

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

**APPROVE FINAL 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 final plats; and

WHEREAS, the applicant, Neal and Katherine Seibold have applied for approval of a final plat of a subdivision to be known as Seibold Addition on property generally located approximately one-half mile south of Platteview Road on 75<sup>th</sup> 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 6<sup>th</sup> P.M. Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the final 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 final 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 final 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 final 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 final 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;

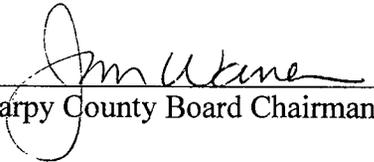
BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Seibold Addition, as described in the attached Exhibit A is hereby approved.

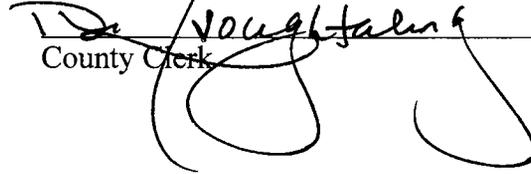
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 12<sup>th</sup> day of March, 2013.

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 <sup>th</sup> 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 <sup>th</sup> P.M. Sarpy County, Nebraska. <ul style="list-style-type: none"> <li>◦ Change of Zone: AG to AGR</li> <li>◦ Preliminary &amp; Final Plat – Seibold Addition</li> </ul> | Public Hearings & Resolutions | Donna Lynam<br>Zoning Administrator<br>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 75<sup>th</sup> Street.

**D. LEGAL DESCRIPTION:** Part of the northeast ¼ of the northeast ¼ of Section 23, Township 13 North, Range 12 East of the 6<sup>th</sup> 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 75<sup>th</sup> 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 75<sup>th</sup> 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 75<sup>th</sup> 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:**

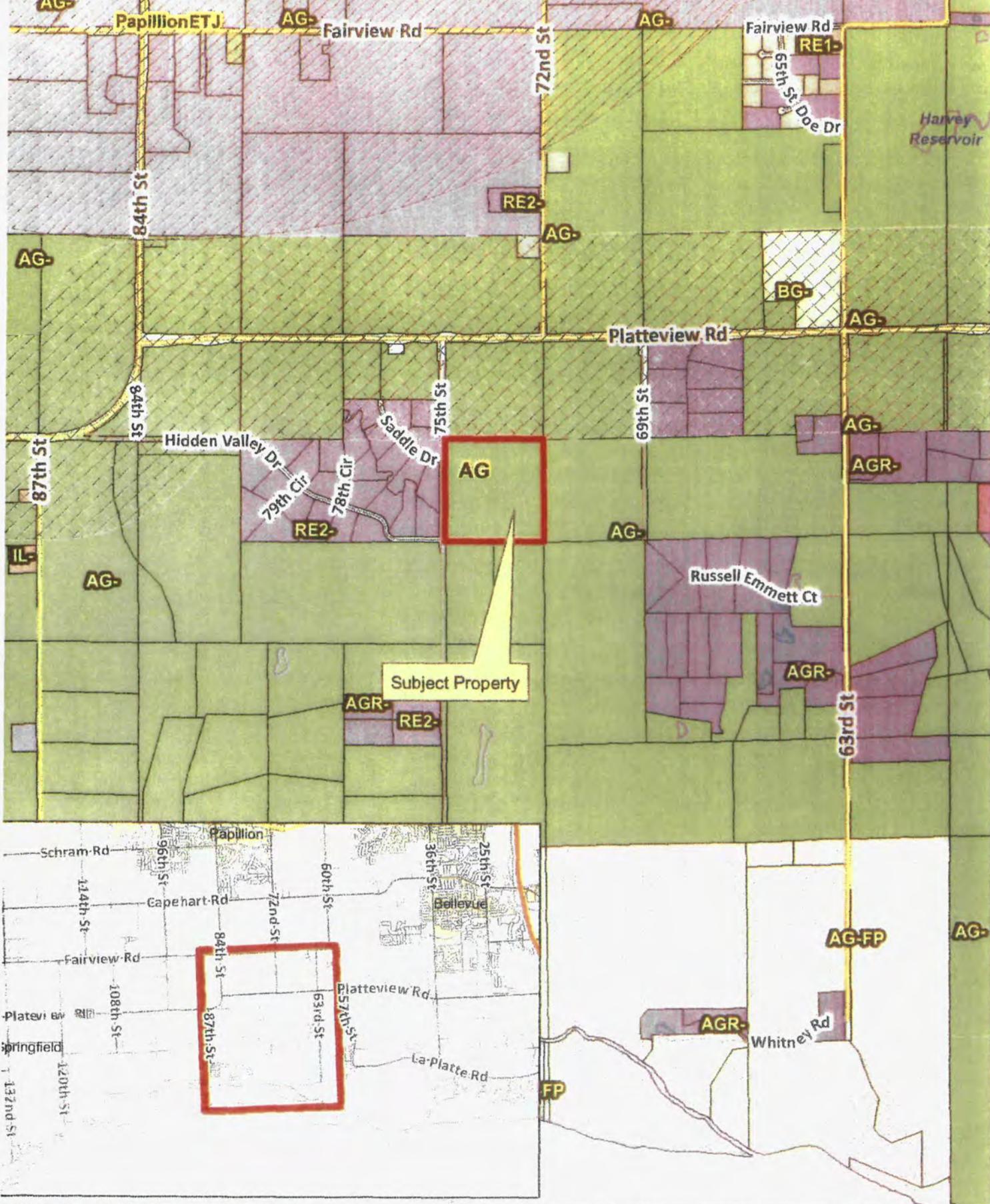
1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Comments received from jurisdictional agencies or departments having an interest
4. Proposed Preliminary Plat as submitted
5. Proposed Final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

