

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**APPROVE CHANGE OF ZONE****APPLICANT: NEAL AND KATHERINE SEIBOLD;
CHANGE OF ZONE FROM AG, AGRICULTURAL FARMING DISTRICT TO AGR,
AGRICULTURAL RESIDENTIAL DISTRICT**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 2007), 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 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Change of Zone Applications; and

WHEREAS, the Sarpy County Planning Department staff has reviewed the Neal and Katherine Seibold application for a Change of Zone from AG, Agricultural Farming District to AGR, Agricultural Residential District for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located approximately one-half mile south of Platteview Road on 75th Street and legally described as follows:

Part of the northeast ¼ of the northeast ¼ of Section 23, Township 13 North, Range 12 East of the 6th P.M. 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 Change of Zone Application was held before the Sarpy County Planning Commission on February 20, 2013 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Change of Zone Application was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2007), and the proof of publication has been filed in the Office of the Sarpy County Clerk.

- IV. The Planning Department staff made a recommendation as noted in the attached Exhibit "A", which includes the Planning Department Report.
- V. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

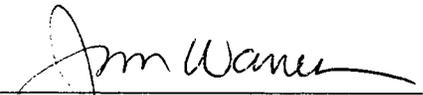
FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural Farming District to AGR, Agricultural Residential District on the property legally described above.

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 12th day of March, 2013.

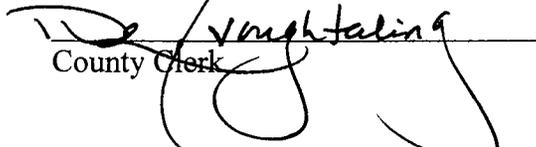
Attest

SEAL





Sarpy County Board Chairman



County Clerk

Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: March 12, 2013

Subject	Type	By
Applications related to property generally located one half mile south of Platteview Road east of 75 th Street, legally described as a part of the northeast ¼ of the northeast ¼ of Section 23, Township 13 North, Range 12 East of the 6 th P.M. Sarpy County, Nebraska. <ul style="list-style-type: none"> • Change of Zone: AG to AGR • Preliminary & Final Plat – Seibold Addition 	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building

➤ **Summary and Purpose of Requests:**

- These applications are requesting approval of a Preliminary and Final Plat for a proposed residential acreage development consisting of two, five acre parcels to be known as Seibold Addition. The proposed zoning would change from AG (Agricultural Farming) to AGR (Agricultural Residential).

➤ **Background and Analysis:**

- The detailed staff report on these applications was presented to the Planning Commission at their February 20, 2013 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the Change of Zone for the proposed Seibold Addition development as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the proposed Preliminary and Final Plat of a subdivision to be known as Seibold Addition. Staff makes this recommendation as the Preliminary Plat, with conditions as noted, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On February 20, 2013 the Planning Commission voted to recommend **APPROVAL** of the Change of Zone, Preliminary Plat and Final Plat for Seibold Addition.

MOTION: Lichter moved, seconded by Mohr to recommend **APPROVAL** of the Change of Zone from AG to AGR for the proposed Seibold Addition as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. Ballot: Ayes – Lichter, *Stuart, Whitfield, Mohr, Malmquist, Fenster, and Farrell*. Nays – none. Abstain – *Torczon and Ackley*. Absent - *Bliss and Murante*. **Motion carried 7-0-4.**

MOTION: Stuart moved, seconded by Lichter to recommend approval of the Preliminary Plat of a Subdivision to be known as Seibold Addition as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes – Lichter, *Stuart, Whitfield, Mohr, Malmquist, Fenster, and Farrell*. Nays – none. Abstain – *Torczon and Ackley*. Absent - *Bliss and Murante*. **Motion carried 7-0-4.**

MOTION: Lichter moved, seconded by Stuart to recommend approval of the Final Plat of a Subdivision to be known as Seibold Addition as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes – Lichter, *Stuart, Whitfield, Mohr, Malmquist, Fenster, and Farrell*. Nays – none. Abstain – *Torczon and Ackley*. Absent - *Bliss and Murante*. **Motion carried 7-0-4.**



SARPY COUNTY PLANNING & BUILDING DEPARTMENT

RECOMMENDATION REPORT

CHANGE OF ZONE (CZ 13-0002)
PRELIMINARY PLAT (PP 13-0002)
FINAL PLAT (FP 13-0001)

APPLICANT: NEAL AND KATHERINE SEIBOLD
PROPOSED RESIDENTIAL SUBDIVISION TO BE KNOWN AS SEIBOLD ADDITION
PLANNING COMMISSION HEARING OF: FEBRUARY 20, 2013

I. GENERAL INFORMATION

A. APPLICANT:

Neal and Katherine Seibold
7351 Platteview Road
Papillion, NE 68046

B. PROPERTY OWNERS:

Neal and Katherine Seibold
7351 Platteview Road
Papillion, NE 68046

C. **SUBJECT PROPERTY LOCATION:** Subject property is located approximately one-half mile south of Platteview Road on 75th Street.

