

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: SPECIAL USE PERMIT – MCGREGOR INTERESTS INC
10921 Sapp Brother Drive, Sarpy County, Nebraska

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

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

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

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

WHEREAS, the Planning Department has reviewed McGregor Interests Inc. Special Use Permit application to allow for a watchmen's residence in conjunction with a principal use of a mini storage facility generally located at 10921 Sapp Brothers Drive and legally described as follows:

Lot 1, 370 Storage, Sarpy County, Nebraska.

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

- I. A public hearing regarding the Special Use Permit was held before the Sarpy County Planning Commission on September 16, 2014, and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Special Use Permit was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2012), and the proof of publication has been filed in the Office of the Sarpy County Clerk.
- IV. The Planning Department has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the Planning Department report and the operation plan.
- V. The zoning at the property described above is IL, Light Industrial District.

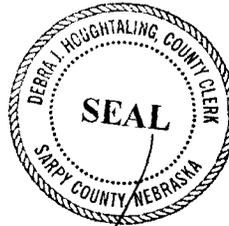
VI. The Special Use Permit is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Special Use Permit application to allow for a watchmen's residence in conjunction with a principal use of a mini storage facility on the property described above.

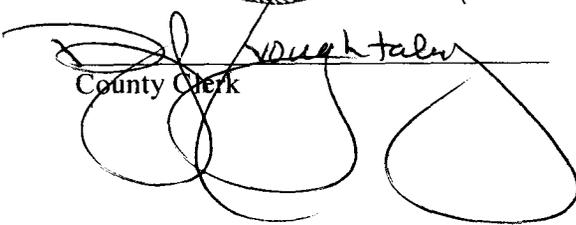
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 7th day of October, 2014.

Attest

SEAL




Sarpy County Board Chairman


County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: October 7, 2014

Subject	Type	By
Application for a Special Use Permit to allow a Watchmen's residence in conjunction with a principal use of a mini storage facility at 10921 Sapp Brothers Drive, Omaha NE 68138	Public Hearing & Resolution	Donna Lynam, CFM Assistant Director Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

- McGregor Interests, Inc. has applied for a Special Use Permit (SUP) to allow a Watchmen's residence in conjunction with a principal use of a mini storage facility at 10921 Sapp Brothers Drive which they recently platted as Lot 1, 370 Storage.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their September 16, 2014 meeting and is attached for your information and review.
- Applicant has purchased, replatted and is improving the subject property with additional buildings for the purpose of mini storage units.
- Applicant wishes to have the property monitored on a continuous bases and therefore requests approval of a SUP to allow a watchmen's residence.

➤ **Staff Recommendation:**

Staff recommends **APPROVAL** of a Special Use Permit to allow a Watchmen's residence in conjunction with a principal use of a mini storage facility in an IL (Light Industrial) District as the request is in conformance with the Sarpy County Zoning Regulations and current Comprehensive Plan.

➤ **Planning Commission Recommendation:**

- On August 19, 2014 the Planning Commission voted to recommend **APPROVAL** of the Special Use Permit for McGregor Interest Inc. to have a Watchmen's Quarters in conjunction with the principal use of mini storage facility in the IL (Light Industrial) District.

MOTION: Bliss moved, seconded by Torczon to recommend approval of this Special Use Permit application contingent upon the approval of the text amendment application (MISC 14-0007), as this request would then comply with the IL (Light Industrial District) regulations and would be consistent with the Comprehensive Plan. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Whitfield, Christianson, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Ackley. **Motion carried.**



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

**SPECIAL USE PERMIT APPLICATION (SUP 14-0010)
McGREGOR INTERESTS, INC.**

***TO ALLOW FOR A WATCHMEN'S RESIDENCE IN CONJUNCTION WITH A PRINCIPAL USE
(MINI-STORAGE FACILITY) IN AN IL (LIGHT INDUSTRIAL) DISTRICT***

