BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – DH ADDITION

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, Dusty Hawkins applied for approval of a preliminary plat into a 2 lot subdivision generally located one quarter mile north of Angus Road on 234th Street and legally described as follows:

Tax Lot 2 in Section 34, Township 13 North, Range 10 East of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the preliminary plat of a subdivision to be known as DH Addition, 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 report, the aerial map of the subject property and a copy of the preliminary plat of the subdivision to be known as DH Addition, as discussed at the January 21, 2014 Planning Commission meeting.

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 January 21, 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 once in the ten (10) day period prior to each respective public hearing.

IV. The Planning Department staff recommends approval of the final plat discussed at the January 21, 2014 Planning Commission meeting.

V. The proposed final plat of a subdivision to be known as DH Addition 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 heard at the January 21, 2014 Planning Commission meeting, to be known DH Addition 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 18th day of March, 2014.

Attest

SEAL

Sarpy County Board Chairman

County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: March 18, 2014

Subject	Type	By
Preliminary and Final Plat of a subdivision to be known as DH Addition located one quarter mile north of Angus Road on 234th Street, legally described Tax Lot 2 in Section 34, Township 13 North, Range 10 East of the 6th P.M. Sarpy County, Nebraska. • Preliminary & Final Plats – DH Addition	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building

- **Summary and Purpose of Requests:**
  - The applications submitted request approval of Preliminary and Final Plat of a subdivision to be known as Hawkins Addition proposing a three lot subdivision but, do to personal issues, the applicant now wishes to amend his plat and propose a two lot subdivision. The amended proposal will adjust the lot lines of the existing two tax lots bringing the parcels into compliance with Sarpy County Zoning Regulations.
  - This request does not require a change of zone.

- **Background and Analysis:**
  - A detailed staff report for this submittal was presented to the Planning Commission at their January 21, 2014 meeting and is attached for your review.
  - The preliminary/final plat that presented and approved by the Planning Commission proposed a three lot subdivision containing two – 10 +/- acre lots and one – 20 +/- acre lot. Due to personal reasons, the applicant now wishes to amend his plat and propose a two lot subdivision.
  - The amended proposal will adjust the lot lines of the existing two tax lots bringing the parcels into compliance with Sarpy County Zoning Regulations.
  - As requested by Sarpy County Public Works, 50 feet of right-of-way has been dedicated along 234th Street.
  - The proposed name for the plat, Hawkins Addition, was changed to DH Addition following the Planning Commission meeting as Sarpy County has an existing plat named "Hawkins Addition". For consistency reasons and to avoid any confusion, the application was advertised as Hawkins Addition as submitted on the application.
  - Plat has been renamed to DH Addition and new plats have been submitted reflecting such.

- **Staff Recommendation:**
  - Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as DH Addition as it is in conformance with 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 DH Addition as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

- **Planning Commission Recommendation:**

- On January 21, 2014 the Planning Commission voted to recommend **APPROVAL** of the Preliminary Plat and Final Plat for Hawkins Addition **now known as DH Addition**.