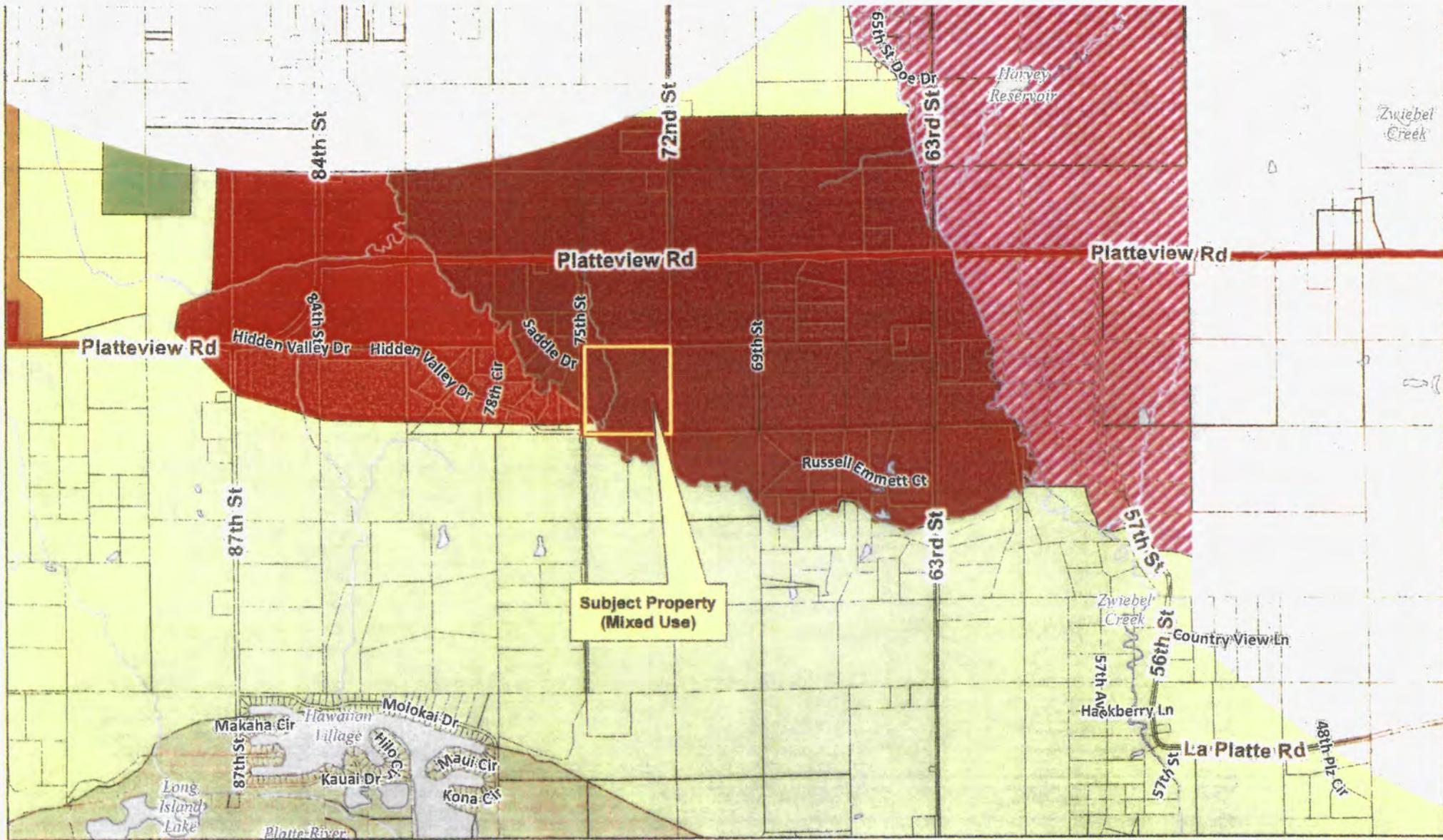
Reviewed, edited & approved by: Bruce Fountain, Planning Director