PLANNING COMMISSION HEARING OF: SEPTEMBER 16, 2014

I. GENERAL INFORMATION

A. APPLICANT:

McGregor Interests, Inc.
11750 Stonegate Circle
Omaha, NE 68164

B. PROPERTY OWNER:

McGregor Interests, Inc.
11750 Stonegate Circle
Omaha, NE 68164

C. SUBJECT PROPERTY LOCATION: Subject property is located at 10921 Sapp Bros. Dr.

D. LEGAL DESCRIPTION: Lot 1, Riffel's First, a subdivision located in the SE ¼ of Section 27, and also Tax Lots 4A1B, 4D, 9A1 and 15, Tax Lots located in said SE ¼ of Section 27, all located in Township 14N, Range 11E of the 6th P.M., in Sarpy County, Nebraska (to be known as 370 Storage subdivision once new plat is recorded)

E. SUBJECT PROPERTY SIZE: approximately 3.141 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designation: Business Park
- Zoning: IL (Light Industrial) District with Highway Corridor Overlay District

G. REQUESTED ACTION(S):

- To approve a Special Use Permit to allow for a watchmen's residence in conjunction with a principal use (mini-storage facility) in an IL District. Approval of this application is contingent upon approval of Zoning Text Amendment Application (MISC 14-0007).

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Northern portion of the parcel is improved with two buildings leased as self-storage units with a limited amount of outdoor storage. The remaining property is being developed with additional self-storage units and would include an integrated residence for a permanent watchman to provide for security of the site. When completed, there will be no outdoor storage.

B. GENERAL VICINITY ZONING AND LAND USE

- North: Various light industrial uses including warehouse/distribution facilities.
- East: Interstate 80
- South: BHS zoned property; proposed auto repair and existing commercial buildings being used as office space for contractors and others.

C. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 23, IL – (Light Industrial)
- Sarpy County Zoning Regulations: Section 41 – Special Use Permits

III. OTHER AGENCY REVIEW/COMMENTS

The application was sent to area jurisdictional agencies or departments within Sarpy County that may have an interest in the proposed project. All responses received indicated no comments or objections to the application.

IV. STAFF COMMENTS AND RECOMMENDATIONS

Staff recommends **APPROVAL** of this Special Use Permit application to allow for a watchmen's residence in conjunction with the principal use as a mini-storage facility in an IL District.

Staff makes this recommendation contingent upon the approval of a related Zoning Text Amendment (MISC 14-0007) filed by the applicant which would allow "a watchmen's residence in conjunction with a principal use" as a Permitted Special Use in the IL District. If that text amendment is approved, then this request will comply with the IL zoning district regulations and is consistent with the County's Comprehensive Plan

