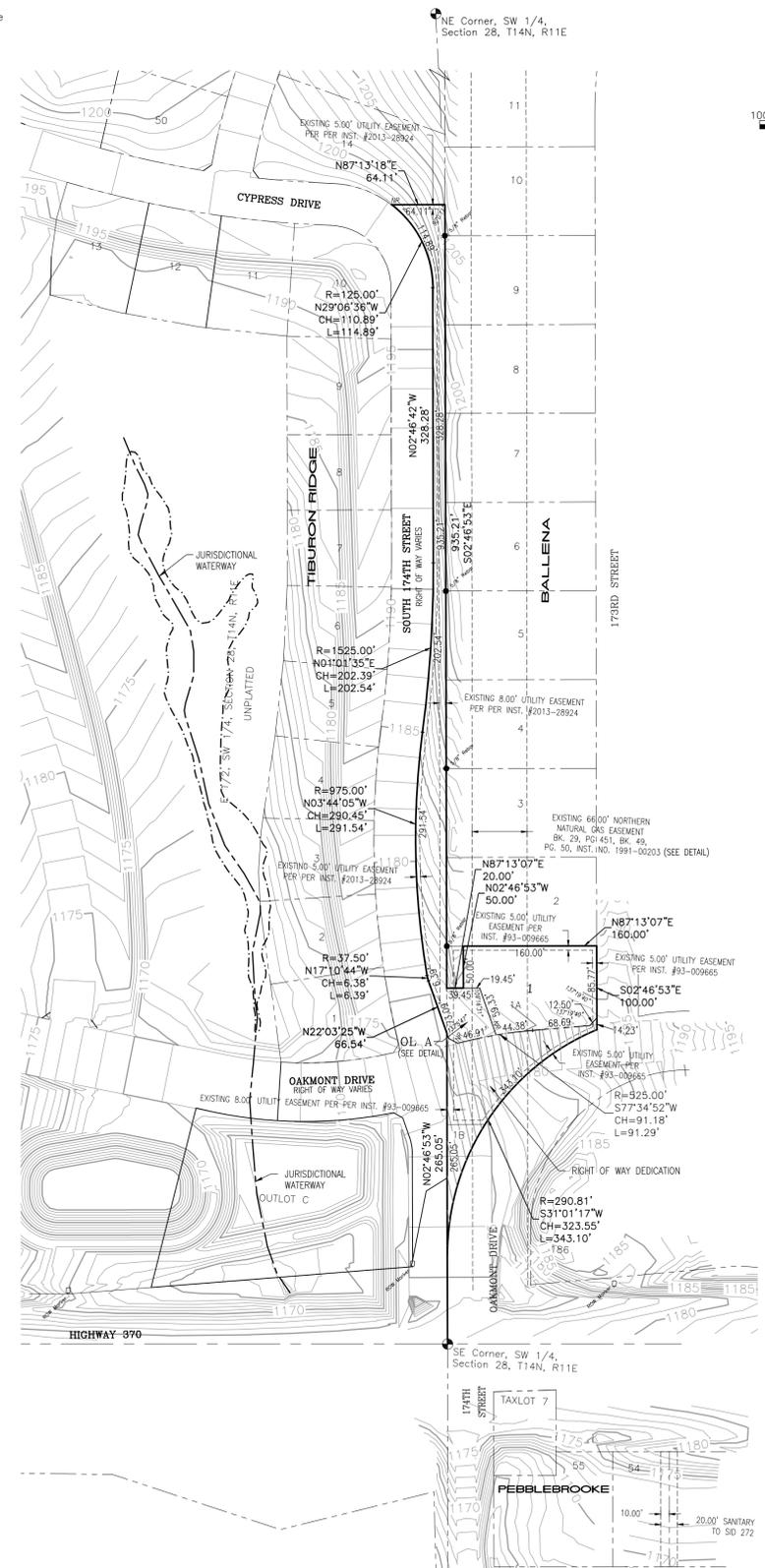
JMF LLC  
11550 I STREET, SUITE 200  
OMAHA, NEBRASKA 68137  
NEBRASKA DEPARTMENT OF ROADS  
4425 S. 108TH STREET  
P.O. BOX 45461  
OMAHA, NEBRASKA 68145-0461

