



SARPY COUNTY PLANNING & BUILDING DEPARTMENT

RECOMMENDATION REPORT

CHANGE OF ZONE (CZ 16-006)
PRELIMINARY PLAT (PP 16-010)
FINAL PLAT (FP 16-010)

APPLICANT: KIM AND MARY ANN CAFFERTY
CHANGE OF ZONE, PRELIMINARY AND FINAL PLAT OF MEADOWLARK RIDGE REPLAT 1
PLANNING COMMISSION HEARING OF: NOVEMBER 15, 2016

I. GENERAL INFORMATION

A. APPLICANT:

Kim and Mary Ann Cafferty
11011 S 237th Street
Gretna NE 68028

B. PROPERTY OWNERS:

Kim and Mary Ann Cafferty
11011 S 237th Street
Gretna, NE 68028

C. **SUBJECT PROPERTY LOCATION:** Subject property is located southeast of 237th Street and Lincoln Road.

D. **LEGAL DESCRIPTION:** Being a replat of Lots 1 and 2, Meadowlark Ridge, a subdivision located in the E ½ of the SW ¼ of Section 27, Township 14N, Range 10E, of the 6th P.M., Sarpy County, Nebraska art of the SE ¼ of the SE ¼ in Section 24, T13N, R12E of the 6th P.M., Sarpy County, Nebraska.

E. **SUBJECT PROPERTY SIZE:** 40 acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Conservation Residential
- Zoning: AG/AGD (Agricultural Farming/Agricultural Development District)

G. **REQUESTED ACTION(S):** Approval of a Change of Zone from AG (Agricultural Farming District) and AGD (Agricultural Development District) to AG (Agricultural Farming District), AGD (Agricultural Development District) and AGR (Agricultural Residential District), Preliminary Plat and Final Plat for a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1 – 3).

II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Property is currently a two parcel acreage subdivision with existing single-family dwellings and accessory structures.

B. GENERAL VICINITY AND LAND USE

- North, South, East and West: Open farm ground with acreage developments.

C. RELEVANT CASE INFORMATION:

- Existing parcels and a 20 acre parcel to the north, share one access from S 237th Street and use an existing easement to access each property. Existing parcels are served by private wells and septic systems. The newly proposed lot size meets the minimum requirements of Nebraska State Title 124 for a private well and septic system.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations (SCZR):
 - Section 9 AG – Agricultural Farming District
 - Section 10 AGD– Agricultural Development District
 - Section 11 AGR– Agricultural Residential District
- Sarpy County Subdivision Regulations (SCSR)

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan designates the area as Conservation Residential.

B. TRAFFIC AND ACCESS:

- The newly platted parcel will utilize the existing access from S 237th Street.

C. GENERAL COMMENTS:

▪ **Change of Zone**

- Currently zoned AG/AGD - Agricultural Farming/Agricultural Development
- Requesting AG/AGD/AGR –
 - Lot 1 – AG, Agricultural Farming
 - Lot 2 – AGD, Agricultural Development
 - Lot 3 – AGR, Agricultural Residential

▪ **Preliminary/Final Plat:**

- The proposed subdivision is proposing three large lot parcels, 22.71 acres, 10.04 acres, and 6.05 acres.
- Correct subdivision name on preliminary and final plat taking out the word “subdivision” as current platted name is Meadowlark Ridge.
- Need updated Preliminary Plat providing information missing as noted on attached documentation (SCZR Section 6).
- Add Plat Note to Final Plat addressing Instrument Number for existing access easement.
- Correct acreage calculation on Lot 1 on Final Plat.
- Final Plat needs to identify section and half-section lines, and all lands for a distance of 200 feet from all sides (SCSR Section 8.2.2.3 and 8.2.2.4).
- Pursuant to Stormwater Regulations, this property is exempt from the requirement of a Post Construction Stormwater Management Plan but developer should be advised that an increase in water flow or diversion of water onto another property is prohibited (SCZR Section 38.22).
- Necessity of Subdivision Agreement will be discussed with County Attorney and if required, will need to be completed prior to consideration by County Board.

IV. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. No comments were received as of the date of this report.

V. GENERAL PUBLIC COMMENTS:

- Notice of the public hearing for this application was published in area newspapers, notification letters also were sent out to property owners within 300 feet of the subject property and the subject property was posted with a sign indicating a zoning action was pending on it.
- At the time of this staff report, one inquiry regarding the proposed project was received relating to stormwater runoff.