V. PLANNING COMMISSION RECOMMENDATION

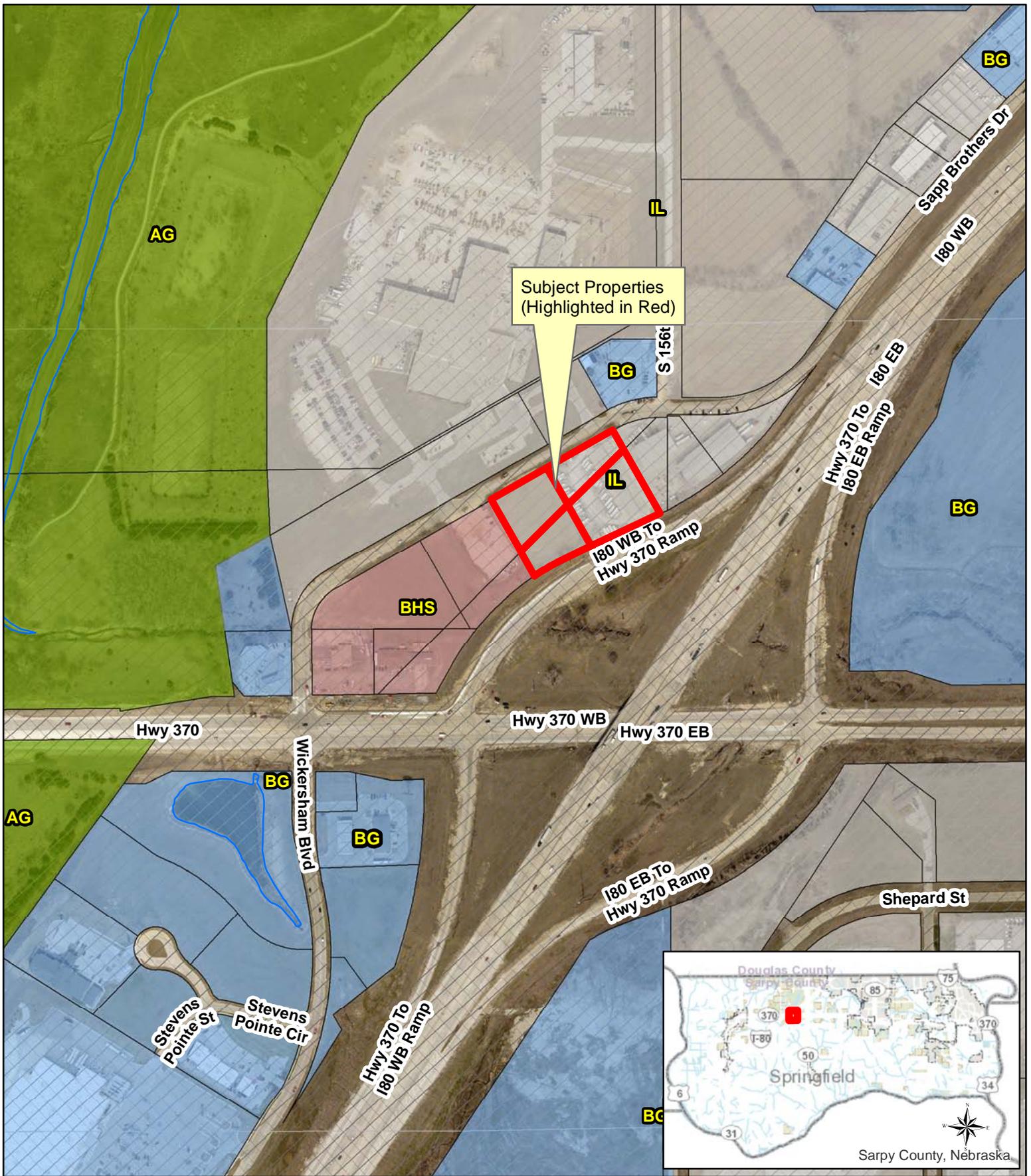
MOTION: Bliss moved, seconded by Torczon to recommend approval of this Special Use Permit application contingent upon the approval of the text amendment application (MISC 14-0007), as this request would then comply with the IL (Light Industrial District) regulations and would be consistent with the Comprehensive Plan. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Whitfield, Christianson, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Ackley. **Motion carried.**

VI. ATTACHMENTS TO REPORT

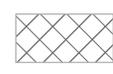
1. Sarpy County Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Sarpy Co. Comprehensive Plan (Future Land Use Map)
3. SUP Application and Operation Plan