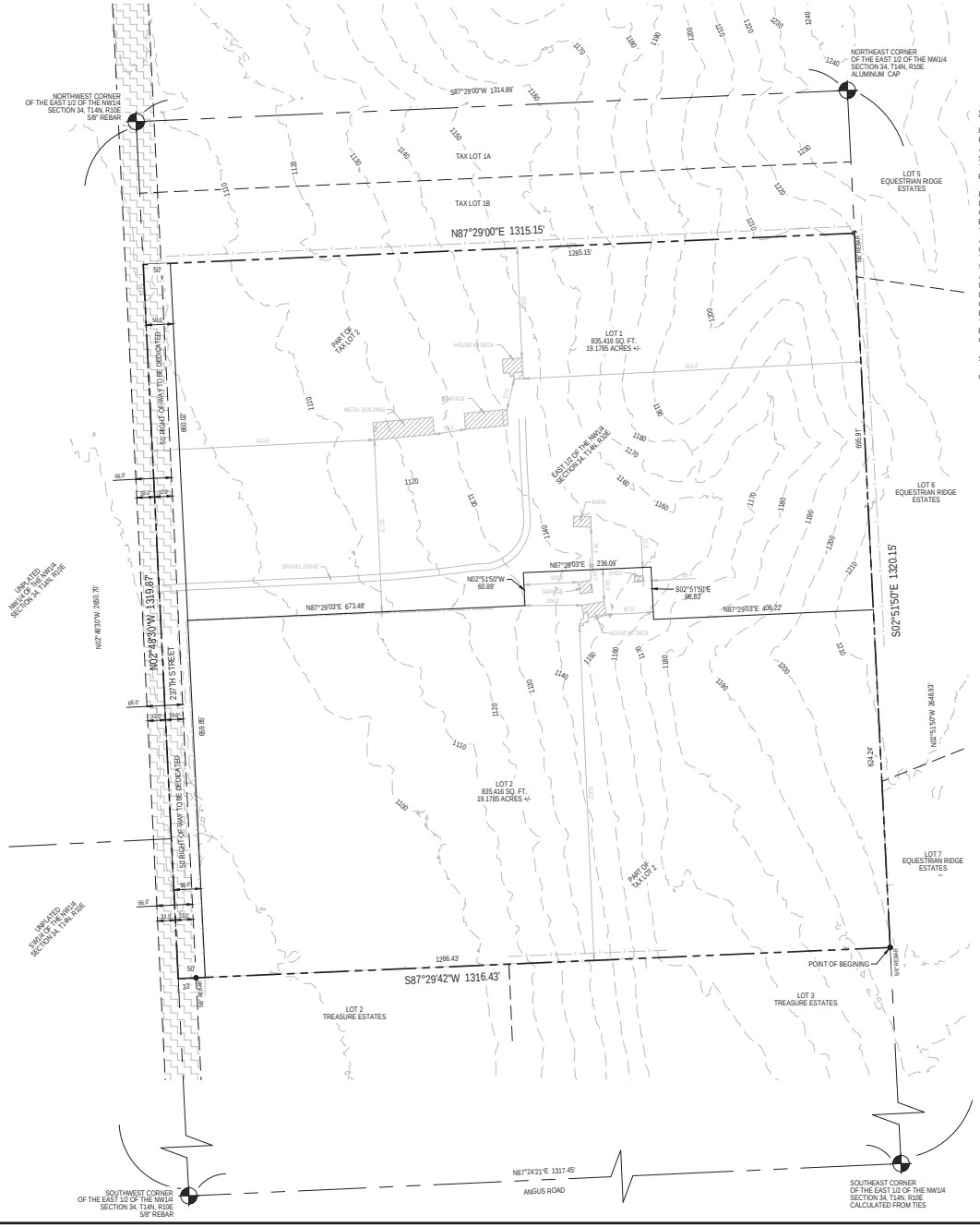
  MOTION: Malmquist moved, seconded by Fenster to recommend approval of the Preliminary Plat of a subdivision to be known as Hawkins Addition contingent upon resolving all issues as stated in the Planning Department's letter to the engineer before the County Board Public Hearing. This recommendation is being made as the Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays – None. Abstain – None. Absent – Mohr.* **Motion carried.**

  MOTION: Malmquist moved, seconded by Torczon to recommend approval of the Final Plat of a subdivision to be known as Hawkins Addition contingent upon resolving all issues as stated in the Planning Department's letter to the engineer before the County Board Public Hearing. This recommendation is being 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, Davis, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays – None. Abstain – None. Absent – Mohr.* **Motion carried.**