D. **LEGAL DESCRIPTION:** Part of the northeast ¼ of the northeast ¼ of Section 23, Township 13 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska.

E. **SUBJECT PROPERTY SIZE:** approximately 40 acres in total parcel (10 acres to be platted and rezoned).

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Mixed Use, Mixed Use Center, and Estate Residential
- Zoning: AG (Agricultural Farming District)

G. **REQUESTED ACTION(S):** To approve a Preliminary Plat of a proposed subdivision consisting of 2 five acre residential lots. The proposed zoning would change from AG (Agricultural Farming) to AGR (Agricultural Residential District). The subdivision is to be known as Seibold Addition.

II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Undeveloped farm ground

B. GENERAL VICINITY AND LAND USE

- North: Farm ground with single family residence (applicant)
- South and East: Undeveloped
- West: Acreage Development – Hidden Valley Ranches

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 Mixed Use, Mixed Use Center, and Estate Residential.

B. TRAFFIC AND ACCESS:

- Access to the proposed parcels will be via a dedicated public right-of-way. Direct access from 75th Street will be prohibited.
- Staff has requested that dedicated right of way be extended to the proposed east property lines of Lots 1 and 2 so as not to land lock the remaining portion of property.
- Any street or road 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** – Roadway access should be limited and consolidated where possible to reduce potential roadway conflict points. Access to 75th Street needs to be reviewed and approved prior to construction.
 - **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:

- **Change of Zone**
 - Currently zoned AG, Agricultural Farming District
 - Changing zoning to AGR, Agricultural Residential District
- **Preliminary Plat:**
 - Development consists of two, five acre, platted parcels.
 - Parcels will be accessed by a platted dedicated right-of-way.
- **Final Plat:**
 - Direct vehicular access to the lots will be prohibited from 75th Street.
 - Applicant will need to coordinate with County GIS division on street name. Currently proposed street name is not recommended by GIS staff (see enclosed email correspondence from GIS).

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Change of Zone for the proposed Seibold Addition as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the proposed preliminary plat of a subdivision to be known as Seibold Addition. 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 Seibold Addition. 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:

- On February 20, 2013 the Planning Commission voted to recommend **APPROVAL** of the Change of Zone, Preliminary Plat and Final Plat for Seibold Addition.

MOTION: Lichter moved, seconded by Mohr to recommend APPROVAL of the Change of Zone from AG to AGR for the proposed Seibold Addition as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. Ballot: Ayes – Lichter, *Stuart, Whitfield, Mohr, Malmquist, Fenster, and Farrell*. Nays – none. Abstain – *Torczon and Ackley*. Absent - *Bliss and Murante*.
Motion carried 7-0-4.

MOTION: Stuart moved, seconded by Lichter to recommend approval of the Preliminary Plat of a Subdivision to be known as Seibold Addition as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes – Lichter, *Stuart, Whitfield, Mohr, Malmquist, Fenster, and Farrell*. Nays – none. Abstain – *Torczon and Ackley*. Absent - *Bliss and Murante*.
Motion carried 7-0-4.

MOTION: Lichter moved, seconded by Stuart to recommend approval of the Final Plat of a Subdivision to be known as Seibold Addition as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes – Lichter, *Stuart, Whitfield, Mohr, Malmquist, Fenster, and Farrell*. Nays – none. Abstain – *Torczon and Ackley*. Absent - *Bliss and Murante*.
Motion carried 7-0-4.

