

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – SEIBOLD ADDITION

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 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 2007); and,

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

WHEREAS, the applicant, Neal and Katherine Seibold have applied for approval of a preliminary plat of a subdivision to be known as Seibold Addition on 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.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the preliminary plat of a subdivision to be known as Seibold 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 Seibold Addition.

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 February 20, 2013 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 immediately prior to each respective public hearing.

- IV. The Planning Department staff recommends approval.
- V. The proposed preliminary plat of a subdivision to be known as Seibold Addition is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

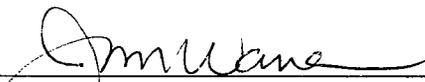
BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known as Seibold Addition, as described in the attached Exhibit A is hereby approved.

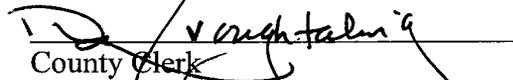
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 12th day of March, 2013.

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:

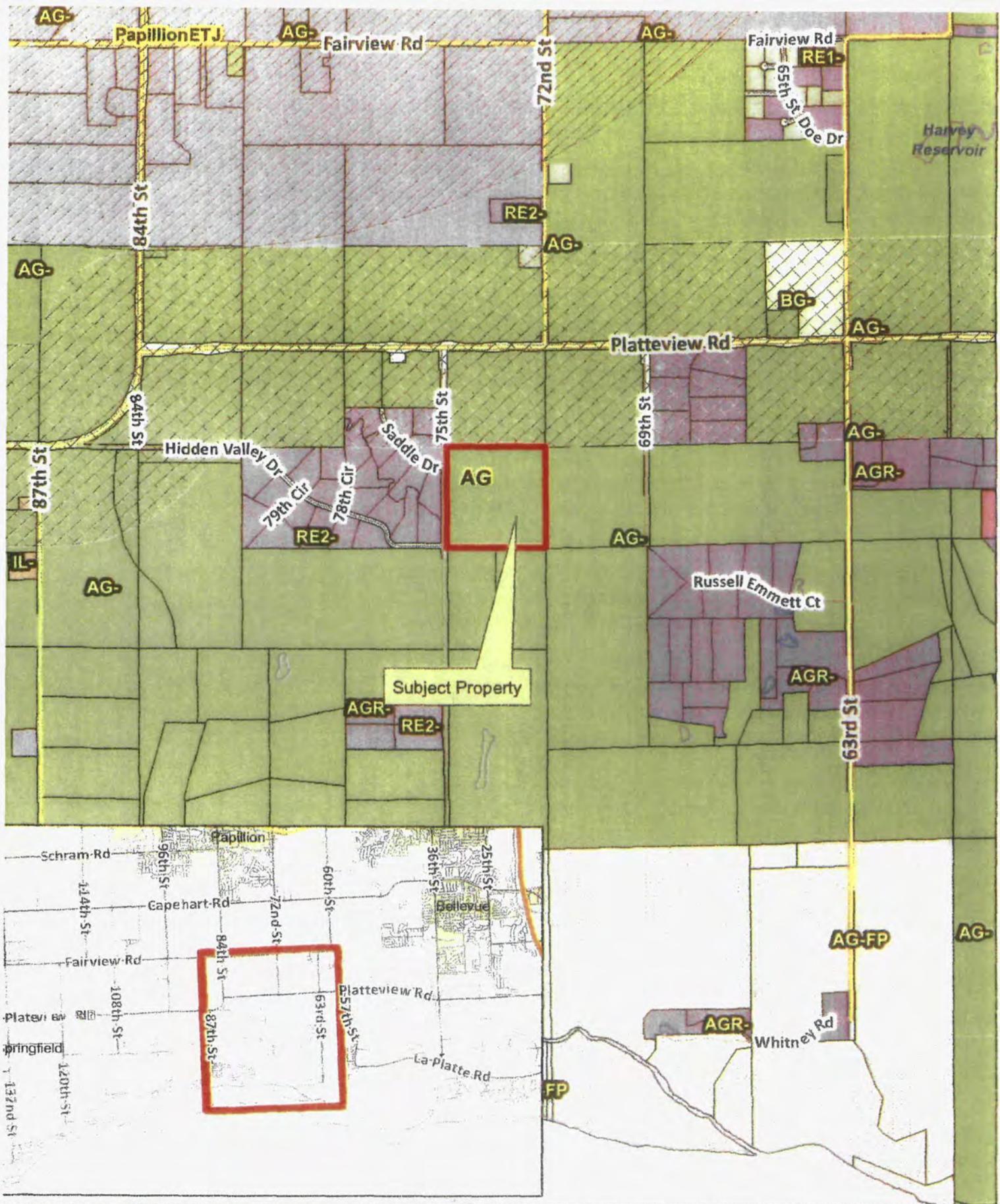
1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Comments received from jurisdictional agencies or departments having an interest
4. Proposed Preliminary Plat as submitted
5. Proposed Final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