VI. PLANNING DEPARTMENT RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Change of Zone from AG (Agricultural Farming District) and AGD (Agricultural Development District) to AG (Agricultural Farming District) for Lot 1, AGD (Agricultural Development District) for Lot 2 and AGR (Agricultural Residential District) for Lot 3 of the proposed Meadowlark Ridge Replat 1 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 Meadowlark Ridge Replat 1 (Lots 1 – 3). Staff makes this recommendation as the preliminary plat meets the requirements of the Sarpy County Zoning and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1 – 3). Staff makes this recommendation as the preliminary plat meets the requirements of the Sarpy County Zoning and Subdivision Regulations.

VII. PLANNING COMMISSION RECOMMENDATION:

MOTION: Change of Zone

MOTION: Preliminary Plat

MOTION: Final Plat

VIII. ATTACHMENTS TO REPORT:

1. Change of Zoning Application and Exhibit
2. Preliminary Plat Application and proposed plat exhibit
3. Final Plat Application and proposed plat exhibit
4. Current Zoning Map (showing subject property area)
5. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)

IX. COPIES OF REPORT SENT TO:

1. Kim and Mary Ann Cafferty (applicant and owner)
2. Roger Carrell, Carrell and Associates (applicant's engineering consultant)
3. Public Upon Request



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558 E-MAIL: PLANNING@SARPY.COM

CHANGE OF ZONING APPLICATION

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

1. Completed Change of Zoning Application
2. Non-Refundable Fee of \$ 500 made payable to Sarpy County (an additional fee of **\$25.00** is also be required to cover cost of mailing of public notifications)
3. Mailing list labels certified by a Title Company of all property owners within 300 ft. of the subject property.
4. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
5. Two (2) site plan drawings (folded)
6. One (1) reduced size site plan drawing (8.5 x 11)
7. One (1) electronic copy of site plan drawing in PDF form
8. Site plan drawing should include the following (as 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
9. Detailed operational plans
10. **Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.**

PLANNING STAFF USE ONLY:

APPLICATION #: CZ 16-006
 DATE RECEIVED: 10/12/16
 CP DESIGNATION: Conservation Residential 1
 CURRENT ZONING DESIGNATION: Lot 1 = AG, Lot 2 = AGD
 PROPOSED ZONING DESIGNATION: Lot 1, Lot 2, Lot 3 = AG, AGD, AGD
 APPLICATION FEE: \$ 500 RECEIPT NO. 2517
 PUBLIC NOTIFICATION PROCESSING FEE: \$25.00 RECEIPT NO. 2517
 RECEIVED BY: Lisa Jimby / B Fountain
 NOTES: _____

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

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Kim & Mary Ann Cafferty E-MAIL: Kim@cafferty.us
 ADDRESS: 11011 SO 237th ST CITY/STATE/ZIP: Gretna NE 68028
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-510-5950 FAX: 402-339-4506

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

NAME: Same E-MAIL: _____
 ADDRESS: _____ CITY/STATE/ZIP: _____
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: _____ FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: CARRELL & ASSOCIATES E-MAIL: _____
 ADDRESS: _____ CITY/STATE/ZIP: _____
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: _____ FAX: _____

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.

We are applying to amend the plat to change Lots 1+2 Meadowlark Ridge Subdivision and create Lot 3 to pave the way for construction of a new "BARN Home" on the new Lot 3. Lot 1 will shrink Lot 2 will change to oblong Lot 3 (new) will be part of the old Lots 1+2

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

SUBDIVISION NAME: Meadowlark Ridge Replat 1

GENERAL LOCATION: 10909 So 237 (Lot 2) 11011 So 237th (Lot 1)
(example 189th & Giles Rd)

ASSESSOR'S PARCEL NUMBER: 011217006 **ADDITIONAL PARCEL NUMBERS** 011217014

LEGAL DESCRIPTION: (Describe property to wit:) Lots 1+2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: 40 acres **CURRENT ZONING:** Lot 1 Lot 2 AG + AGD **REQUESTED ZONING:** RBC RBC RBC Lot 1 Lot 2 Lot 3 AG + AGD AGR

SOURCE OF UTILITY SERVICES: Water - Well Sewer - on site drain field
Gas - propane tank Electric - OPPD - underground

PLEASE NOTE THE FOLLOWING PROCEDURES:

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

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

Kim B Cofferty
Applicant/Property Owner Signature

8-12-16
Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Change of Zoning process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Kim B. Cofferty
Property Owner Signature

8-12-16
Date

May Ann Cofferty
Property Owner Signature

08.12.16
Date



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

PRELIMINARY PLAT APPLICATION

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

1. Completed Preliminary Plat Application
2. Non-Refundable Fee of \$ 1030 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. **Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.**

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

PLANNING STAFF USE ONLY:

APPLICATION #: PP 16-010

DATE RECEIVED: 10/12/16

CP DESIGNATION: Conservation Residential

CURRENT ZONING DESIGNATION: Lot 1 = AG
Lot 2 = AGD

PROPOSED ZONING DESIGNATION: Lot 1, Lot 2, Lot 3
AG, AGD, AGR

APPLICATION FEE: \$ 1030 RECEIPT NO. 2517

RECEIVED BY: Lisa Jirny/Bountain

NOTES: _____

APPLICANT INFORMATION:

NAME: Kim & Mary Ann Cafferty E-MAIL: Kim@Cafferty.us

MARY ANN CAFFERTY ILIT TRUST

ADDRESS: 10909 So 237th St CITY/STATE/ZIP: Gretna NE 68028

MAILING ADDRESS: 11011 So 237th St CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-510-5950 FAX: 402-339-4506

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

NAME: MARY ANN CAFFERTY ILIT E-MAIL: N SAME

ADDRESS: ↑ SAME CITY/STATE/ZIP: ↑ SAME

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

PHONE: _____ FAX: _____

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: CARRELL & ASSOC E-MAIL: SWC@VLS306.OMHCOXMAIL.COM

ADDRESS: 5004 So 110th St CITY/STATE/ZIP: OMAHA, NE 68137

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

PHONE: 402-331-2334 FAX: _____

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.

We are proposing to alter our 2 "Lot Subdivision" (Farm) to include a 3rd Lot For the purpose of Building a New "BARN Home"

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: MeadowLark Ridge Replat 1

ASSESSOR'S PARCEL NUMBER: 011217006 **ADDITIONAL PARCEL NUMBERS** 011217014

GENERAL LOCATION: 10909 SO 237th (Lot 2) 11011 SO 257th (Lot 1)
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Lots 1 + 2 MeadowLark Ridge Subdivision

SIZE OF PROPERTY: Lot 1 = 28.91 Lot 2 = 4.97 acres **CURRENT ZONING:** AG + AGD **REQUESTED ZONING:** AG + AGD, AGR

SOURCE OF UTILITY SERVICES: Water - Well Sewer - on site drain field
Gas - PROPANE TANK Electric - OPD underground.

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

We wish to build a "BARN Home" on a Newly Created Lot (3) on our 40 Acre "Subdivision" (Farm)

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

Kimi B Cofferty
Property Owner/Applicant Signature

KBC
10-12-16
Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Kimi B. Cofferty
Property Owner Signature

KBC
10-12-16
Date

Mary Ann Cofferty
Property Owner Signature

MBC
10.12.16
Date

MEADOWLARK RIDGE SUBDIVISION REPLAT 1 - PRELIMINARY

Located in the E 1/2 of the SW 1/4 of Section 27-T14N-R10E of the 6th P.M. Sarpy County, Nebraska.
Being a Replat of Lots 1 and 2, Meadowlark Ridge Subdivision

SURVEYOR'S CERTIFICATION

I, Clarence Roger Carrell, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found or set permanent markers at all corners of all lots in Meadowlark Ridge Subdivision Replat 1, Lots 1 through 3, being a replat of Lots 1 and 2, Meadowlark Ridge Subdivision Replat 1 as surveyed, platted, and recorded in Sarpy County, Nebraska. More particularly described as follows:

Beginning at the Southwest Corner of Lot 1, Meadowlark Ridge Subdivision; thence N 90°00'00" W, along the south line of said Lot 1, a distance of 1314.77 feet to a point on the East Right of Way line of 237th Street, said point being the Southwest corner of said Lot 1; thence N 00°03'59" W, along said East Right of Way line, a distance of 1317.22 feet, to the Northwest corner of said Lot 1; thence N 89°56'40" E, along the North line of Lots 1 and 2, Meadowlark Ridge Subdivision, a distance of 1315.68 feet to Northeast corner of said Lot 2; thence S 00°01'35" E, along the East line of said Lots 1 and 2, a distance of 1318.49 feet to the point of beginning.