VII. COPIES OF REPORT PROVIDED TO

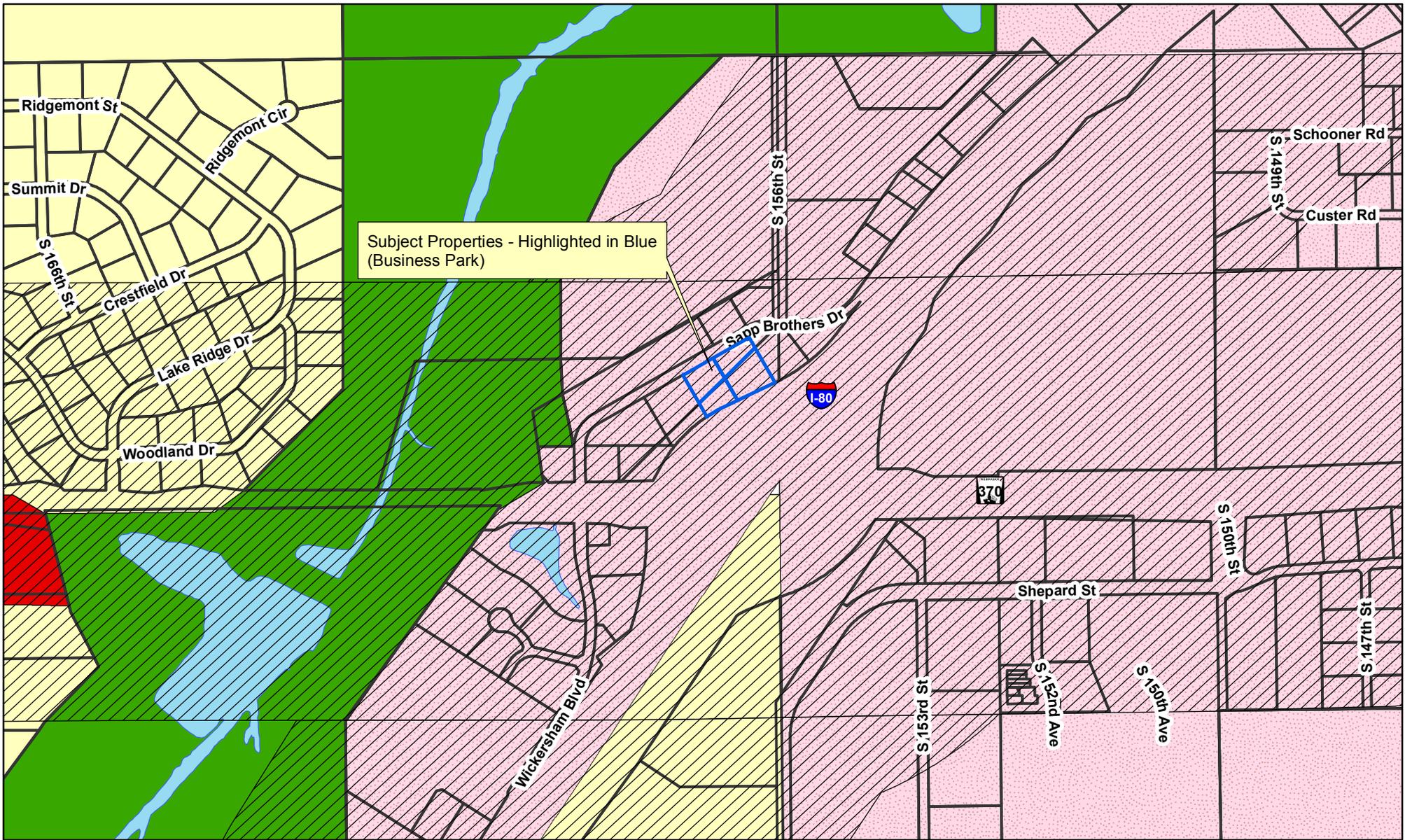
1. McGregor Interests, Inc. (applicant)
2. Jason Thiellen, E & A Consulting Group (applicant's representative)
3. Public Upon Request



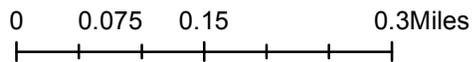
Vicinity Map - Current Zoning
Metro-U-Store It
Special Use Permit

 Sarp Highway Corridor Overlay





Current FLU - Sarpy Co



Metro-U-Store-It



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

Legend

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

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

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING STAFF USE ONLY:

APPLICATION #: SUP 14-0010
 DATE RECEIVED: 8-12-14
 CP DESIGNATION: Business Park
 CURRENT ZONING DESIGNATION: IL
 PROPOSED ZONING DESIGNATION: _____
 APPLICATION FEE: \$ 500 RECEIPT NO. 23914
 PUBLIC NOTIFICATION
 PROCESSING FEE: \$ 25.00 RECEIPT NO. 23914
 RECEIVED BY: Lisa Link
 NOTES: _____

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

APPLICANT INFORMATION:

NAME: McGregor Interest, Inc. E-MAIL: geoff@mcgregorint.com
 ADDRESS: 11750 Stonegate Circle CITY/STATE/ZIP: Omaha, NE 68164
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-334-2123 FAX: 402-334-8079

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

NAME: McGregor Interest, Inc. E-MAIL: geoff@mcgregorint.com
 ADDRESS: 11750 Stonegate Circle CITY/STATE/ZIP: Omaha, NE 68164
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-334-2123 FAX: 402-334-8079

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: E&A Consulting Group E-MAIL: jthiellen@eacg.com
 ADDRESS: 330 N. 117th Street CITY/STATE/ZIP: Omaha, NE 68154
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-895-4700 FAX: 402-895-3599

14-08-12 P03-13 RCV

OPERATION PLAN / PROJECT DESCRIPTION: Describe the project in detail, including proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, other operational details, etc. – Attach as separate document entitled "Operation Plan." **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

SUBDIVISION NAME (if applicable): Lot 1, Riffel's First Addition, as surveyed, platted and recorded together w/ Tax Lots 4A1B, 4D, 9A1 and 15, in SE 1/4 of 27-14-11 of the 6th R.M. all in Sarpy County, NE, to be known as 370 Storage.
ASSESSOR'S PARCEL NUMBER: _____ **ADDITIONAL PARCEL NUMBERS** _____

GENERAL LOCATION: Sapp Brothers Drive and HWY 370
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) _____

SIZE OF PROPERTY: 1.7 acres **CURRENT ZONING:** IL **REQUESTED ZONING (if applicable):** NA

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

See Attached Letter

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Special Use Permit application.
4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

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

[Signature]
Applicant Signature

8-7-14
Date

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

[Signature]
Owner Signature (or authorized agent)

8-7-14
Date

Owner Signature (or authorized agent)

Date



Engineering Answers

E & A CONSULTING GROUP, INC.

Planning • Engineering • Environmental & Field Services

330 North 117th Street
Omaha, NE 68154-2509

www.eacg.com

Phone: 402.895.4700
Fax: 402.895.3599

August 7, 2014

Mr. Bruce Fountain
Sarpy County Planning & Building Department
1210 Golden Gate Drive
Papillion, NE 68046

Re: Special Use Permit – Metro-U-Stor-It, Sapp Brothers Drive and Hwy 370

Mr. Bruce Fountain,

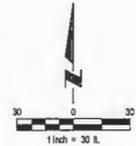
We are submitting the attached Special Use Permit Application for the proposed Metro-U-Stor-It, a mini storage facility, located in Lot 1 Riffel's First Addition near Sapp Brothers Drive and Hwy 370. The request is for the permitted special use located in Section 23, article 23.3.6: Watchmen's residences in conjunction with the principal use. The Watchmen's residence serves a purpose of security and maintenance for the property. Normal business hours for the property will be Monday through Saturday 9:00 A.M. – 4:30 P.M. Thank you in advance for your consideration.