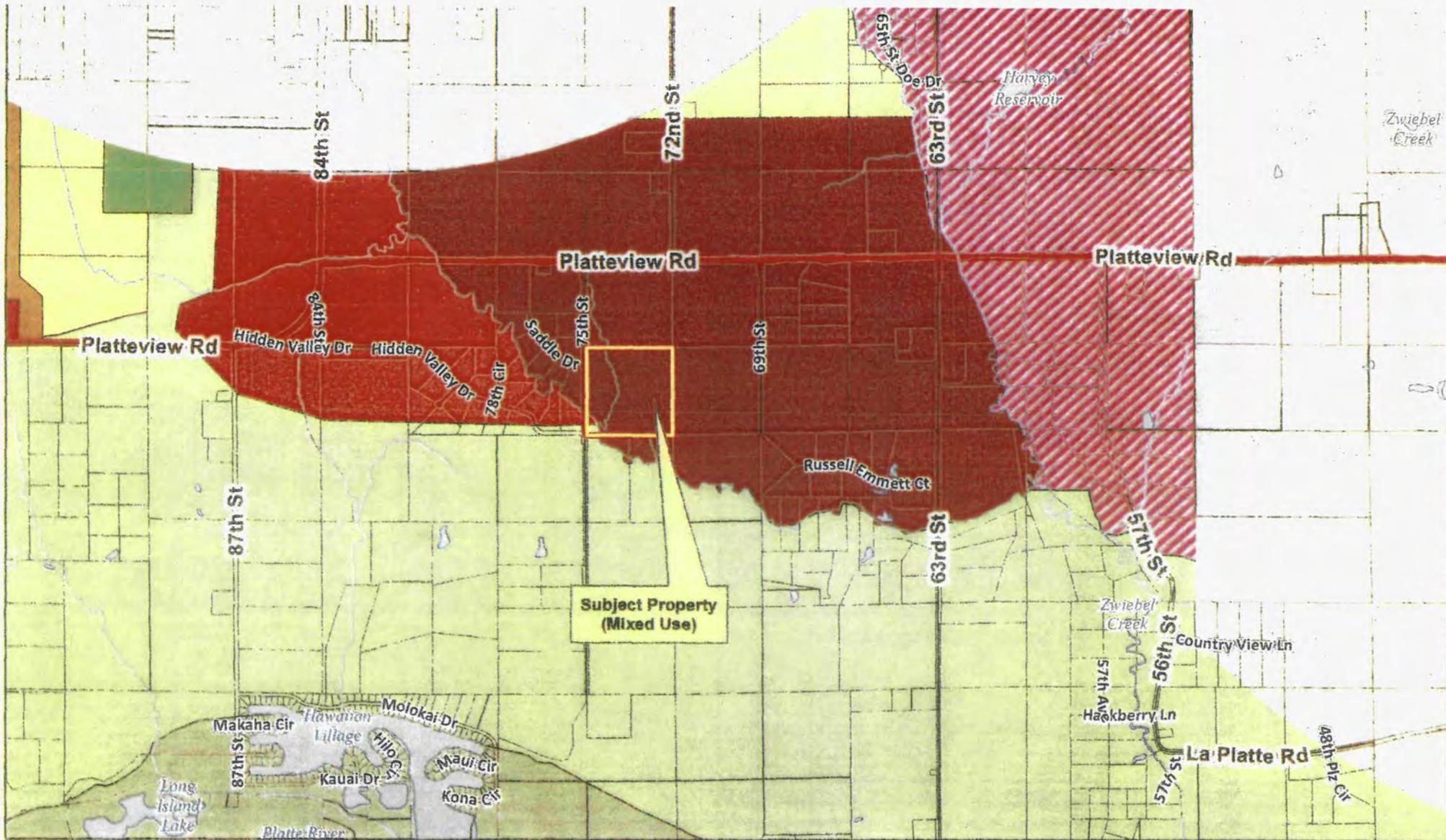
Reviewed, edited & approved by: Bruce Fountain, Planning Director



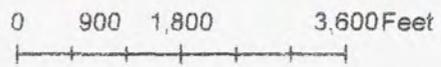
Vicinity Map - Zoning
7351 Platteview Rd - Seibold
Rezoning

 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

<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. 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) <ol style="list-style-type: none"> 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, j.e. engineer, surveyor, attorney, etc. 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>C2 13 . 0002</u></p> <p>DATE RECEIVED: <u>1/7/13</u></p> <p>CP DESIGNATION: <u>MU, MUC, RE</u></p> <p>ZONING DESIGNATION: <u>AG</u></p> <p>FEE: \$ <u>200</u> RECEIPT NO. <u>1956</u></p> <p>RECEIVED BY: <u>DL</u></p> <p>NOTES: _____</p>
---	---

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

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

1. Submit complete Preliminary Plat Application
2. Submit Non-Refundable Fee of \$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

PLANNING STAFF USE ONLY:

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

Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.