**Vicinity Map - Zoning**  
**7351 Platteview Rd - Seibold**  
**Rezoning**

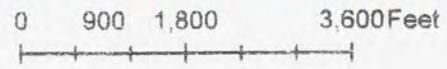
 Sarpy Highway Corridor Overlay





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

**Current FLU - Sarpy Co**



**7351 Platteview Rd - Rezoning**

**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           | Pflug Interchange Development   |                       |
| Greenway                     | Residential - Community Systems |                       |
| Industrial                   | Urban Residential               |                       |
| Light Industrial/Storage     | Urban Residential II            |                       |
| Long Term Residential Growth |                                 |                       |

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



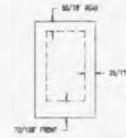
VICINITY MAP

- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  3. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
  4. LOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 19TH STREET.



**LEGEND**

- SECTION LINE
- SECTION CORNER
- PROPERTY CORNER
- LOT LINE
- EASEMENT LINE
- STREET EASEMENT
- FENCE
- RECORD OVERLAP POINT
- RECORD TELEPHONE



AGR SETBACK REQUIREMENTS  
NO SCALE

**ZONING**

The parcel is zoned AGR - Agriculture Residential District. AGR District shall be subject to the following plat development requirements:

11.4. HEIGHT AND LOT REQUIREMENTS

11.4.1. The height and minimum lot requirements shall be as follows except as provided in Section 20:

| Building              | Lot Area | Lot Width | Front | Side | Rear | Minimum |
|-----------------------|----------|-----------|-------|------|------|---------|
| Residential           | 5 acres  | 200'      | 20'   | 25'  | 30'  | 30'     |
| Other Permitted Uses  | 5 acres  | 200'      | 100'  | 25'  | 30'  | 30'     |
| Agriculture Buildings | ---      | ---       | 200'  | 15'  | 15'  | 30'     |

**SUBJECT TO 35.6' CREEK SETBACK REQUIREMENTS**

35.6.1 No person shall be granted a permit for the construction of any structure, including all kinds of residential structures, public or other structures adjacent to any stream or stream unless such structure is located so that the portion thereof is any closer to the stream than 35.6 feet a minimum. Three-to-one slope plus 30 feet between the water's edge of the stream and the ground plane on the structure as ground. As used here, the edge of water of the stream shall be that point connecting the edge of the water during normal flow conditions.