VI. ATTACHMENTS TO REPORT:

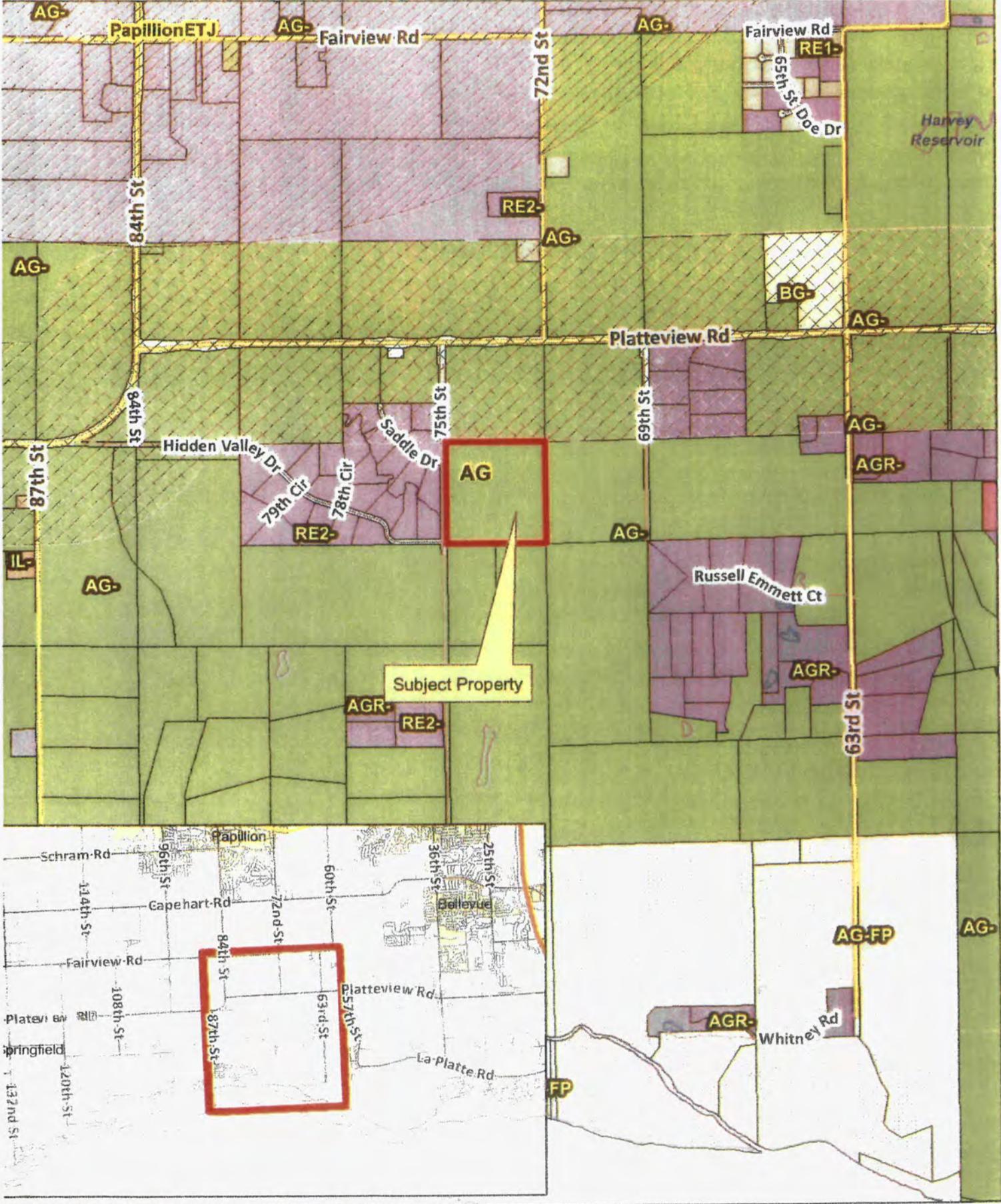
1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Comments received from jurisdictional agencies or departments having an interest
4. Proposed Preliminary Plat as submitted
5. Proposed Final Plat as submitted
6. Change of Zoning Application
7. Preliminary Plat Application
8. Final Plat Application

VII. COPIES OF REPORT SENT TO:

1. Neal and Katherine Seibold (applicant and owner)
2. Ken Pollard, Lamp Rynearson & Associates (applicant's engineering consultant)
3. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator

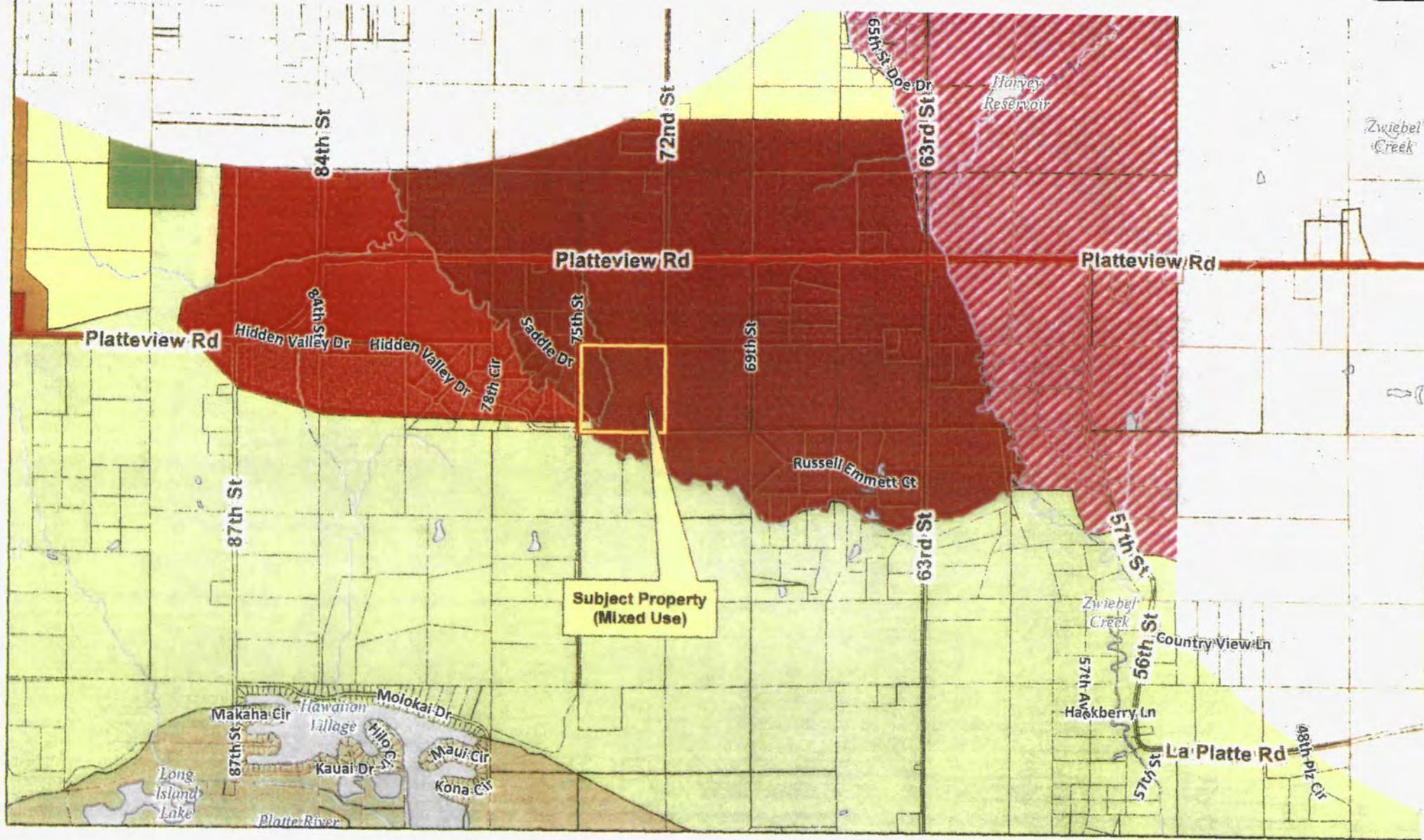
Reviewed, edited & approved by: Bruce Fountain, Planning Director



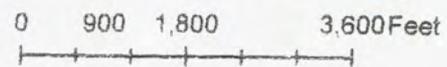
Vicinity Map - Zoning
7351 Platteview Rd - Seibold
Rezoning

 Sarpy Highway Corridor Overlay





Current FLU - Sarpy Co



7351 Platteview Rd - Rezoning

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

Legend

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



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, NE 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Building Inspector

FROM: Patrick M. Dowse, P.E., Engineering Manager *(PMD)*

DATE: January 25, 2013

RE: Rezone, Preliminary and Final Plat Submittal Review – Seibold

Sarpy County Public Works has reviewed the submittal by Neal and Katherine Seibold. After review, Sarpy County Public Works has the following comments:

Access to County Road

Roadway access should be limited and consolidated where possible to reduce potential roadway conflict points. Access to the County road needs to be reviewed and approved by Public Works prior to construction.

Preliminary Plat

- No preliminary drainage plan of the area in which the preliminary plat is located.
- Utilities surrounding the area and adjoining platted and un-platted land within 200 feet.
- Existing sewers, water mains, culverts or other underground structures within the tract and immediately adjacent thereto, direction and distance to the nearest ones shall be shown including invert elevation of sewers.

Final Plat

- No comments
- ~~No Re-Zoning application, (noted on plat)~~

Please let me know if you have any further questions.

From: Nikki Lampe
Sent: Wednesday, February 13, 2013 10:40 AM
To: Bruce Fountain
Subject: Seibold Addition

Bruce

Regarding the portion of the dedicated ROW to be named within Seibold Addition as Katherine St., Sarpy County GIS and 911 would not recommend this name.

There is a similar street name which already exists within the County known as Kathleen St. Therefore, to lessen confusion with 911 responders this street name would not be endorsed.