DH ADDITION

LOTS 1 AND 2

BEING A PLATTING OF TAX LOT 2, LOCATED IN THE EAST 1/2 OF THE NW1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN DH ADDITION (THE LOTS NUMBERED AS SHOWN) BEING A TRACT KNOWN AS TAX LOT 2, A TAX LOT LOCATED THE EAST 1/2 OF THE NE1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TAX LOT 2 OF THE NW1/4 OF SECTION 34, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, TREASURE ESTATES, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 34, AND ALSO ON THE EAST LINE OF SAID NW1/4 OF SECTION 34, SAID LINE ALSO BEING THE WEST LINE OF LOT 7, EQUESTRIAN RIDGE ESTATES, A SUBDIVISION LOCATED IN THE NE1/4 OF SAID SECTION 34; THENCE S87°29'42"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID TAX LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 3, TREASURE ESTATES, AND ALSO THE NORTH LINE OF LOT 2, SAID TREASURE ESTATES, A DISTANCE OF 1316.43 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE NW1/4 OF SECTION 34, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 2; THENCE N02°48'30"W ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NW1/4 OF SECTION 34, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 2, A DISTANCE OF 1319.87 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 1B, A TAX LOT LOCATED IN SAID NW1/4 OF SECTION 34 ; THENCE N87°29'00"E ALONG THE NORTH LINE OF SAID TAX LOT 2, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 1B, A DISTANCE OF 1315.15 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 1B, SAID POINT ALSO BEING ON SAID EAST LINE OF THE NW1/4 OF SECTION 34, SAID LINE ALSO BEING SAID WEST LINE OF LOT 5, SAID EQUESTRIAN RIDGE ESTATES; THENCE S02°51'50"E ALONG THE EAST LINE OF SAID TAX LOT 2, SAID LINE ALSO BEING SAID EAST LINE OF THE NW1/4 OF SECTION 34, AND ALSO SAID WEST LINE OF LOT 5, EQUESTRIAN RIDGE ESTATES, AND ALSO THE WEST LINE OF LOT 6 AND 7, SAID EQUESTRIAN RIDGE ESTATES, A DISTANCE OF 1320.15 FEET TO THE POINT OF BEGINNING.

SAID TAX LOT 2 CONTAINS AN AREA OF 1,736,829 SQUARE FEET OR 39.872 ACRES MORE OR LESS.

OF WHICH 43,556 SQUARE FEET OR 1.000 ACRES, MORE OR LESS IS 33.00 FOOT WIDE 237TH STREET RIGHT-OF-WAY.

N

100 0 50 100

1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND (AS NOTED)
- SURVEY BOUNDARY LINE
- LOT LINES
- ADJACENT PROPERTY LINES
- EASEMENT LINES
- EXISTING 237TH STREET RIGHT-OF-WAY

VICINITY MAP

NO SCALE

ZONING NOTE:

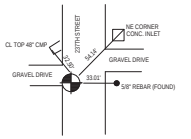
LOTS ARE ZONED AGD
AGRICULTURAL DEVELOPMENT DISTRICT
REQUIREMENTS/SETBACKS

DWELLING	
LOT AREA	10 ACRES MINIMUM
LOT WIDTH	300 FEET MINIMUM
FRONT SETBACK	70 FEET MINIMUM
SIDE YARD SETBACK	50 FEET MINIMUM
REAR YARD SETBACK	50 FEET MINIMUM
HEIGHT	35 FEET MAXIMUM
ACCESSORY BUILDINGS	
LOT WIDTH	200 FEET MINIMUM
FRONT SETBACK	70 FEET MINIMUM
SIDE YARD SETBACK	15 FEET MINIMUM
REAR YARD SETBACK	15 FEET MINIMUM
HEIGHT	25 FEET MAXIMUM

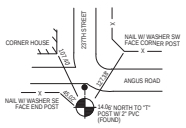
NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

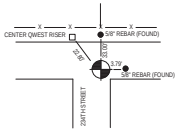
NORTHWEST CORNER
OF THE EAST 1/2 OF THE NW1/4
SECTION 34, T14N, R10E
5/8" REBAR



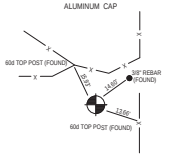
SOUTHWEST CORNER
OF THE EAST 1/2 OF THE NW1/4
SECTION 34, T14N, R10E
5/8" REBAR



SOUTHEAST CORNER
OF THE EAST 1/2 OF THE NW1/4
SECTION 34, T14N, R10E
CALCULATED FROM TIES



NORTHEAST CORNER
OF THE EAST 1/2 OF THE NW1/4
SECTION 34, T14N, R10E
ALUMINUM CAP



BOOK 1781

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com

Engineering Answers

DH ADDITION
LOTS 1 AND 2
SARPY COUNTY, NEBRASKA

PRELIMINARY PLAT

Revisions			
No.	Date	Description	

Proj No:	P2012.150.01
Date:	03/04/2014
Designed By:	
Drawn By:	FCE
Scale:	1" = 100'
Sheet:	1 of 1

Rev C-Elbe 3/13/2014 8:27 AM K:\Projects\2012\P2012150.01\Survey\Dwg\DH_ADDITION_(PRELIM_PLAT)-001.dwg, 3/13/2014 8:27:28 AM, DWG To PDF.pc3