Clarence Roger Carrell - LS 306



DEDICATION

Know all persons by these presents that we KIM B. CAFFERTY AND MARY ANN CAFFERTY, Husband and Wife, are the sole owners of the property described in the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant a perpetual easement to Omaha Public Power District, Qwest Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair, renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current system, and the reception on, over, through, under and across a five-foot (5) wide strip of land abutting all front and side boundary lot lines, an eight-foot (8) wide strip of land abutting all rear boundary of all lots, and a sixteen-foot (16) wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is hereon defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen-foot (16) wide easement will be reduced to eight-foot (8) wide strip when the adjacent land is surveyed, platted, and recorded. No permanent buildings or retaining walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness, we do set our hands

Kim B. Cafferty

Mary Ann Cafferty

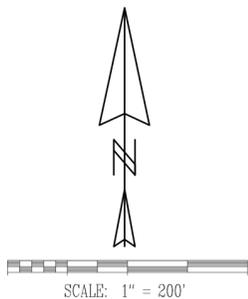
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

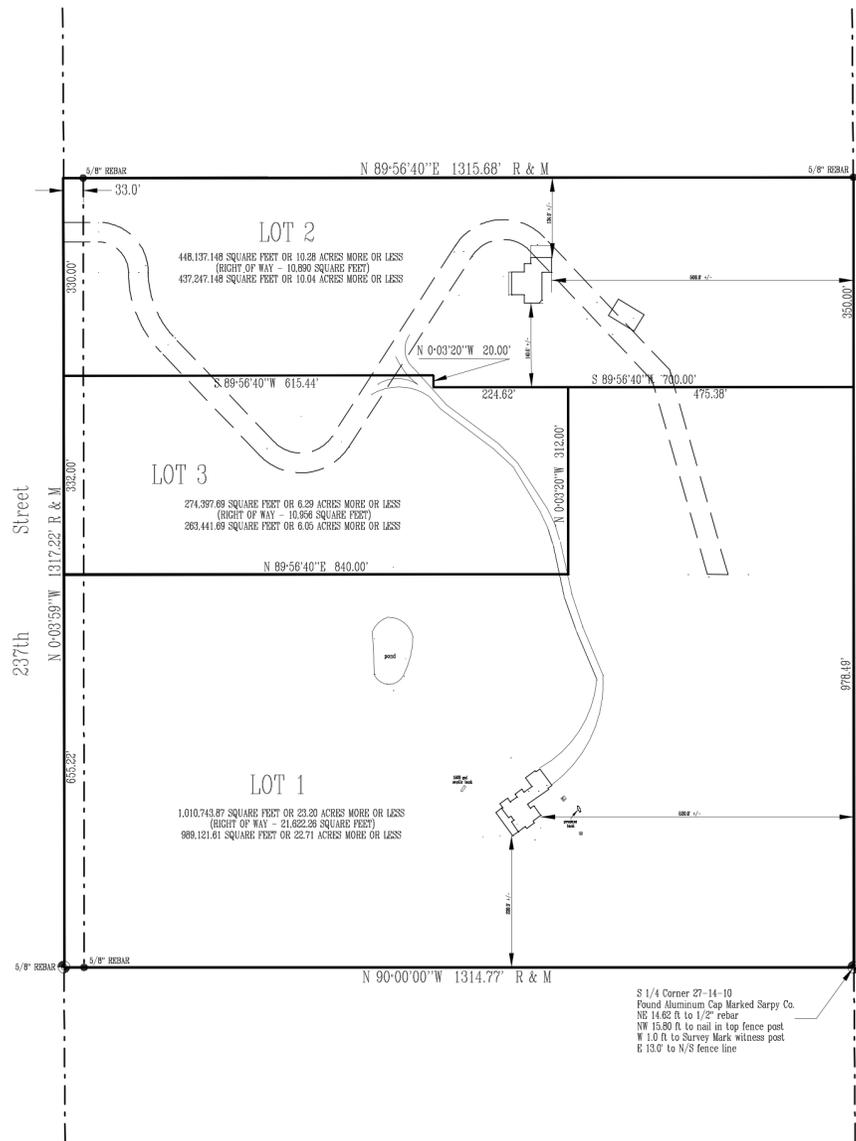
ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KIM B. CAFFERTY AND MARY ANN CAFFERTY, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE

NOTARY PUBLIC



R - recorded distance
M - measured distance
● - found corner
○ - set corner 5/8" rebar cap 306



APPROVAL OF THE SARPY COUNTY BOARD

This subdivision of Meadowlark Ridge Subdivision Replat 1 was approved by the Sarpy County Board

Chairman

Date

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This subdivision of Meadowlark Ridge Subdivision Replat 1 was approved by the Sarpy County Planning Commission

Chairman, Sarpy County Planning Commission

Date

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

This subdivision of Meadowlark Ridge Subdivision Replat 1 was approved by the Sarpy County Planning Director

Sarpy County Planning Director

Date

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular of special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office this _____ day of _____, 2016

Sarpy County Treasurer

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of Meadowlark Ridge Subdivision Replat 1, Lots 1 through 3, inclusive, was reviewed by the Sarpy County Surveyor this _____ day of _____, 2016.

County Surveyor/Engineer

drawn by
jwc
work completed by
ms. sb
file name
KIM.ZAK

LAND SURVEYORS & ASSOCIATES, INC.
& CONSULTANTS
(402) 831-2833
Omaha, Nebraska
www.carrollsurveying.com

SARPY COUNTY, NEBRASKA

MEADOWLARK RIDGE
SUBDIVISION
REPLAT 1

job number:
date:
September 29, 2016

sheet
1 OF 1



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

FINAL PLAT APPLICATION

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

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of \$ 530- made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. **Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.**

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

PLANNING STAFF USE ONLY:

APPLICATION #: FP16-010
 DATE RECEIVED: 10/12/16
 CP DESIGNATION: Conservation Residential
 CURRENT ZONING DESIGNATION: Lot 1 = AG, Lot 2 = AGD
 PROPOSED ZONING DESIGNATION: Lot 1 Lot 2 Lot 3, AG, AGD, AGR
 APPLICATION FEE: \$ 530- RECEIPT NO 2517
 RECEIVED BY: Lisa Jimby / B Fountain
 NOTES: _____

APPLICANT INFORMATION:

NAME: Kim + MARY ANN CAFFERTY E-MAIL: kim@cafferty.us
 ADDRESS: 10909 SO 237th CITY/STATE/ZIP: _____
 MAILING ADDRESS: 11011 So 237th CITY/STATE/ZIP: Gretna, NE 68028
 (IF DIFFERENT)
 PHONE: 402-510-5950 FAX: 402-339-4506

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

NAME: MARY ANN Cafferty ILIT Trust E-MAIL: SAME
 ADDRESS: SAME CITY/STATE/ZIP: ↑
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: _____ FAX: _____

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: CARRELL + ASSOC E-MAIL: _____
 ADDRESS: 5004 So 110th St. CITY/STATE/ZIP: _____
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: _____ FAX: _____

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.

Per the Attached Site PLAN / ENGINEERING PLAT We plan to
create a new Lot on our current 2 Lot site & build a New BARN HOME

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: Meadowlark Ridge Replat I

ASSESSOR'S PARCEL NUMBER: 011217006 ADDITIONAL PARCEL NUMBERS 011217014

GENERAL LOCATION: 10909 So 237th (Lot 2) 11011 So 237th (Lot 2)
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Lots 1+2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: Lot 1 = 28.91, Lot 2 = 9.97 acres CURRENT ZONING: AG + AGD REQUESTED ZONING: Lot 1, Lot 2, Lot 3 AG + ABD, AGR

SOURCE OF UTILITY SERVICES: Water - Well Sewer - on site Dumphield
Gas - Propane Tank Electric - OPD underground

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

See attached Letter + proposed New Plat of Site Plan

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

Karen B. Cofferty
Property Owner/Applicant Signature

10-12-16
Date KBC

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Karen B. Cofferty
Property Owner Signature

10-12-16
Date KBC

Mary Ann Cofferty
Property Owner Signature

10-12-16
Date MAL 08.12.16

MEADOWLARK RIDGE SUBDIVISION REPLAT 1

Located in the E 1/2 of the SW 1/4 of Section 27-T14N-R10E of the 6th P.M. Sarpy County, Nebraska.
Being a Replat of Lots 1 and 2, Meadowlark Ridge Subdivision