**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**

L:\Engineering\07018\SURVEY\DRAWINGS\RECORD\07018R101-PRELM.dwg, 7/8/2014 2:28:57 PM, EAM, LAMP RYNEARSON & ASSOCIATES  
L:\Engineering\07018\SURVEY\DRAWINGS\RECORD\07018R101-PRELM.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](mailto: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](mailto: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](mailto: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](mailto: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 174<sup>th</sup> 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 168 w/ HC Overlay District*

**ADDITIONAL PARCEL NUMBERS** 011246533 and 011584231 **GEN. PROP. LOCATION\*:** 174th & Oakmont Drive  
*\*example 189<sup>th</sup> & 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 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.*

*[Signature]*  
Owner Signature (or authorized agent)

7-10-10  
Date

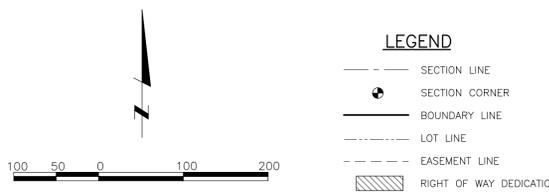
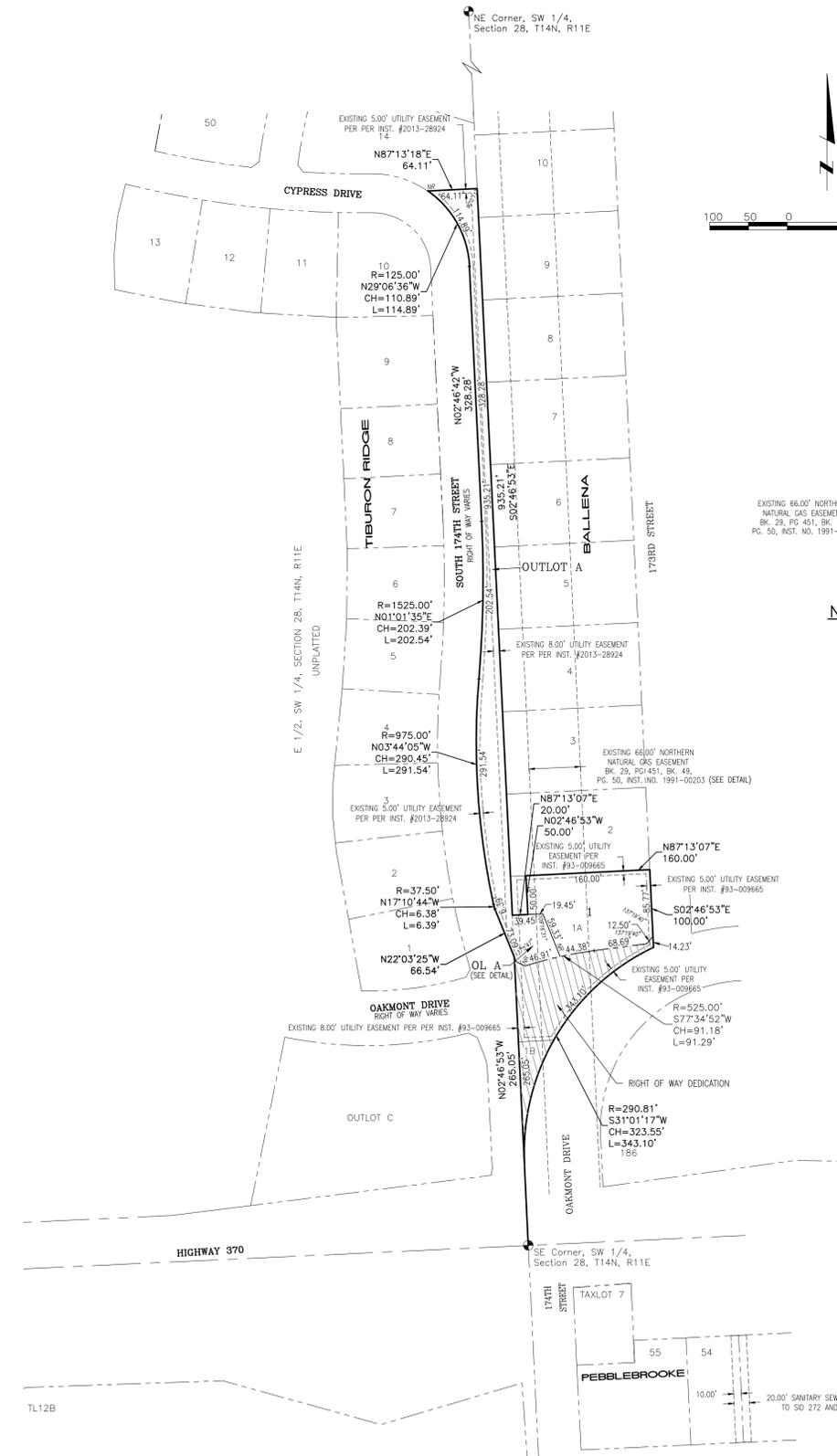
\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