SARPY COUNTY PLANNING
& BUILDING DEPARTMENT

RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 13-0007)
FINAL PLAT (FP 13-0008)
APPLICANT: DUSTY HAWKINS
PROPOSED RESIDENTIAL SUBDIVISION TO BE KNOWN AS HAWKINS ADDITION
PLANNING COMMISSION HEARING OF: JANUARY 21, 2014
TABLED FROM SEPTEMBER 18, 2013

I. GENERAL INFORMATION

A. APPLICANT:
Dusty Hawkins
11301 South 237th Street
Gretna NE 68028

B. PROPERTY OWNERS:
David and Gerene Ridpath
11301 S 237th Street
Gretna, NE 68028

William and Jolene Schmale
11317 S 237th Street
Gretna, NE 68028

C. SUBJECT PROPERTY LOCATION: Subject property is located approximately one-quarter mile north of Angus Road on 237th Street.

D. LEGAL DESCRIPTION: Tax Lot 2 in Section 34, Twp 13N, Rng 10E of the 6th P.M. Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 40 acres in total parcel.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designations: Conservation Residential
- Zoning: AGD (Agricultural Development District)

G. REQUESTED ACTION(S): To approve a Preliminary and Final Plat of a proposed subdivision to be known as Hawkins Addition consisting of 3 acreage residential lots. The proposed zoning would remain AGD (Agricultural Development).

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Currently developed with two residential structures and various accessory buildings and divided as two parcels each containing approximately 20 acres.

B. GENERAL VICINITY AND LAND USE
- North and South: Large Residential Estate Development
- East: Large Residential Estate Development
- West: Undeveloped Flood Plain

C. RELEVANT CASE INFORMATION:
- Parcels would be served by private wells and private septic systems.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 11, AGR Agricultural Residential District
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan designates the area as Conservation Residential

B. TRAFFIC AND ACCESS:

- Currently both existing parcels are accessed from 237th Street via a common private driveway located on the northern parcel.
- A new access is proposed to serve proposed Lots 2 and 3 via a common ingress/egress easement from 237th located on the common property line
- 50' of Public Right-of-Way on 237th Street will be required to be dedicated with plat
- Any road or culvert improvements required will be the developer's responsibility and must be coordinated with the Sarpy County Public Works Department.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from:
  - **Sarpy County Public Works** –
  - **Sarpy County GIS** – No comment
  - **Papio Missouri River Natural Resource District** – No comment
  - **City of Papillion Fire Department** – No comment
  - **Other responses** received indicated they had no comments or objections to the application.

D. GENERAL COMMENTS:

- **Preliminary Plat:**
  - 50' of Public Right-of-Way on 237th Street will be required to be dedicated with plat
  - With dedication of required right-of-way, property lines will need to be adjusted to meet the minimum lot size of 10 acres as requirement by the AGD zoning district or a rezoning application will need to be submitted
  - General location of existing and proposed well and septic systems need to be identified and shown
  - Proposed development consists of three, ten plus acre parcels.

- **Final Plat:**
  - 50' of Public Right-of-Way on 237th Street will be required to be dedicated with plat
  - With dedication of required right-of-way, property lines will need to be adjusted to meet the minimum lot size of 10 acres as requirement by the AGD zoning district or a rezoning application will need to be submitted
  - Lot identification and square footage of each on plat.

IV. STAFF RECOMMENDATIONS:

- Staff has received correspondence from the applicant requesting that we consider a continuance of the Preliminary and Final Plat application for Hawkins Addition. Staff

would like you to keep the following information in mind when considering the request for a continuance:

- Application was submitted in July 2013 with applicable fees at that time
- Application Fees increased in September 2013
- This is the fifth attempt to hold a Public Hearing on the application
- Staff has attempted to work with the applicant and the property owners but they are having a difficult time agreeing on a plan that will work for all involved.