Sincerely,

Jason Thiellen
E&A Consulting Group

GENERAL SITE CONSTRUCTION NOTES

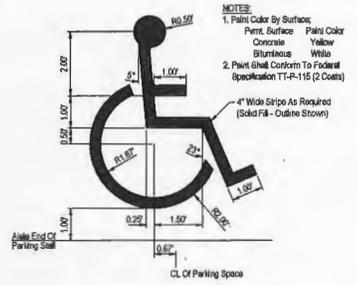
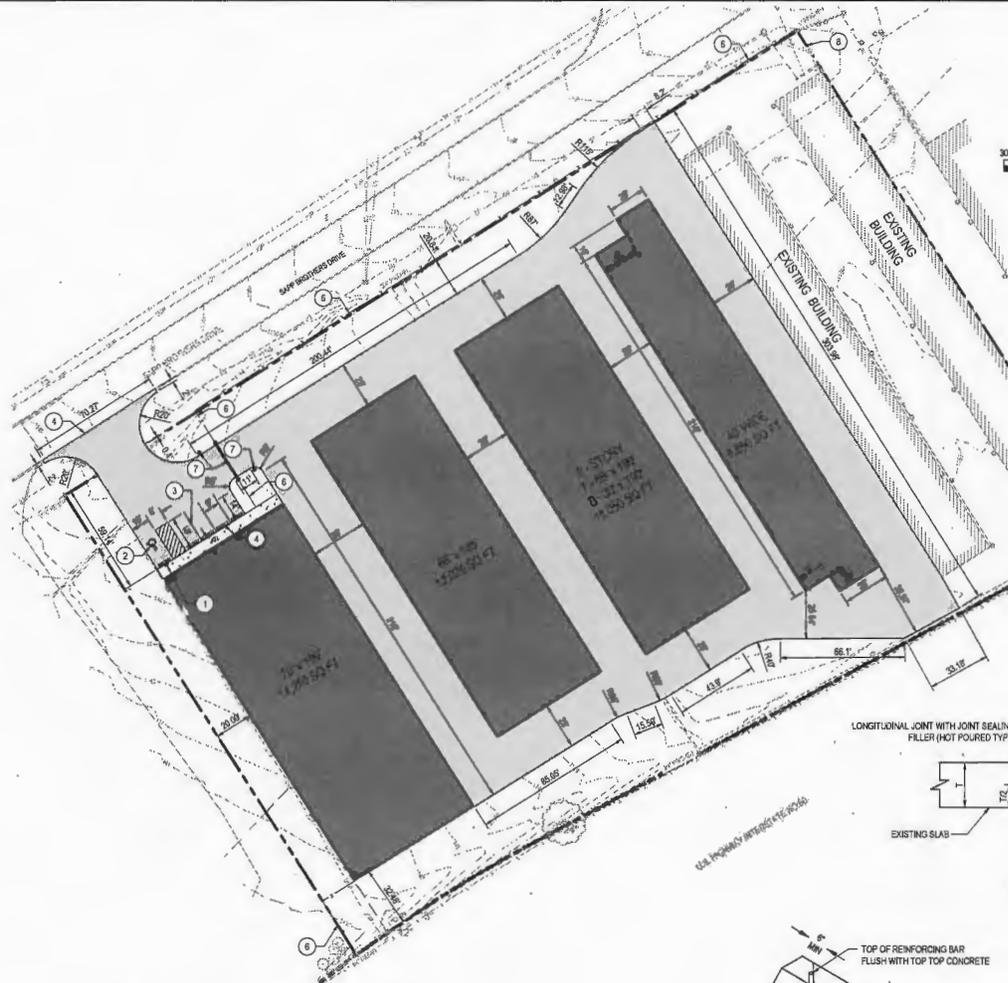
- FOR CONCRETE PAVEMENTS SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF TWO FEET LATERALLY BEYOND BACK OF CURB.
- UPPER 12" OF SUBGRADE TO BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN -3 AND +4 PERCENT OF OPTIMUM AS PER ASTM D 1557, MODIFIED PROCTOR.
- CONTRACTION JOINTS SHALL BE CUT TO A MINIMUM OF 1/4 OF SLAB THICKNESS. 15% OF THICKNESS FOR EARLY ENTRY SAW METHOD.
- JOINTS SHALL BE SPACED NO MORE THAN 24 TIMES THE SLAB THICKNESS.
- DOWEL BARS SHALL BE USED FOR LOAD TRANSFER ACROSS CONSTRUCTION JOINTS.
- JOINTS SHALL BE PERPENDICULAR TO EDGES AND RADI, AND SHALL NOT FORM ANGLES LESS THAN 45 DEGREES OR OVER 225 DEGREES.
- ISOLATION JOINTS SHALL BE PROVIDED AROUND ANY STRUCTURE.
- ALL JOINTS SHALL BE SEALED.
- CONTRACTOR SHALL SUBMIT JOINTING PLAN AND JOINT SEALANT TO ENGINEER FOR APPROVAL.
- PANELS SHALL BE KEPT AS SQUARED AS POSSIBLE, WITH THE LENGTH TO WIDTH RATIO LIMITED TO 125 PERCENT.
- ALL CONCRETE SHALL BE "CITY OF OMAHA LBS MIX" WITH AIR ENTRAINING NOT EXCEEDING 7% AND NOT LESS THAN 3% CONFORMING TO ASTM C901.
- FOR SIDEWALKS, THE UPPER 8" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 60% OF THE MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN -3 AND +4 PERCENT OF OPTIMUM AS PER ASTM D 1557, MODIFIED PROCTOR. SUBGRADE PREPARATION SHALL EXTEND LATERALLY 6" FROM EDGE OF SIDEWALK.



