

AGENDA  
VALLEY CITY COUNCIL  
March 16, 2021 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so, but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting.

**--A copy of the Open Meetings Act is located on the north wall of the Council Chamber--**

The Mayor and Council reserve the right to adjourn into executive session on any agenda item per Nebraska Revised Statutes 84-1410.

One copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

1. CALL TO ORDER
2. PROOF OF PUBLICATION
3. ELKHORN ATHLETIC ASSOCIATION  
Bruce O'Neel - Project Update
4. PUBLIC HEARINGS
  - 4.A. Final Plat of Bluewater Replat 12
    - Open Public Hearing
    - Public comments: proponents and opponents
    - Close public hearing
    - Discussion and questions by Planning Commission Members
    - Vote on recommendation to City Council
  - 4.B. Rezoning - From Transitional Ag (TA) to Highway Business (C-3) - Lands in Section 31, Township 16, Range 10, Ex. State Hwy - S 1/3 of the SE 1/4 of the NE 1/4, of the 6th P.M. in Douglas County, Nebraska.
    - Open Public Hearing
    - Public comments: proponents and opponents
    - Close public hearing
    - Discussion and questions by Planning Commission Members
    - Vote on recommendation to City Council
  - 4.C. Rezoning from Transitional Ag (TA) to Heavy Industrial (I-2) - Lands in Section 4, Township 15, Range 10, Ex. irregular North 831.87', Tax Lot 3 East of Creek and Southwest of Railroad Right of Way and Tax Lot 4 Southwest of the Railroad Right of Way and Tax Lot 6 East of Creek and SW 1/4 of the SW 1/4 Lying East of the

Creek all being part of the South 1/2 of Section 4, Township 15, Range 10 East of the 6th P.M. in Douglas County, Nebraska.

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

4.D. Revised Preliminary Plat of Falcon Business Park - Lots 1-11

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

4.E. Final Plat of Falcon Business Park - Lots 1-8

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

4.F. Conditional Use Permit - Lot 3 of proposed Falcon Business Park - to build and operate a C-Store/Retail Gasoline business.

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

5. Adjourn

APPLICATION FOR FINAL PLAT  
Valley, Nebraska  
LEGAL DESCRIPTION AND GENERAL LOCATION  
Lot 248, Bluewater & Lot 1 Bluewater Replat 9

RECEIPT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_  
FINAL PLAT#: \_\_\_\_\_  
FEE PAID \$ \_\_\_\_\_

SUBDIVIDER

Name: Lamp Rynearson  
Address: 14710 West Dodge Rd Suite 100 Omaha NE 68154

Telephone: 402-496-2498

OWNER

Name: Gone Fishing LLC  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):

Name: William E Knight  
Address: 114710 West Dodge Rd Suite 100,  
Omaha Ne 68154

Telephone: ( ) \_\_\_\_\_

ANY OTHER ASSOCIATES:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Bluewater Replat 12 NUMBER OF LOTS: 1

- Letter or transmittal and action(s) requested.
- Does the subdivides have any interest in the land surrounding the final plat? Yes No X.  
If yes, please describe the nature of such interest: \_\_\_\_\_
- Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development? Yes  
No X If yes please describe the nature of the action: \_\_\_\_\_
- The final plat is based upon the preliminary plat for Bluewater Replat 12 (filled concurrently), approved by the City Council on \_\_\_\_\_, 20\_\_\_\_, Resolution No. \_\_\_\_\_
- Is the final plat consistent with the approved preliminary plat? Yes X No . If not, please explain the proposed changes and the reasons therefore: \_\_\_\_\_
- Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? Yes No (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: \_\_\_\_\_