- If request for continuance is denied, Staff recommends **APPROVAL** of the Preliminary Plat of a subdivision to be known as Hawkins Addition contingent upon resolving all issues as stated in staff comment letter to engineer before the County Board Public Hearing. Staff makes this recommendation as the Preliminary Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

- If request for continuance is denied, Staff recommends **APPROVAL** of the Final Plat of a subdivision to be known as Hawkins Addition contingent upon resolving all issues as stated in staff comment letter to engineer before the County Board Public Hearing. Staff makes this recommendation as the Preliminary Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

MOTION: Malmquist moved, seconded by Fenster to recommend approval of the Preliminary Plat of a subdivision to be known as Hawkins Addition contingent upon resolving all issues as stated in the Planning Department's letter to the engineer before the County Board Public Hearing. This recommendation is being made as the Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays – None. Abstain – None. Absent – Mohr.* **Motion carried.**

MOTION: Malmquist moved, seconded by Torczon to recommend approval of the Final Plat of a subdivision to be known as Hawkins Addition contingent upon resolving all issues as stated in the Planning Department's letter to the engineer before the County Board Public Hearing. This recommendation is being 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, Davis, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays – None. Abstain – None. Absent – Mohr.* **Motion carried.**

VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Comments received from jurisdictional agencies or departments having an interest

4. Preliminary Plat Application
5. Proposed Preliminary Plat as submitted
6. Final Plat Application
7. Proposed Final Plat as submitted

VII. COPIES OF REPORT SENT TO:

1. Dusty Hawkins, David & Gerene Ridpath, William & Jolene Schmale (applicant and owner)
2. Jason Headley, E & A Consulting Group Inc. (applicant's engineering consultant)
3. Public Upon Request

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

Chris Vance

From: Donna Lynam
Sent: Monday, January 13, 2014 8:46 AM
To: Dusty
Cc: Bruce Fountain
Subject: RE: Donna

Dusty,

Thank you for your letter advising us of your situation and requesting another extension.

As we discussed on the phone last week, there is no guarantee that the Planning Commission will grant another extension. This will be the fifth time they have been asked to consider an extension for you. The plats that they approve do not even get that many extensions!

I will forward your request to the Planning Commission Members as you submitted. I might suggest that if you are serious about the extension, I would encourage you to be present at the meeting and address the Commission in person with your request. Please note that even if you are present, they may not grant another extension.

Respectfully,

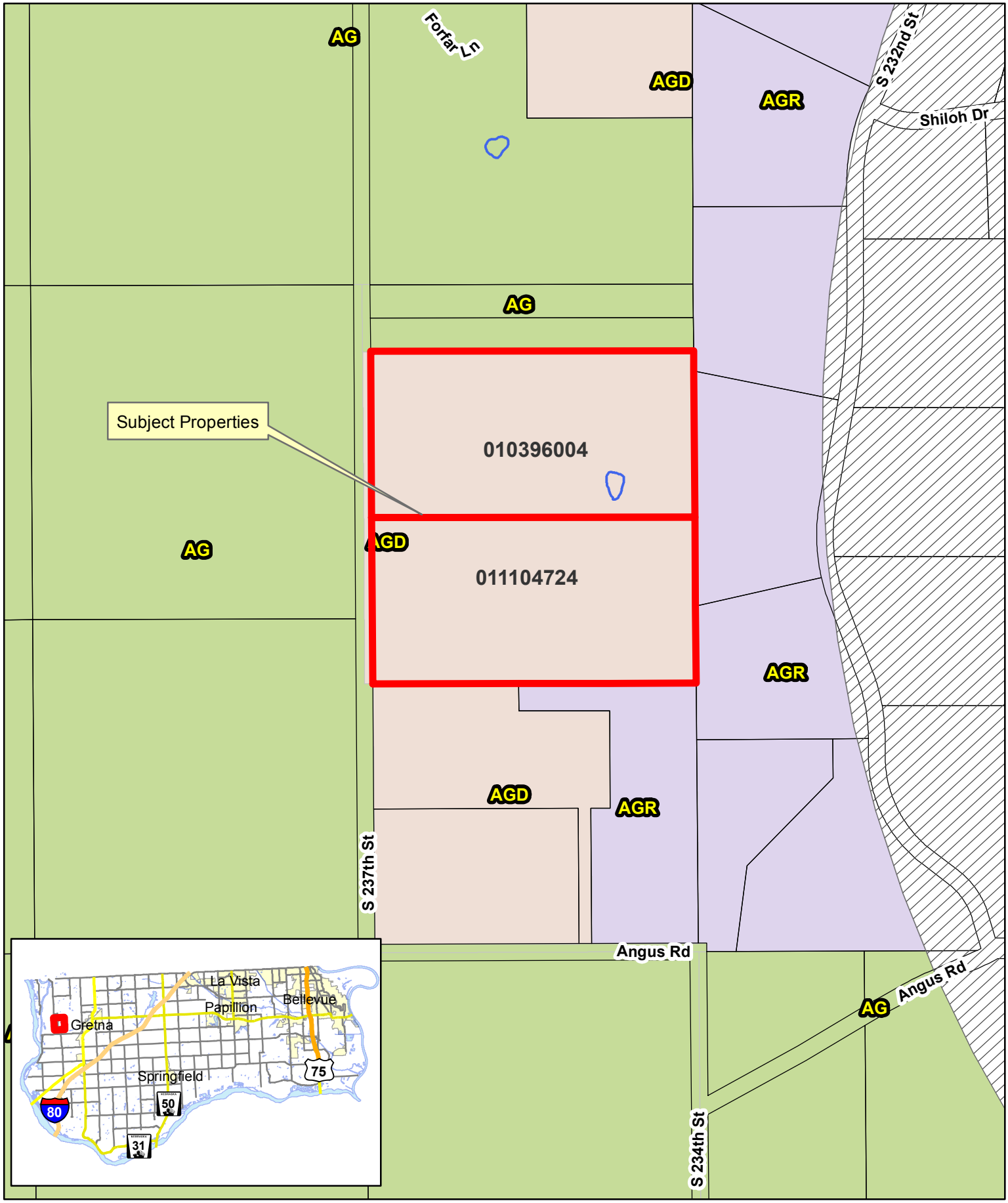
Donna Lynam
Zoning Administrator/Code Enforcement