SURVEYOR'S CERTIFICATION

I, Clarence Roger Carrell, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found or set permanent markers at all corners of all lots in Meadowlark Ridge Subdivision Replat 1, Lots 1 through 3, being a replat of Lots 1 and 2, Meadowlark Ridge Subdivision Replat 1 as surveyed, platted, and recorded in Sarpy County, Nebraska. More particularly described as follows:

Beginning at the Southwest Corner of Lot 1, Meadowlark Ridge Subdivision; thence N 90°00'00" W, along the south line of said Lot 1, a distance of 1314.77 feet to a point on the East Right of Way line of 237th Street; said point being the Southwest corner of said Lot 1; thence N 00°03'59" W, along said East Right of Way line, a distance of 1317.22 feet, to the Northwest corner of said Lot 1; thence N 89°58'40" E, along the North line of Lots 1 and 2, Meadowlark Ridge Subdivision, a distance of 1315.80 feet to Northeast corner of said Lot 2; thence S 00°01'35" E, along the East line of said Lots 1 and 2, a distance of 1318.49 feet to the point of beginning.

Clarence Roger Carrell - LS 306

Date



DEDICATION

Know all persons by these presents that we KIM B. CAFFERTY AND MARY ANN CAFFERTY, Husband and Wife, are the sole owners of the property described in the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant a perpetual easement to Omaha Public Power District, Great Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair, renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current, system, and the reception on, over, through, under and across a five-foot (5) wide strip of land abutting all front and side boundary lot lines an eight-foot (8) wide strip of land abutting all rear boundary of all lots, and a sixteen-foot (16) wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen-foot (16) wide easement will be reduced to eight-foot (8) wide strip when the adjacent land is surveyed, platted, and recorded. No permanent buildings or retaining walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness, we do set our hands

Kim B. Cafferty

Mary Ann Cafferty

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KIM B. CAFFERTY AND MARY ANN CAFFERTY, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS APPLIED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

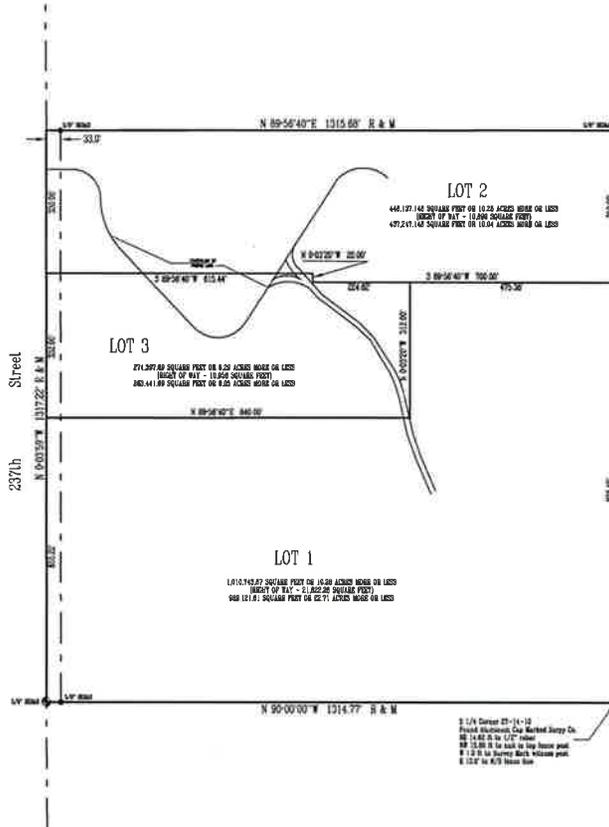
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR WRITTEN ABOVE

NOTARY PUBLIC



SCALE: 1" = 200'

R - recorded distance
M - measured distance
● - found corner
○ - set corner 5/8" cap 308



APPROVAL OF THE SARPY COUNTY BOARD

This subdivision of Meadowlark Ridge Subdivision Replat 1 was approved by the Sarpy County Board

Chairman

Date

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This subdivision of Meadowlark Ridge Subdivision Replat 1 was approved by the Sarpy County Planning Commission

Chairman, Sarpy County Planning Commission

Date

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

This subdivision of Meadowlark Ridge Subdivision Replat 1 was approved by the Sarpy County Planning Director

Sarpy County Planning Director

Date

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office this _____ day of _____, 2016

Sarpy County Treasurer

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of Meadowlark Ridge Subdivision Replat 1, Lots 1 through 3, inclusive, was reviewed by the Sarpy County Surveyor this _____ day of _____, 2016.