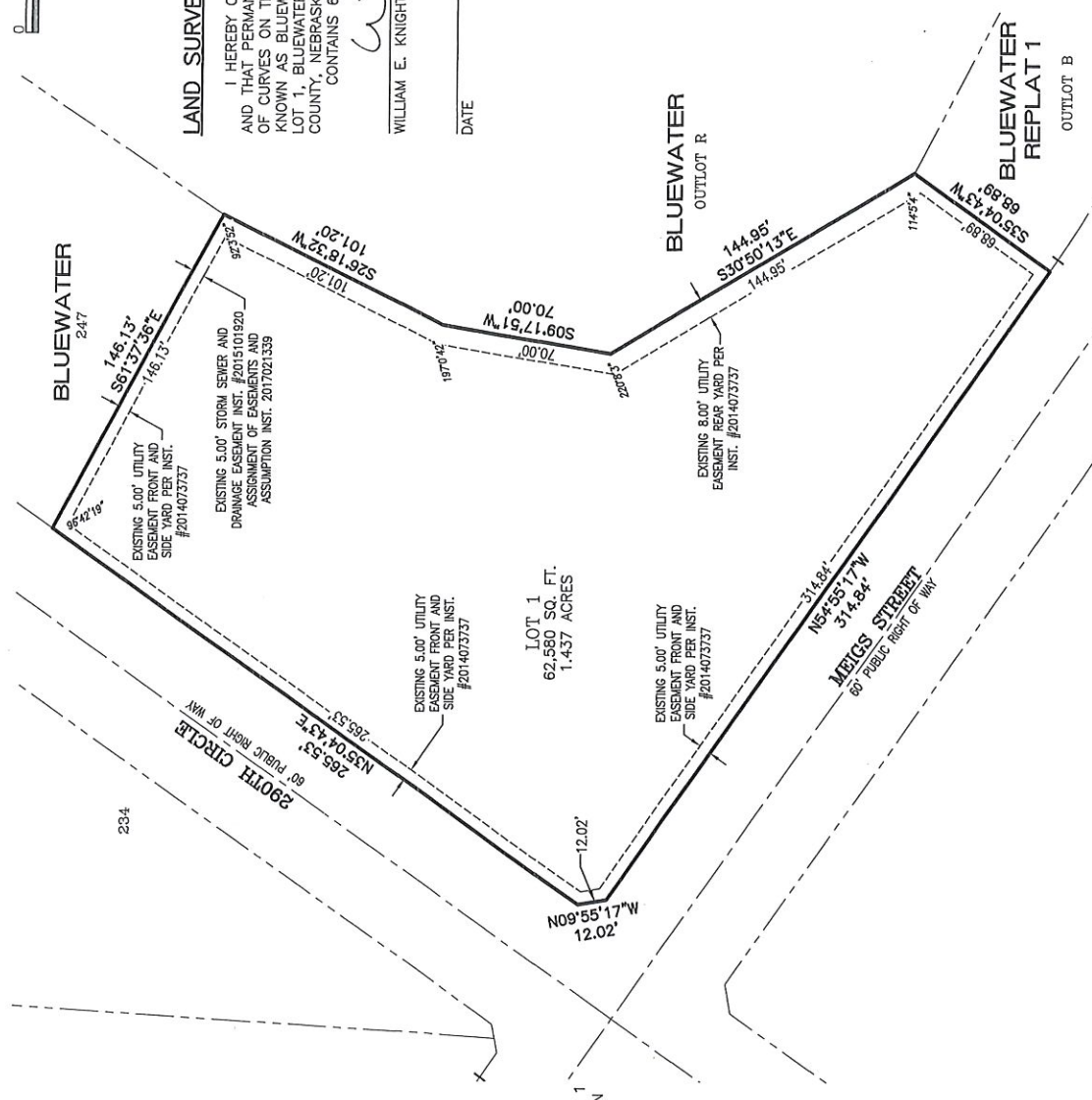
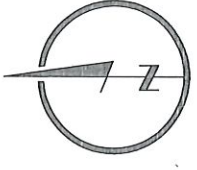
Applicant's Signature:  Date: 2-19-2021

*per Michael this is paid.*

LOT 1, BEING A REPLATTING OF LOT 248, BLUEWATER AND LOT 1, BLUEWATER REPLAT 9, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

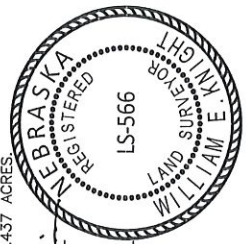
**LEGEND**

- BOUNDARY LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE



**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY AND ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS BLUEWATER REPLAT 12, LOT 1, BEING A REPLATTING OF LOT 248, BLUEWATER AND LOT 1, BLUEWATER REPLAT 9, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA. CONTAINS 62,560 SQUARE FEET OR 1.437 ACRES.