Sarpy County, Nebraska
1210 Golden Gate Dr.
Papillion, NE 68046
☎ Phone: **402-593-1555**
🖷 Fax: 402-593-1558
✉ Email: dlynam@sarpy.com
🌎 Website: www.sarpy.com

From: Dusty [mailto:d-hawkins@hotmail.com]
Sent: Monday, January 13, 2014 6:39 AM
To: Planning & Building Department
Subject: Donna

Hey Donna,
This is Dusty Hawkins I am sorry we could not make are meeting last week we are having some issues with the uncles regarding the dedication, and a few other issues. I would like to request one last extension regarding

our plates. Agin I am sorry for the inconvenience.
Dusty Hawkins

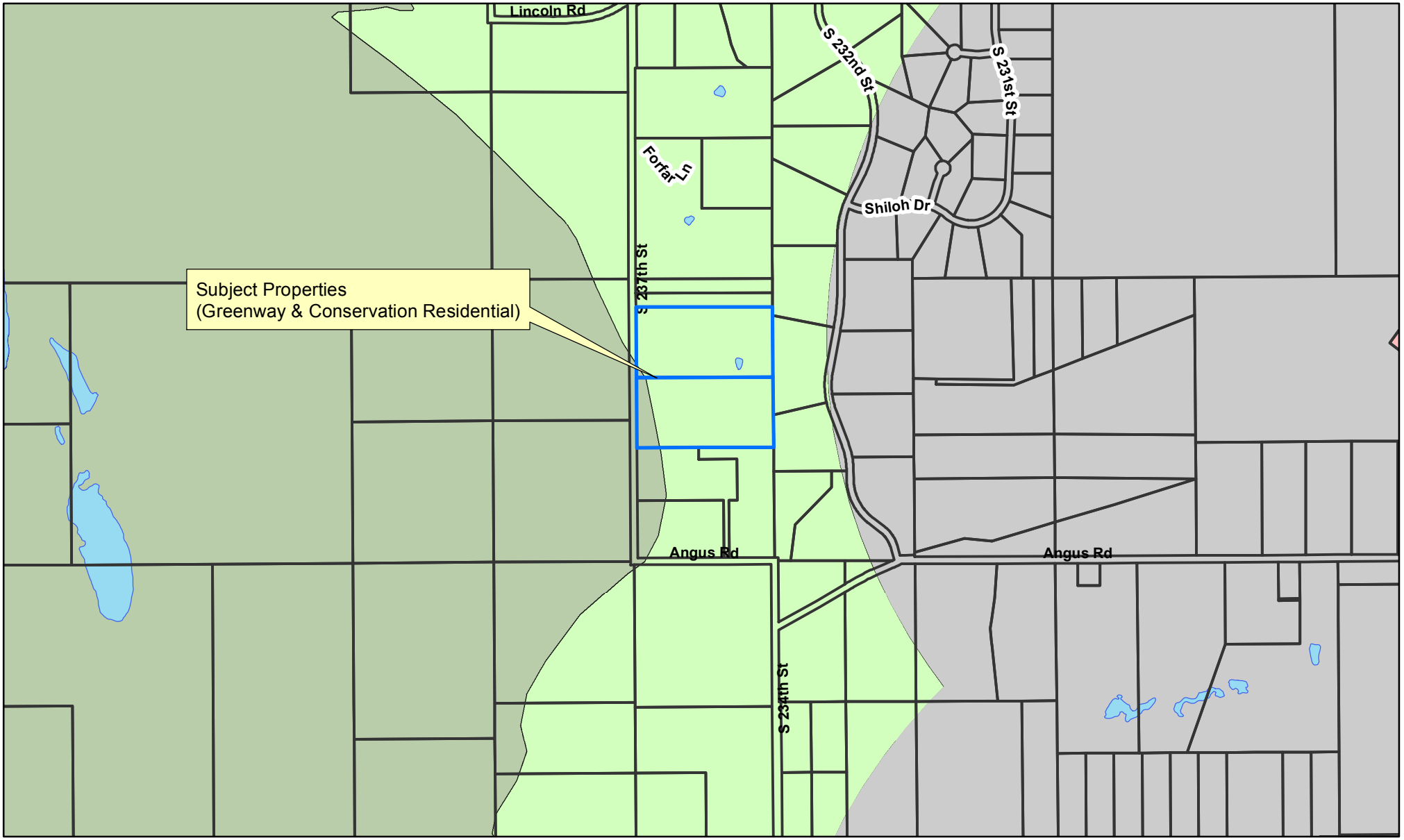


Vicinity Map - Zoning

NE 237th & Angus Rd

Preliminary & Final Plat Hawkins Additon

N
W
E
S



Current FLU - Sarpy Co

0 0.1 0.2 0.4Miles

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

Preliminary & Final Plat Hawkins Addition

Amended 3-07-2012

Sarpy County Planning & Building Department

Bruce Fountain, AICP, EDFP – Director

1210 Golden Gate Drive
Papillion, NE 68046
Phone: 402-593-1555
Fax: 402-593-1558
www.sarpy.com/planning

July 9, 2013

Jason Headley
E & A Consulting Group, Inc.
330 N 117th Street
Omaha NE 68154

RE: HAWKINS ADDITION SUBMITTAL

The application for a Preliminary and Final Plat for "Hawkins Addition " has been reviewed by the Planning Department staff and we have the following comments:

Preliminary Plat:

- Please identify the location of the project on the Vicinity Map
- Existing and Proposed Utilities (well and septic for each lot)
- Dedicated Right-of-Way for 237th Street will be required to be 50 feet. This dedication must be shown on the plat and is not included in the total lot acreage. Acreage size is calculated as that area within the property lines of each parcel.
- With the dedication of right-of-way along 237th Street as required by Sarpy County Public Works, parcels will not be large enough to meet the AGD Zoning District minimum lot size of 10 acres.
- Proposed lot lines will need to be adjusted to allow for a minimum of 10 acres per parcel or application for a Change of Zone will be required before this application can move forward.

Final Plat:

- Identify lots and square footage of each
- Dedicated Right-of-Way as noted with Preliminary Plat comments

We would like to have the above issues resolved at your earliest convenience so that we can submit corrected documents with Planning Commission Packets. Please forward your response and or corrected documents to dlynam@sarpy.com.

Please contact Bruce Fountain, Planning Director, or myself at 402-593-1555 if you have any questions.

Respectfully,

Donna Lynam
Zoning Administrator/Code Enforcement
Sarpy County Planning

cc Bruce Fountain, Planning Director
Nicole O'Keefe, Deputy County Attorney
File

SARPY COUNTY PLANNING & BUILDING DEPT.