Nikki Lampe
Sarpy County GIS
1210 Golden Gate Dr
Papillion, NE 68046

402-593-4451 (ph)
nikki@sarpy.com

**CHANGE OF ZONING,
PRELIMINARY PLAT AND
FINAL PLAT APPLICATIONS**



SARPY COUNTY PLANNING

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

CHANGE OF ZONE APPLICATION

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

1. Completed Change of Zone Application
2. Non-Refundable Fee of \$ 200.00 made payable to Sarpy County Treasurer
3. Copy of Deed on file with Register of Deeds
4. 2 Site plan drawings (folded) and 25 reduced size (11" x 17") and 1 digital copy including: (if applicable)
 - a. Legal description with site layout (1"=20')
 - b. Metes and bounds description with lot size
 - c. Floodplain/floodway boundaries
 - d. Existing easements
 - e. General location map (2 mile radius)
 - f. Elevations or other supporting materials
5. Detailed operational plans
6. Contact information for consultants, i.e. engineer, surveyor, attorney, etc.

PLANNING STAFF USE ONLY:

APPLICATION NO.: CZ 13 - 0002
 DATE RECEIVED: 1/7/13
 CP DESIGNATION: MU, MUC, RE
 ZONING DESIGNATION: AG
 FEE: \$ 200 RECEIPT NO. 1956
 RECEIVED BY: DL
 NOTES: _____

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Neal & Katherine Seibold E-MAIL: nealseibold@hotmail.com
 ADDRESS: 7351 Platteview Rd CITY/STATE/ZIP: Papillion, NE 68046
 MAILING (IF DIFFERENT) ADDRESS: N/A CITY/STATE/ZIP: N/A
 PHONE: (402) 681-3187 FAX: N/A

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

Please check box if attaching separate sheet with owner information.

NAME: Neal & Katherine Seibold E-MAIL: nealseibold@hotmail.com
 ADDRESS: 7351 Platteview Rd CITY/STATE/ZIP: Papillion, NE 68046
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: (402) 681-3187 FAX: N/A

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.

Property is approx 40 ac. and is being subdivided into 2 lots - 2, 5 ac. parcels. The remaining 30 acres is not being platted. All property is currently farmed. The 2, 5 ac parcels are intend to be sold off within the family for future construction of 2 homes & continue to be farmed. No public improvements are planned - will have well water, septic sewer, OPPD power & Black Hills Gas. Joint access will off 75th Street between the lots.

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.

ASSESSOR'S PARCEL NUMBER: 010405526

ADDITIONAL PARCEL NUMBERS _____

LEGAL DESCRIPTION: (Describe property to wit:)

lots 1 through 2, inclusive, Seibold Addition, being a platting of that part of the northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 2 East of the 6th P.M. Sarpy County, NE

GENERAL PROPERTY LOCATION: SE of 75th/Platteview **ACRES:** 39.792

CURRENT ZONING: AG **REQUESTED ZONING:** AGR - Agricultural Residential District

SOURCE OF SERVICES: Water Well Sewer Septic
Gas Black Hills Energy Electric OPPD

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 Change of Zone.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Change of Zone 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 Change of Zone process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Neal Seibold
Owner Signature (or authorized agent)
Neal Seibold

1-7-13
Date

Owner Signature (or authorized agent)

Date



SARPY COUNTY PLANNING

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

PRELIMINARY PLAT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Preliminary Plat Application 2. Submit Non-Refundable Fee of \$200.00 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 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>PP 13.0002</u> DATE RECEIVED: <u>1/7/13</u> CP DESIGNATION: <u>MU, MUC, RE</u> ZONING DESIGNATION: <u>20</u> FEE: \$ <u>200</u> RECEIPT NO. <u>1956</u> RECEIVED BY: <u>DL</u> NOTES: _____</p> <p><u>Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.</u></p>
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APPLICANT INFORMATION:

NAME: Neal & Katherine Seibold E-MAIL: nealseibold@hotmail.com
ADDRESS: 7351 Platteview Rd CITY/STATE/ZIP: Papillion, NE 68046
MAILING (IF DIFFERENT) ADDRESS: N/A CITY/STATE/ZIP: N/A
PHONE: (402) 681-3187 FAX: N/A

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

Please check box if attaching separate sheet with owner information.

NAME: Neal & Katherine Seibold E-MAIL: nealseibold@hotmail.com
ADDRESS: 7351 Platteview Rd CITY/STATE/ZIP: Papillion, NE 68046
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: (402) 681-3187 FAX: N/A

ENGINEER INFORMATION:

NAME: Lamp, Rynearson & Assoc Inc. E-MAIL: Ken Pollard
ken.pollard@LRA-Inc.com
ADDRESS: 14710 West Dodge Rd. Ste 100 CITY/STATE/ZIP: Omaha, NE 68154
MAILING (IF DIFFERENT) ADDRESS: N/A CITY/STATE/ZIP: N/A
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.