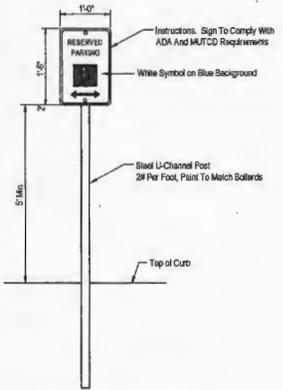
- PAVEMENT LEGEND:**
- CONSTRUCT 6" PCC PAVEMENT (SEE DETAIL ON THIS SHEET)
 - PROPOSED BUILDING
 - CONSTRUCT 4" PCC SIDEWALK

PAVING PLAN KEYED NOTES:

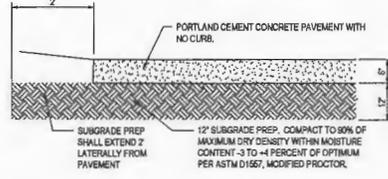
- INSTALL HANDICAP SIGN. SEE DETAIL ON THIS SHEET.
- PAINTED HANDICAP SYMBOL. SEE DETAIL ON THIS SHEET.
- 4" YELLOW PARKING LOT STRIPING (TYP.). SEE DETAIL ON SHEET C5.
- INSTALL WHEEL STOPS (TYP.). SEE DETAIL ON THIS SHEET.
- CONSTRUCT THE BAR. SEE DETAIL ON THIS SHEET.
- INSTALL FENCE. VERIFY TYPE AND SCOPE WITH OWNER.
- INSTALL GATE AND KEYPADS. VERIFY TYPE AND SCOPE WITH OWNER.
- EMERGENCY GATE TO REMAIN AS IS.



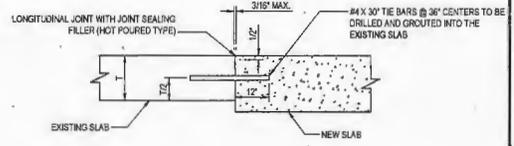
DISABLED SYMBOL STENCIL DETAIL
NOT TO SCALE



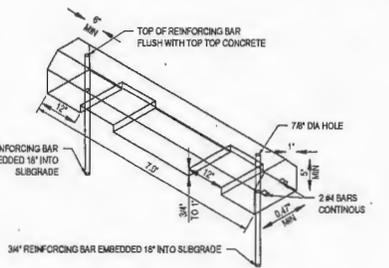
HANDICAP PARKING SIGN
NOT TO SCALE



PORTLAND CEMENT CONCRETE PAVEMENT
NOT TO SCALE



TIE BAR DETAIL
NOT TO SCALE



CONCRETE WHEEL STOP
NOT TO SCALE

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
320 West 17th Street, Omaha, NE 68104
Phone: (402) 442-2200
www.eagroup.com