County Surveyor/Engineer

Drawn by
jvc
Work completed by
ms, sb
File name
10/28/16

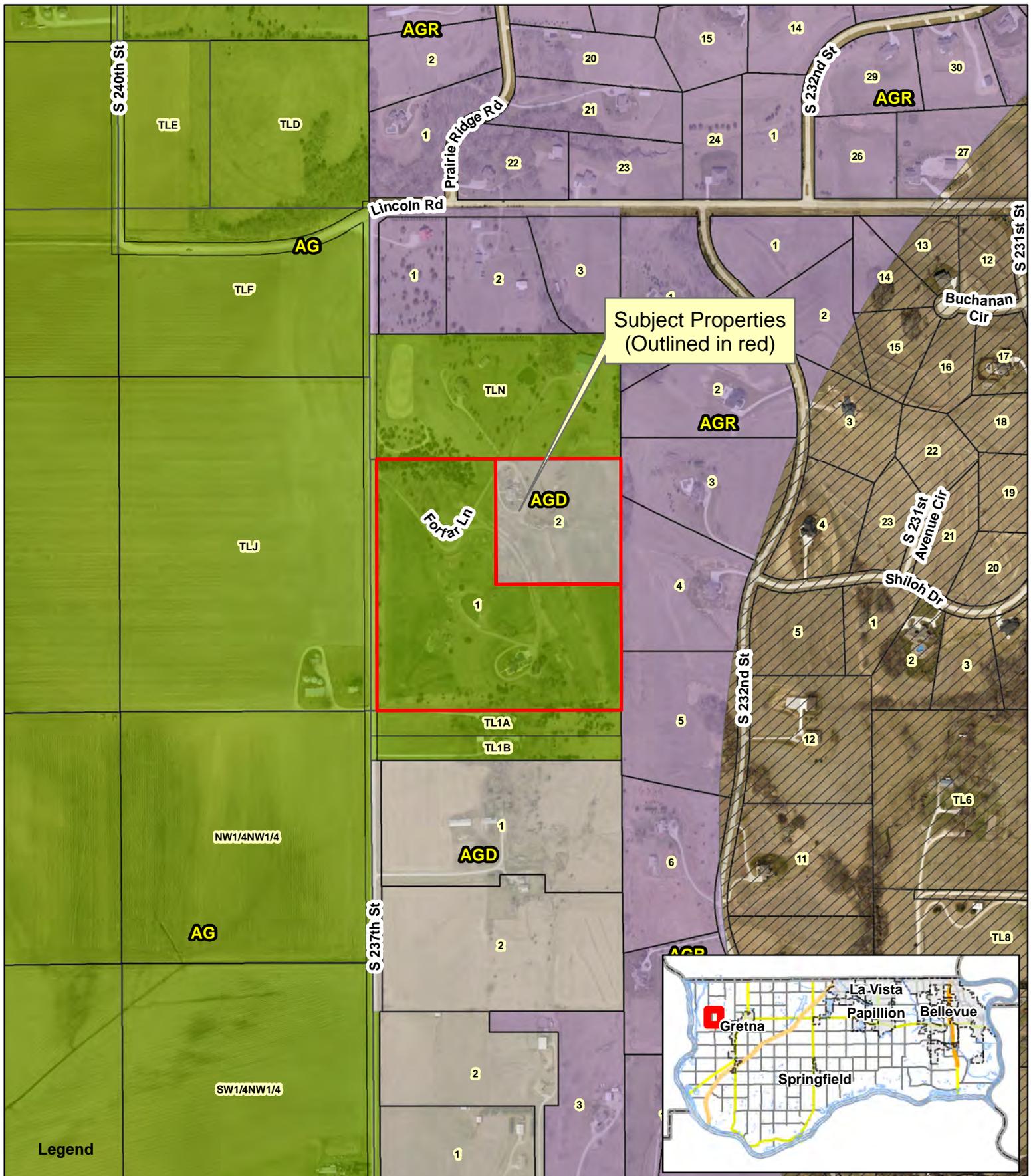


SARPY COUNTY, NEBRASKA

MEADOWLARK RIDGE
SUBDIVISION
REPLAT 1

job number:
date:
September 28, 2016

sheet
1 OF 1

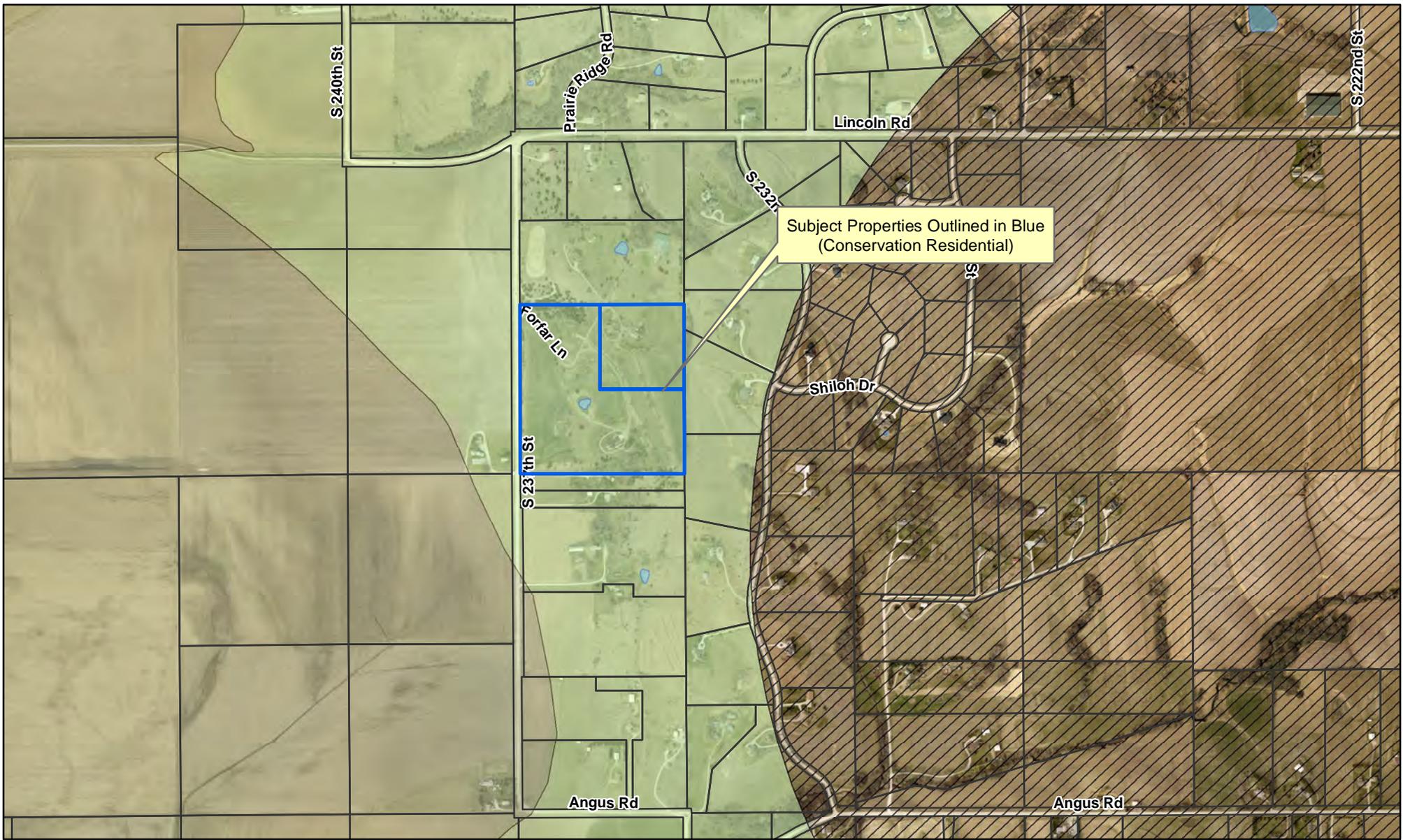


Subject Properties
(Outlined in red)

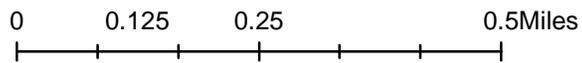
Vicinity Map - Current Zoning

Lots 1 and 2, Meadowlark Ridge
Meadowlark Ridge Replat 1, Lots 1-3





Current FLU - Sarpy Co



**Lots 1 and 2, Meadowlark Ridge
Meadowlark Ridge Replat 1, Lots 1-3**

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

Legend

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

Amended 6-11-2015