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

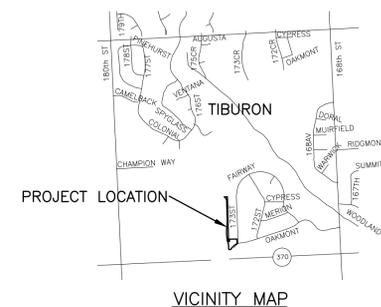
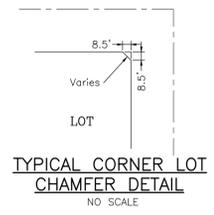
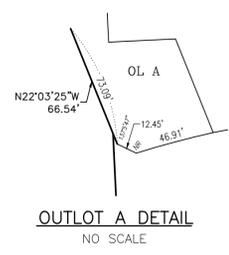
# TIBURON RIDGE REPLAT 1

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.



Parcel #	Area (SF)
LOT 1	14481
OUTLOT A	25306

### NORTHERN NATURAL GAS EASEMENT DETAIL

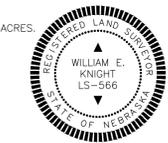


### LAND SURVEYOR'S CERTIFICATE

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 WITHIN THE SUBDIVISION TO BE KNOWN AS TIBURON RIDGE REPLAT 1, LOT 1 AND OUTLOT A, 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.

CONTAINS 52,664 SQUARE FEET OR 1.209 ACRES.

WILLIAM E. KNIGHT, L.S. 566



DATE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JMF, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, JERRY M. SLUSKY, TRUSTEE OF THE MASTER DEED OF TRUST DATED FEBRUARY 2, 2001 AND FILED FEBRUARY 3, 2011, INSTRUMENT NO. 2011-03653, AND NEBRASKA DEPARTMENT OF ROADS, OWNERS 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 REPLAT 1, LOT 1 AND OUTLOT A; 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 GRANTEE, 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

WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 ABUTTING THE INTERIOR BOUNDARY LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

### 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.

### 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 REPLAT 1, LOT 1 AND OUTLOT A, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SARPY COUNTY SURVEYOR/ENGINEER

### APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF TIBURON RIDGE REPLAT 1, LOT 1 AND OUTLOT A, WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING DIRECTOR ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SARPY COUNTY PLANNING DIRECTOR

### 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 \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

BY JERRY M. SLUSKY, TRUSTEE OF THE MASTER DEED OF TRUST DATED FEBRUARY 2, 2001 AND FILED FEBRUARY 3, 2011, INSTRUMENT NO. 2011-03653 AT SARPY COUNTY REGISTER OF DEEDS.

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA )  
                                  )SS  
COUNTY OF SARPY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

BY JERRY M. SLUSKY, TRUSTEE OF THE MASTER DEED OF TRUST DATED FEBRUARY 2, 2001 AND FILED FEBRUARY 3, 2011, INSTRUMENT NO. 2011-03653 AT SARPY COUNTY REGISTER OF DEEDS.

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	reference 000-0000
designed by	
reviewed by WEK	
filename 2201RR101-FINAL.dwg	
revisions	

14710 West Dodge Road, Suite 100 402.496.2498 IP  
Omaha, Nebraska 68154-2027 402.496.2730 IF  
www.LRA-Inc.com



SMALL (MINOR) SUBDIVISION  
REPLAT

job number-tasks  
0107018.01-004  
book page

date  
3-4-14

sheet  
1 of 1

TIBURON RIDGE REPLAT 1 (LOT 1 AND OUTLOT A)  
SARPY COUNTY, NEBRASKA