Property is approx 40 ac. and is being subdivided into 2 lots - 2, 5 ac. parcels. The remaining 30 acres is not being platted. All property is currently farmed. The 2, 5 ac parcels are intend to be sold off within the family for future construction of 2 homes & continue to be farmed. No public improvements are planned - will have well water, septic sewer, OPPD power & Black Hills Gas.

Joint access will off 75th Street between the lots.
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: Seibold Addition

ASSESSOR'S PARCEL NUMBER: 010405526 **CURRENT ZONING:** AG

ADDITIONAL PARCEL NUMBERS _____ **GEN. PROP. LOCATION*:** SE of 75th/Platteview
*example 189th & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit:)

lots 1 through 2, inclusive, Seibold Addition, being a platting of that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 2 East of the 6th P.M. Sarpy County, NE

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.

Neal Seibold
Owner Signature (or authorized agent)
Neal Seibold

1-2-13
Date

Owner Signature (or authorized agent)

Date

LOCATED IN:
NE 1/4 NE 1/4 SECTION 23, T13N, R12E

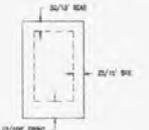
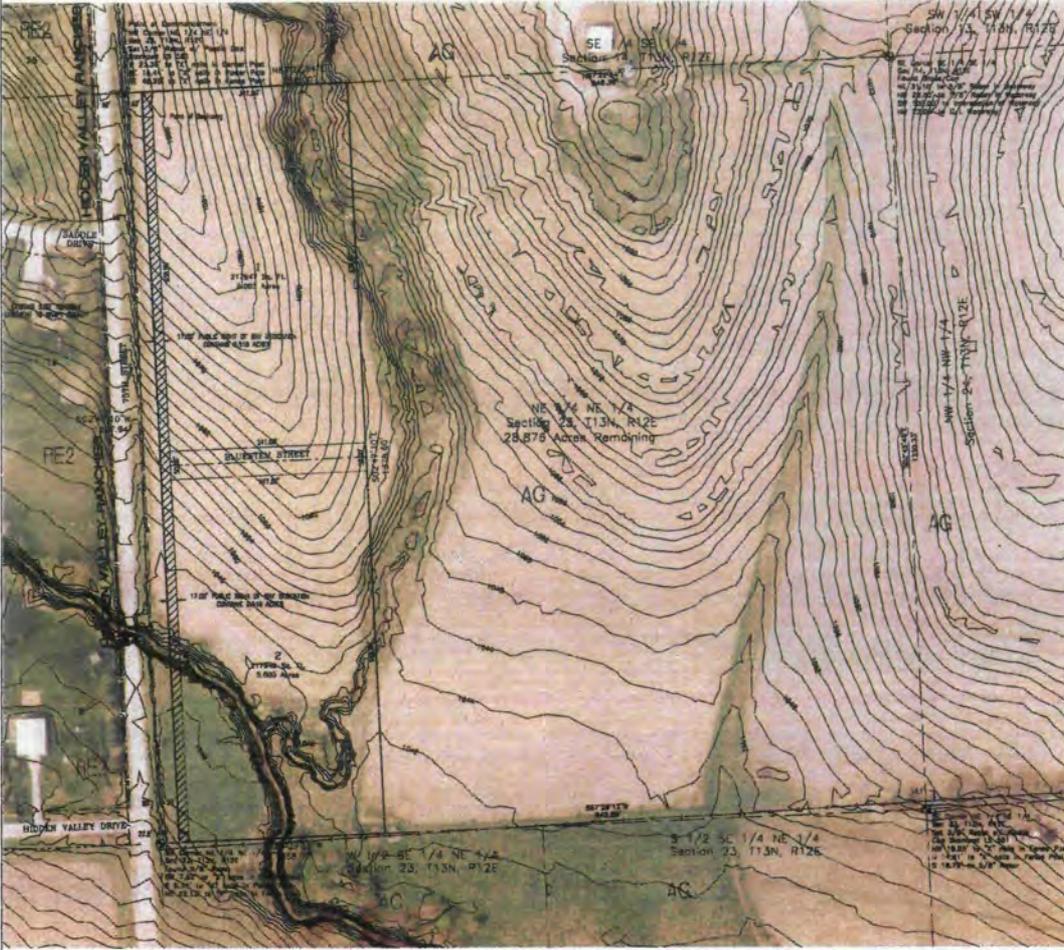
SEIBOLD ADDITION

Lots 1 and 2, SEIBOLD ADDITION, being a platting of that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET
2. ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED
3. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO CORRECTIONS
4. LOTS 1 AND 2 WILL HAVE NO STREET VEHICULAR ACCESS TO 78TH STREET



ZONING

The property is zoned AGB - Agriculture Residential District. AGB District shall be subject to the following site development requirements:

11.4 HEIGHT AND LOT REQUIREMENTS

11.4.1 The height and minimum lot requirements shall be as follows unless as provided in Section 23:

	Lot Area	Lot Width	Front	Side	Rear	Maximum Height
Residential	5 acres	200'	20'	20'	20'	20'
Other Permitted Uses	5 acres	200'	20'	20'	20'	20'
Accessory Buildings			20'	10'	10'	20'

SUBJECT TO 30A DRAIN REQUIREMENTS

30A.1 No person shall be granted a permit for the construction of any structure, including all earth stabilization structures, dams or sign structures, subject to any drain or stream unless such structure is located so that no portion thereof is any closer to the stream than six (6) feet plus a maximum three-to-one slope that 50 feet between the outer edge of the stream and the outer edge of the structure at grade. As used herein, the slope of water at the stream shall be that point immediately adjacent to the stream during normal flow conditions.

A property shall be exempt from the provision of the above requirement upon a showing by a registered professional engineer that structures, earth stabilization structures, or other structures shall be located in the construction of such structures, having an extensive drainage system, which will provide adequate erosion control conditions coupled with adequate flood control support on the up-slope portion of such structure adjacent to the stream and be supported by erosion or bank of water support. In the event that the structure is subject to any erosion which has been determined or otherwise approved by any agency of government, then such certification regarding its compliance to the above requirement may take the form of a certification as to the adequacy and protection of the improvements installed by such governmental agency.

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

LEGAL DESCRIPTION

Lot 1 and 2, SEIBOLD ADDITION, being a platting of that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:
 Commencing at a 3/8" steel with a yellow plastic cap stamped (L) 561 at the northeast corner of the said Northeast Quarter of the Northeast Quarter of Section 23;
 Thence South 87°27'04" East (bearing referenced to the northeast corner of the said Northeast Quarter of the said Northeast Quarter of Section 23) 33.00 feet along the north line of said Northeast Quarter of the Northeast Quarter of Section 23 and the TRUE POINT OF BEGINNING;
 Thence South 87°27'04" East for 358.00 feet including along with north line;
 Thence South 87°27'04" East for 1329.00 feet to the north line of the said Northeast Quarter of the said Northeast Quarter of Section 23;
 Thence South 87°27'04" East for 358.00 feet along with north line;
 Thence South 87°27'04" East for 1327.04 feet 33.00 feet east of and parallel with the east line of said Northeast Quarter of the Northeast Quarter of Section 23 to the Point of Beginning;
 Containing 13,818 acres 47.518 square feet.

OWNER / APPLICANT

SEAL & SEIBOLD AND KATHERINE A. SEIBOLD
7251 PLATYMER ROAD
PAPILLON, NEBRASKA 68048

ENGINEER

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

ZONING

ENR18D: HC
PROPOSED: AGR

POWER

OMAHA PUBLIC POWER DISTRICT
444 SOUTH 18TH STREET, 5TH FL.
OMAHA, NE 68102-2347

WATER

PRIVATE WELL

GAS

BLACK HILLS ENERGY
301 WEST 8TH STREET
PAPILLON, NE 68048

BENCHMARK NOTE

Dimensions shown are derived from Sarpy County GIS.

FLOOD ZONE

ZONE 4
A user determined to be suitable for the USFS stream device flood plain as illustrated by 1:0000 hydrologic map NEP (1980), Sarpy County, Nebraska.
Community-Plan Number 31163 02000 0
Map Effective Date December 1, 2000.

UTILITY NOTE

This platting includes evidence of services and utilities systems in use. The time of survey was, the responsibility or liability is assumed by the surveyor to the future to show any buried service and/or utility lines even though they may exist. Contact "The Gas" (402-344-3500) prior to any excavation on this site.

Drawn by: EAD
Designed by: EAD
Reviewed by: EAD
Reviewed by: EAD
Reviewed by: EAD

14710 West Dodge Road, Suite 100 | 402.496.2188 | F
Omaha, Nebraska 68154-2027 | 402.496.2730 | F
www.LRA-inc.com

LAMP RYNEARSON & ASSOCIATES

SEIBOLD ADDITION (Lots 1 and 2)
SARPY COUNTY, NEBRASKA

PRELIMINARY PLAT

Job Number: 0112008.01-425
Date: 07-2-11
Date: 12-13-2012
Sheet: 1 of 1



SARPY COUNTY PLANNING

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

FINAL PLAT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Final Plat Application 2. Submit Non-Refundable Fee of \$200.00 made payable to Sarpy County Treasurer 3. 1 reduced size plat drawing (8.5 x 11) 4. 1 Electronic copy of the plat drawing (PDF) 5. 25 full sized, folded plat drawings 6. <u>Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.</u> 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FP 13.0001</u> DATE RECEIVED: <u>1/7/12</u> CP DESIGNATION: <u>WW, ML, RE</u> ZONING DESIGNATION: <u>AG</u> FEE: <u>\$ 200</u> RECEIPT NO. <u>1956</u> RECEIVED BY: <u>DL</u> NOTES: _____</p>
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APPLICANT INFORMATION:

NAME: Neal & Katherine Seibold E-MAIL: nealseibold@hotmail.com
ADDRESS: 7351 Platteview Rd CITY/STATE/ZIP: Papillion, NE 68046
MAILING (IF DIFFERENT) ADDRESS: N/A CITY/STATE/ZIP: N/A
PHONE: (402) 681-3187 FAX: N/A

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

Please check box if attaching separate sheet with owner information.