APPLICANT INFORMATION:

NAME: Neal & Katherine Seibold

E-MAIL: nealseibold@hotmail.com

ADDRESS: 7351 Platteview Rd

CITY/STATE/ZIP: Papillion, NE 68046

MAILING (IF DIFFERENT) N/A
ADDRESS: _____

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) N/A
ADDRESS: _____

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

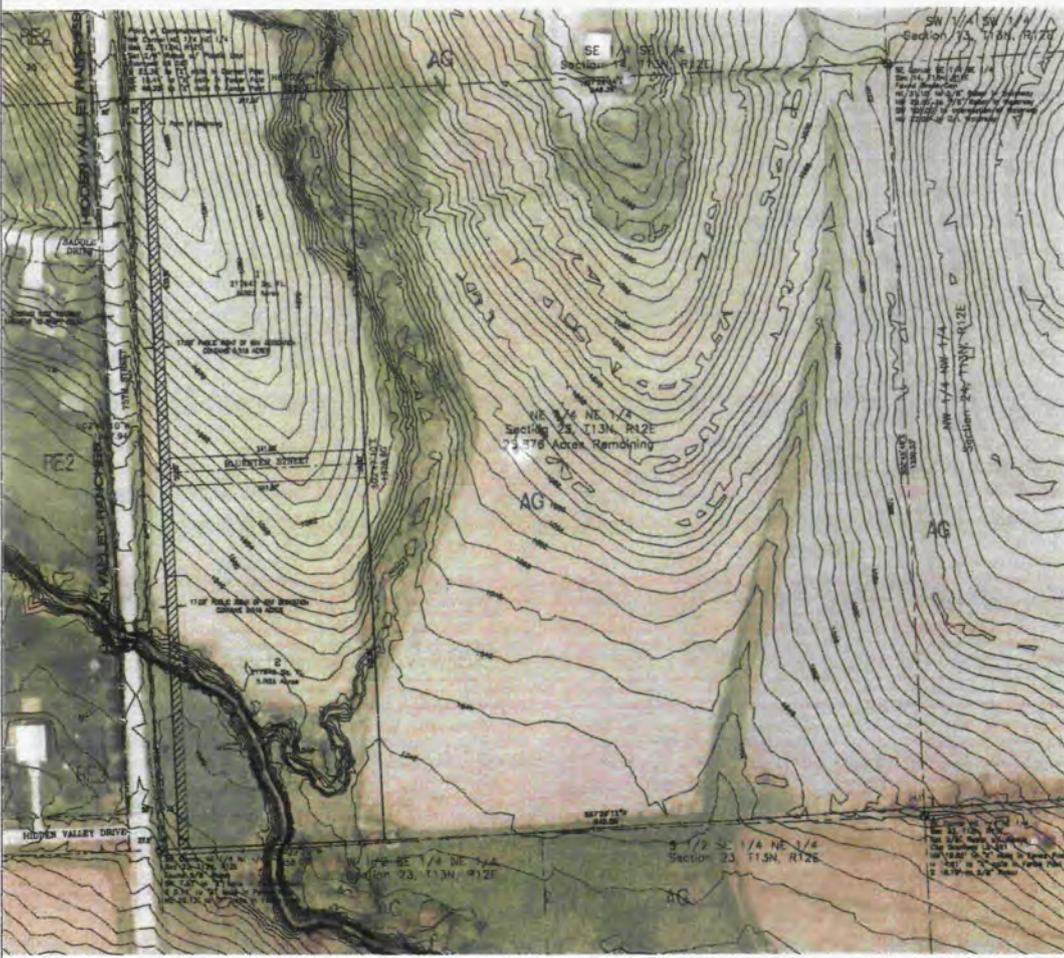
Lots 1 and 2, SEIBOLD ADDITION, being a platting of that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska



VICINITY MAP

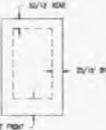
NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET
2. ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED
3. DISTANCES AND ANGLES SHOWN IN PARETHESSES REFER TO CORRECTIONS
4. LOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 75TH STREET



LEGEND

- SECTION LINE
- SECTION CORNER
- PROPERTY LINE
- LOT LINE
- CREWMENT LINE
- STREET INTERSECTION
- TONE
- RECORD OVERHEAD POWER
- RECORD TELEPHONE



AGB
SETBACK REQUIREMENTS
NO SCALE

ZONING

This project is zoned AGB - Agricultural 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:

Building	Lot Area	Lot Width	Front	Side	Rear	Maximum Height
Residential	5,000	25'	10'	10'	10'	10'
Other Permitted Uses	5,000	20'	10'	10'	10'	10'
Accessory Buildings	-	100'	10'	10'	10'	10'

SUBJECT TO 35.4 CREEK SETBACK REQUIREMENTS

35.4.1 No person shall be granted a permit for the construction of any structure, addition to any existing structure, porch or appurtenance appurtenant to any stream or stream within such structure is located so that no portion thereof is any closer to the stream than 50 feet. A minimum three-to-one slope shall be maintained between the water's edge of the stream and the lower walls on the structure at grade. No rock bank, the slope of which at the stream shall be that point constituting the edge of the water during normal flow conditions.