METRO-U-STOR-IT
SARPY COUNTY, NEBRASKA

PAVING AND LAYOUT PLAN



Project No.	Description

DATE: 01/10/11	DESIGNED BY: JAC
DRAWN BY: JAC	CHECKED BY: JAC
SCALE: AS SHOWN	

C2

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

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

Wednesday, September 3, 2014

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

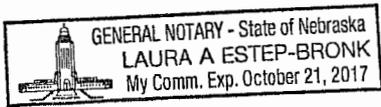
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 09-03-2014

Signed in my presence and sworn to before me:

Notary Public



Printer's Fee \$ 24.94
Customer Number: 40638
Order Number: 0001790105

**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, September 16, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion NE.

McGregor Interests, Inc. has submitted an application for consideration of a Text Amendment to Sarpy County Zoning

Regulations: Section 23 - IL (Light Industrial District) to add "Watchmen's residences in conjunction with the principal use" as 23.3.5 in Permitted Special Uses.

McGregor Interest, Inc. has submitted an application for consideration of a Special Use Permit to allow a Watchmen's residence for proposed mini storage facility on property zoned IL (Light Industrial District) and legally described as Lot 1, Riffel's First, as surveyed, platted and recorded together with Tax Lots 4A1B, 4D, 9A1 and 15, in SE ¼ of Section 27, Township 14N, Range 11E of the 6th P.M., all in Sarpy County, NE (pending subdivision replat to be known as 370 Storage). Generally located southwest of 156th & Sapp Bros. Drive.

Don Reynolds has submitted applications for consideration of a Change of Zone from AG (Agricultural Farming District) to RS-72 (Single Family Residential District) and a Preliminary Plat and Final Plat of a subdivision to be known as Cedar Ridge Addition Replat 1 being a replat of Lots 9-15 Cedar Ridge Addition and a portion of the South 1/2 of the SE 1/4 in Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located southwest of 170th and Briar Streets.

Sarpy County Planning Department has submitted an application for consideration of a Text Amendment to Sarpy County Zoning Regulations: Section 30 Flood Plain Regulations, to allow for well houses, trap houses, and skeet houses to be constructed below the base flood elevation with conditions, in 30.9.2 (I).

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1790105; 9/3

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 Editor 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, September 24, 2014

Gretna Breeze
Bellevue Leader
Papillion Times

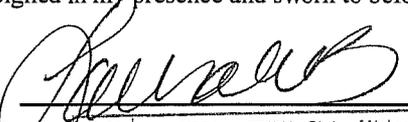
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.



Shon Barenklau OR Anne Lee
Publisher Editor

Today's Date 09-23-2014

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 \$ 16.34
Customer Number: 40638
Order Number: 0001796147

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, October 07, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.
McGregor Interests, Inc. has submitted an application for consideration of a Text Amendment to Sarpy County Zoning Regulations: Section 23 - IL (Light Industrial District) to add "Watchmen's residences in conjunction with the principal use" as 23.3.5 in Permitted Special Uses.
McGregor Interest, Inc. has submitted an application for consideration of a Special Use Permit to allow a Watchmen's residence for proposed mini storage facility on property zoned IL (Light Industrial District) and legally described as Lot 1, Riffel's First, as surveyed, platted and recorded together with Tax Lots 4A1B, 4D, 9A1 and 15, in SE ¼ of Section 27, Township 14N, Range 11E of the 6th P.M., all in Sarpy County, NE (pending subdivision replat to be known as 370 Storage). Generally located southwest of 156th & Sapp Bros. Drive.
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. 1796147; 9/24