A property shall be exempt from the provision of the above requirement when a structure is a detached, single-story structure that includes more than 100 square feet of open storage area and is used for the storage of agricultural equipment or other equipment and is located in the immediate vicinity of a stream. The structure shall be exempt from the provision of the above requirement when the structure is a detached, single-story structure that includes more than 100 square feet of open storage area and is used for the storage of agricultural equipment or other equipment and is located in the immediate vicinity of a stream. The structure shall be exempt from the provision of the above requirement when the structure is a detached, single-story structure that includes more than 100 square feet of open storage area and is used for the storage of agricultural equipment or other equipment and is located in the immediate vicinity of a stream.

The development may be subject to other regulations and requirements. Contact your governing authority or other appropriate officials for special requirements that may 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, identical to Parcel:

Comprising of a 3/8 acre with a parcel portion and adjacent 1/8 acre in the Northeast Quarter of the said Northeast Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, identical to Parcel:

Block Phase 400 533 for 33.00 feet along the north line of said Northeast Quarter of the Northeast Quarter of Section 23 and the 196.6 FOOT OF 1925-1926:

Thence North 87°27'18" East for 338.00 feet containing along said north line:

Thence South 87°27'18" East for 1388.60 feet to the north line of the said Northeast Quarter of the Northeast Quarter of Section 23;

Thence South 87°27'18" East for 1388.60 feet along said north line and

Thence East 0°00'00" West for 1327.84 feet 33.00 feet west of and parallel with the east line of said Northeast Quarter of the Northeast Quarter of Section 23 to the Point of Beginning.

Containing 15.818 acres 473,513 square feet.

**OWNER/APPLICANT**

NEAL M. SEIBOLD AND KATHERINE A. SEIBOLD  
7281 PLATHEMER ROAD  
MILLIKEN, NEBRASKA 68344

**ENGINEER**

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

**ZONING**

EXISTING: AG  
PROPOSED: AGR

**POWER**  
DANA PUBLIC POWER DISTRICT  
444 SOUTH 18TH STREET WALK  
OMAHA, NE 68102-2247

**SEWER**  
PRIVATE WELL

**DAS**  
BLACK HILLS ENERGY  
303 WEST 8TH STREET  
MILLIKEN, NE 68344

**BENCHMARK NOTE**

Distances shown are derived from Sarpy County DCM.

**FLOOD ZONE**

Zone 1  
Areas determined to be within the 0.2% annual chance flood plain as determined by FLOOD INSURANCE RATE MAP (FIRM), Sarpy County, Nebraska, Community Flood Number 2164, 02/20/02.

**UTILITY NOTE**

This drawing includes assumed locations of private and public utilities at the time of survey only. No responsibility or liability is assumed by the surveyor for the future to show any buried electric and/or utility lines not shown on this map.

|             |  |
|-------------|--|
| Drawn by    |  |
| Checked by  |  |
| Reviewed by |  |
| Scale       |  |
| Notes       |  |

|             |  |
|-------------|--|
| Project No. |  |
| Revision    |  |

|            |                |
|------------|----------------|
| Job Number | 0112066.01-125 |
| Block      | Image          |
| Sheet      | 07-2, 71       |
| Date       | 12-13-2012     |

1 of 1

PRELIMINARY PLAT

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

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





## 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](mailto: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](mailto:PLANNING@SARPY.COM)