A person shall be exempt from the provision of the above requirement upon a showing by a registered professional engineer that adequate bank stabilization structures or slope protection will be installed in the construction of said structure, meeting an approved and filed report to that of the structure, which will provide adequate erosion control conditions coupled with structural ground support on that no portion of said structure adjacent to the stream will be endangered by erosion or loss of lateral support. In the event that the structure is adjacent to any stream which has been designated or otherwise approved by any agency of government, then such certification regarding an exception to the above requirement may take the form of a certification to the city engineer and presenter of the improvements retained by such governmental agency.

Said development may be subject to other regulations and requirements. Consistent with governing authority or other appropriate officials for special requirements shall apply.

LEGAL DESCRIPTION

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, described as follows:

Commencing at a 6/8" stake with a yellow plastic cap marked 13, 501 at the northeast corner of the said Northeast Quarter of the Northeast Quarter of Section 23;

Thence north 87°28'12" East bearing referenced to the northeast Quarter of the northeast Quarter of Section 23 and the TRUE POINT OF CORRECTION;

Thence north 87°28'12" East for 358.00 feet continuing along said north line;

Thence South 87°28'12" East for 128.00 feet to the south line of the Northeast Quarter of the Northeast Quarter Section 23;

Thence South 87°28'12" West for 358.00 feet along said south line;

Thence South 87°28'12" West for 137.00 feet 33.00 feet east of and parallel with the east line of said Northeast Quarter of the Northeast Quarter Section 23 to the Point of Beginning;

Contains 10,918 square 473,510 square feet.

OWNER / APPLICANT

KEAL A. SEIBOLD AND CATHERINE A. SEIBOLD
7381 PRAIRIE ROAD
PAPILLON, NEBRASKA 68134

ENGINEER

LAMP RYNEARSON & ASSOCIATES, INC.
14710 WEST DOUGLE ROAD, SUITE 100
OMAHA, NEBRASKA 68154-2027
www.LRA-inc.com

ZONING

EXEMPT: AG

POWER: DAKOTA PUBLIC POWER DISTRICT
444 SOUTH 18TH STREET, SUITE 100
OMAHA, NE 68102-7247

AGENCY: PRIVATE, REG.

DAB: BRAD HALL GARDNER
501 WEST 8TH STREET
PAPILLON, NE 68134

BENCHMARK NOTE

Dimensions shown are derived from Sarpy County, NE.

FLOOD ZONE

ZONE X
Areas designated to be outside the 0.2% annual chance flood plain as determined by FLOOD INSURANCE RATE AND (FIRM), Sarpy County, Nebraska.
Community Number: 21163 02000 0
Map Effective Date: December 1, 2005

UTILITY NOTE

This platting includes evidence of services and utilities shown on the date of survey only. No responsibility is liability is assumed by the surveyor for the failure to show any buried service and/or utility lines even though they may exist. Contact "The City" (402-341-3500) prior to any excavation on the site.

Drawn by	TRM
Checked by	
Reviewed by	
Approved by	
Date	07-27-2011

Project Name	SEIBOLD ADDITION
Project No.	
Sheet No.	

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

LAMP RYNEARSON & ASSOCIATES
SEIBOLD ADDITION (Lots 1 and 2)
SARPY COUNTY, NEBRASKA

PRELIMINARY PLAT

Job Number	1444
Drawing No.	0112086.01-425
Scale	As Shown
Date	07-27-11
Sheet	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. Please review sections 7 and 8 of the Sarpy County <u>Subdivision Regulations</u> for complete Final Plat process requirements. 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FP 13-0001</u></p> <p>DATE RECEIVED: <u>1/7/13</u></p> <p>CP DESIGNATION: <u>nu, ml, RE</u></p> <p>ZONING DESIGNATION: <u>AG</u></p> <p>FEE: <u>\$ 200</u> RECEIPT NO. <u>1936</u></p> <p>RECEIVED BY: <u>DL</u></p> <p>NOTES: _____</p>
---	--

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 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 }
County of Sarpy } SS.

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.

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

Sarpy County Planning Department
Bruce Fountain, AICP, EDPP - 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 Platview 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

Today's Date 02-26-2013
Signed in my presence and sworn to before me:

Notary Public



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