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. Completed Preliminary Plat Application
2. Non-Refundable Fee of $ 200 — made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. **Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.**

PLANNING STAFF USE ONLY:

APPLICATION #: PP 13-0007

DATE RECEIVED: 7-1-13

CP DESIGNATION: Conservation Residential

CURRENT ZONING DESIGNATION: AGD

PROPOSED ZONING DESIGNATION: _____

APPLICATION FEE: $ 200 RECEIPT NO. 922414

PUBLIC NOTIFICATION PROCESSING FEE: $_____ RECEIPT NO. _____

RECEIVED BY: _____

NOTES: _____

APPLICANT INFORMATION:

NAME: Dusty Hawkins E-MAIL: D-Hawkins@Hotmail.Com

ADDRESS: 11301 South 237th St. CITY/STATE/ZIP: Gretna Ne. 68028

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

PHONE: 402-208-4201 FAX: _____

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

NAME: David + Gerene Ridpath E-MAIL: ~~Greto~~

ADDRESS: 11301 So. 237th St. CITY/STATE/ZIP: Gretna Ne. 68028

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

PHONE: _____ FAX: _____

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: E+A Consulting Group E-MAIL: JHeadley@eacg.Com

ADDRESS: 330 No. 117th Street CITY/STATE/ZIP: Omaha 68154

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

PHONE: 402-895-4700 FAX: _____

Jason Headley

07-01-13A1

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.*

SEE AS-BUILT

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: HAWKINS ADDITION

ASSESSOR'S PARCEL NUMBER: 010396004 **ADDITIONAL PARCEL NUMBERS** 011184724

GENERAL LOCATION: 237TH + LINCOLN ROAD
(example 189th & Giles Rd)

LEGAL DESCRIPTION: *(Describe property to wit:)* TAX LOT 2 - NW 1/4 34-14-10

SIZE OF PROPERTY: 20 *acres* **CURRENT ZONING:** AGO **REQUESTED ZONING:** AGO

SOURCE OF UTILITY SERVICES: **Water -** _____ **Sewer -** _____
Gas - _____ **Electric -** _____

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.*

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 Preliminary Plat application.**
4. **All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.**
5. **If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.**

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 JUNE 25, 2012

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 Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent) _____ Date JULY 1, 2012

Owner Signature (or authorized agent) _____ Date _____

ADDITIONAL PROPERTY OWNERS

William & Jolene Schmale
11317 south 237th Street
Gretna, NE 68028

SARPY COUNTY PLANNING & BUILDING DEPT.

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 $ 200 made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. **Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.**

PLANNING STAFF USE ONLY:

APPLICATION #: 07-01-13A11:03 RCVD FP 13-0008

DATE RECEIVED:

CP DESIGNATION: Conservation Residential

CURRENT ZONING DESIGNATION: AGO

PROPOSED ZONING DESIGNATION:

APPLICATION FEE: $ 200 **RECEIPT NO.** 922415

PUBLIC NOTIFICATION PROCESSING FEE: $ _____ **RECEIPT NO.** _____

RECEIVED BY:

NOTES:

APPLICANT INFORMATION:

NAME: Dusty Hawkins E-MAIL: D-HAWKINS@HOTMAIL.COM

ADDRESS: 11301 South 237th St. CITY/STATE/ZIP: Gretna NE. 68028

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

PHONE: 402-208-4201 FAX:

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

NAME: David Gordon Ridpath E-MAIL:

ADDRESS: 11301 South 237th Street CITY/STATE/ZIP:

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

PHONE: FAX:

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Jason Headley E&A Consulting Group E-MAIL: JHEADLEY@EACG.COM

ADDRESS: 330 North 117th St. CITY/STATE/ZIP: Omaha NE. 68154

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

PHONE: 402-895-4700 FAX: 402-895-3599

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.*

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: HAWKINS ADDITION

ASSESSOR'S PARCEL NUMBER: 010396004 **ADDITIONAL PARCEL NUMBERS** 011104724

GENERAL LOCATION: 237TH + LINCOLN ROAD (WEST OF GRETNA)
(example 189th & Giles Rd)

LEGAL DESCRIPTION: *(Describe property to wit:)* TAX LOT 2 / NW 1/4 34-14-10

SIZE OF PROPERTY: 40+/- *acres* **CURRENT ZONING:** AGO **REQUESTED ZONING:** AG D

SOURCE OF UTILITY SERVICES: **Water -** _____ **Sewer -** _____
Gas - _____ **Electric -** _____

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.*

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 Final Plat application.**
4. **All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.**
5. **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).**
6. **If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.**

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 JULY 1, 2013

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 Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent) _____ Date JULY 1, 2013

Owner Signature (or authorized agent) _____ Date _____

ADDITIONAL PROPERTY OWNERS

William & Jolene Schmale
11317 south 237th Street
Gretna, NE 68028