## CHANGE OF ZONE APPLICATION

|   |   |
|---|---|
| <p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>Completed Change of Zone Application</li> <li>Non-Refundable Fee of \$ 200.00 made payable to Sarpy County Treasurer</li> <li>Copy of Deed on file with Register of Deeds</li> <li>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"> <li>Legal description with site layout (1"=20')</li> <li>Metes and bounds description with lot size</li> <li>Floodplain/floodway boundaries</li> <li>Existing easements</li> <li>General location map (2 mile radius)</li> <li>Elevations or other supporting materials</li> </ol> </li> <li>Detailed operational plans</li> <li>Contact information for consultants, i.e. engineer, surveyor, attorney, etc.</li> </ol> | <p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>CZ 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

1-2-13  
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](mailto:PLANNING@SARPY.COM)

## PRELIMINARY PLAT APPLICATION

|  |   |
|--|---|
| <p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Preliminary Plat Application</li> <li>2. Submit Non-Refundable Fee of <u>\$200.00</u> made payable to Sarpy County Treasurer</li> <li>3. 1 reduced size site plan drawing (8.5 x 11)</li> <li>4. 1 Electronic copy of the plat drawing (PDF)</li> <li>5. 25 full sized, <u>folded</u> plat drawings</li> <li>6. Preliminary Drainage Plan</li> <li>7. 5 copies proposed Post- Construction Storm Water Management Plan</li> </ol> | <p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>PP 13.0002</u><br/> DATE RECEIVED: <u>11/7/13</u><br/> CP DESIGNATION: <u>MU, MUC, RE</u><br/> ZONING DESIGNATION: <u>AG</u><br/> FEE: \$ <u>200</u> RECEIPT NO. <u>1956</u><br/> RECEIVED BY: <u>DL</u><br/> NOTES: _____</p> <p><u>Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.</u></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) N/A CITY/STATE/ZIP: N/A  
ADDRESS: \_\_\_\_\_  
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) CITY/STATE/ZIP: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
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) N/A CITY/STATE/ZIP: N/A  
ADDRESS: \_\_\_\_\_  
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 189<sup>th</sup> & 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

1-7-13  
Date

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

\_\_\_\_\_  
Date





# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPIILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FINAL PLAT APPLICATION

|  |  |
|--|--|
| <p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Final Plat Application</li> <li>2. Submit Non-Refundable Fee of \$200.00 made payable to Sarpy County Treasurer</li> <li>3. 1 reduced size plat drawing (8.5 x 11)</li> <li>4. 1 Electronic copy of the plat drawing (PDF)</li> <li>5. 25 full sized, folded plat drawings</li> <li>6. <u>Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.</u></li> </ol> | <p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>FP 13-0001</u><br/> DATE RECEIVED: <u>1/7/13</u><br/> CP DESIGNATION: <u>rw, ml, RE</u><br/> ZONING DESIGNATION: <u>AG</u><br/> FEE: \$ <u>200</u> RECEIPT NO. <u>1936</u><br/> RECEIVED BY: <u>DL</u><br/> 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. 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.

**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 189<sup>th</sup> & 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 his 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.

*[Handwritten signatures of Shon Barenklau and Kirk Hoffman]*

Shon Barenklau OR Kirk Hoffman  
Publisher Business Manager

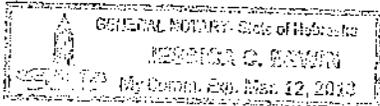
NOTICE OF PUBLIC HEARING  
SARPY COUNTY PLANNING  
COMMISSION

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

signed in my presence and sworn to before me:

*[Handwritten signature of Jessica C. Gruen]*  
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 33 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

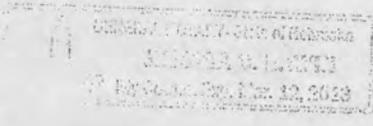
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Shon Barenklau OR Kirk Hoffman  
Publisher Business Manager

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

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 1/4 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.

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

1610861: 2/27