WILLIAM E. KNIGHT, L.S. 566  
 DATE 1-8-2021

**OWNER'S CERTIFICATION**

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND MORTGAGEES OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT. GONE FISHING, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

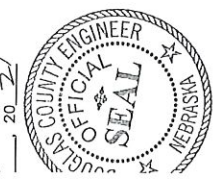
Katie McCallan  
 (PRINTED NAME)  
 Signature  
 (TITLE)

**ACKNOWLEDGEMENT OF NOTARY**

DECIMAL FEET.  
 CURVES ARE ARC  
 IS.  
 ON CORNER LOTS  
 E INTERSECTION OF  
 1" UNLESS NOTED.  
 CTED.  
 OT BEING  
 OR REFERENCE ONLY.

**NOTARY ENGINEER**

BLUEWATER REPLAT 12, LOT 1  
 DOUGLAS COUNTY ENGINEER ON



**CERTIFICATE**

REGULAR OR SPECIAL TAXES  
 PROPERTY DESCRIBED IN THE  
 EMBRACED IN THIS PLAT AS  
 FICE, THIS

**APPLICATION FOR A CHANGE OF ZONING**

Valley, Nebraska

2-9-21  
paid - CC

Date 2-9-21

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Tim Geis Geis Inc. Telephone No. 402-740-4440

Applicant's Address 5410 N 292<sup>nd</sup> Circle Valley Ne, 68064

Present Use of Subject Property Agriculture

Desired Use of Subject Property Change Zoning on Lot #1 & #2 mostly warehousing

Present Zoning Ag <= 20 TA Requested Zoning C-3 - Hwy Business ✓

Legal Description of Property Requested to be rezoned (Rezone Lot #1 & #2 of Future Plat)

Lands Sec - TWN - RGE 31-16-10 - EX State Hwy - S 1/3 SE 1/4 NE 1/4

13.33 AC  
Farm 1.35 Acres 1.35 Acres  
Area of Subject Property, Square Feet and/or Acres 13.33 Acres Total / Lot #1 / Lot #2

How are Adjoining Properties Used (Actual Use)

North Storage Units

South YMCA - Farm Land

East Valley Marine Boat Store

West Agriculture Farm Land

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Commercial uses / Adjacent to Hwy
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area? Yes it is Compacted Fill to grade
3. What type of sewer and water system will be used? City water & sewer
4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? Little or no effect to the Area compared to what is already there from existing businesses, NO