NAME: Neal & Katherine Seibold E-MAIL: nealseibold@hotmail.com
ADDRESS: 7351 Platteview Rd CITY/STATE/ZIP: Papillion, NE 68046
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: (402) 681-3187 FAX: N/A

ENGINEER INFORMATION:

NAME: Lamp, Rynearson & Assoc Inc. Ken Pollard E-MAIL: ken.pollard@LRA-Inc.com
ADDRESS: 14710 West Dodge Rd. Ste 100 CITY/STATE/ZIP: Omaha, NE 68154
MAILING (IF DIFFERENT) ADDRESS: N/A CITY/STATE/ZIP: N/A
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.

Property is approx 40 ac. and is being subdivided into 2 lots - 2, 5 ac. parcels. The remaining 30 acres is not being platted. All property is currently farmed. The 2, 5 ac parcels are intend to be sold off within the family for future construction of 2 homes & continue to be farmed. No public improvements are planned - will have well water, septic sewer, OPPD power & Black Hills Gas. Joint access will off 75th Street between the lots.

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: Seibold Addition

ASSESSOR'S PARCEL NUMBER: 010405526 **CURRENT ZONING:** AG

ADDITIONAL PARCEL NUMBERS _____ **GEN. PROP. LOCATION*:** SE of 75th/Platteview
*example 189th & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit:)

lots 1 through 2, inclusive, Seibold Addition, being a platting of that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 2 East of the 6th P.M. Sarpy County, NE

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.

Neal Seibold
Owner Signature (or authorized agent)
Neal Seibold

1-7-13
Date

Owner Signature (or authorized agent)

Date

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 Kirk Hoffman 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, February 6, 2013

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 Kirk Hoffman
Publisher Business Manager

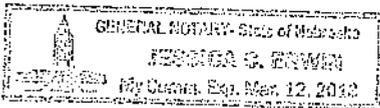
**NOTICE OF PUBLIC HEARING
SARPY COUNTY PLANNING
COMMISSION**

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, February 20, 2013, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Boyer-Young Development has sub-

Today's Date 02-05-2013

Subscribed in my presence and sworn to before me:

Notary Public



Printer's Fee \$ 15.48
Customer Number: 40638
Order Number: 0001604905

mitted application for consideration of a Change of Zone from AG to RS-72 and a Preliminary Plat of a subdivision to be known as Bellbrook South being a platting of the West 1/4 of the Southeast 1/4 and Tax Lot 7 all in Section 18, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 192nd and Giles Road.
Neal & Katherine Seibold have submitted application for consideration of a Change of Zone from AG to AGR and a Preliminary and Final Plat of a two lot subdivision to be known as Seibold Addition, being a platting of a portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 12 East of the 6th P.M. Sarpy County, NE. Generally located southeast of 75th Street and Platteview Road.
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1604905; 2/6

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

Wednesday, February 27, 2013

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.

[Handwritten signature]

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

Today's Date 02-26-2013

Signed in my presence and sworn to before me:

[Handwritten signature of Jessica C. ...]
Notary Public

Printer's Fee \$ 19.78
Customer Number: 40638
Order Number: 0001610861

Sarpy County Planning Department
Bruce Fountain, AICP, EDFP - Director
Phone: (402) 593-1555
Fax: (402) 593-1558

Sarpy County Administration Offices
1210 Golden Gate Drive
Papillion, NE 68046
www.sarpy.com

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, March 12, 2013, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration.

Neal & Katherine Seibold have submitted applications for consideration of a Change of Zone from AG to AGR and a Preliminary and Final Plat of a two lot subdivision to be known as Seibold Addition, being a platting of that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 12 East of the 6th P.M. Sarpy County, NE. Generally located southeast of 75th Street and Platteview Road.

Boyer-Young Development has submitted applications for consideration of a Change of Zone from AG to RS-72 and a Preliminary Plat of a subdivision to be known as Remington Ridge being a platting of the West 1/2 of the Southeast 1/4 and Tax Lot 7 all in Section 18, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 192nd and Giles Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.

1610861, 2/27