Signature of Owner [Signature] or Signature of Agent \_\_\_\_\_

**OFFICE USE ONLY**

File No. \_\_\_\_\_ Fee paid Yes ( ) No ( ) \_\_\_\_\_

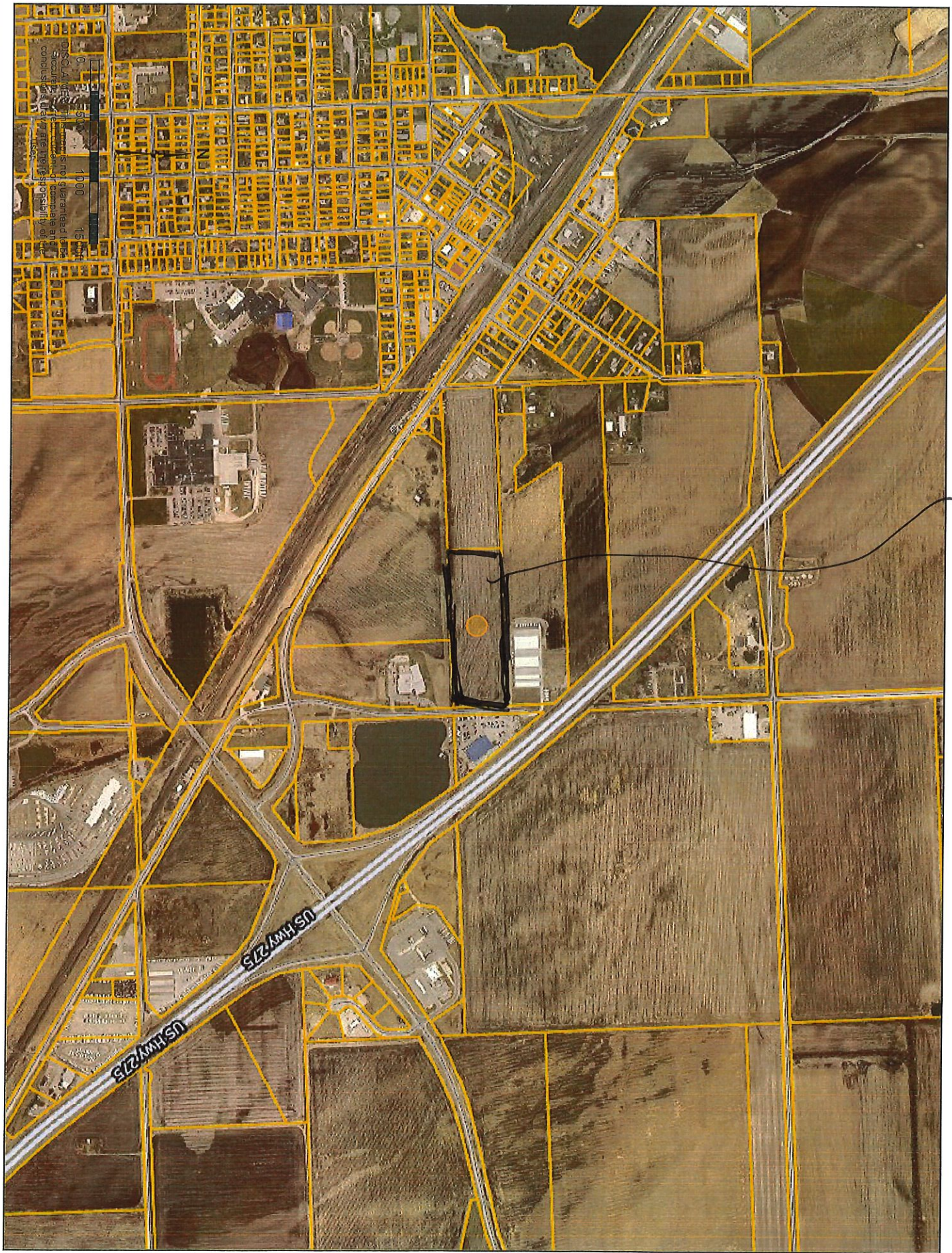
Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Commission.

Chair, Valley Planning

Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Mayor



Geis Property

**APPLICATION FOR A CHANGE OF ZONING**

Valley, Nebraska

*paid 2-26-21  
ck # 1091  
ce*

Date 01-25-2021

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Larita Properties, LLC Telephone No. 402-610-2340

Applicant's Address 612 Riverside Dr. Waterloo, NE 68069

Present Use of Subject Property Agriculture

Desired Use of Subject Property Commercial

Present Zoning Transitional Agriculture Requested Zoning I-2 Heavy Industrial

Legal Description of Property Requested to be rezoned See Attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Area of Subject Property, Square Feet and/or Acres 65.21 Acres  
How are Adjoining Properties Used (Actual Use)

North Highway 275 South Agriculture  
East City of Waterloo West Agriculture


If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

- 1. What is the general character of the area? Describe.
- 2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
- 3. What type of sewer and water system will be used?
- 4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner  or Signature of Agent \_\_\_\_\_

**OFFICE USE ONLY**

File No. \_\_\_\_\_ Fee paid Yes ( ) No ( ) \_\_\_\_\_  
Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_  
\_\_\_\_\_ Commission. \_\_\_\_\_ Chair, Valley Planning

Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_  
\_\_\_\_\_ Mayor

### Legal Description

Lands Section 4, Township 15, Range 10, except irregular North 831.87', Tax Lot 3 East of Creek and Southwest of Railroad Right of Way and Tax Lot 4 Southwest of Railroad Right of Way and Tax Lot 6 East of Creek and SW 1/4 SW 1/4 Lying East of Creek all being Pt South ½ 04-15-10

### Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe.

Answer – The area is currently agriculture with a lower creek bed towards the east of the property. A wetlands delineation was completed last May and wetlands have been identified. The property has a flood designation of AO2.

2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?

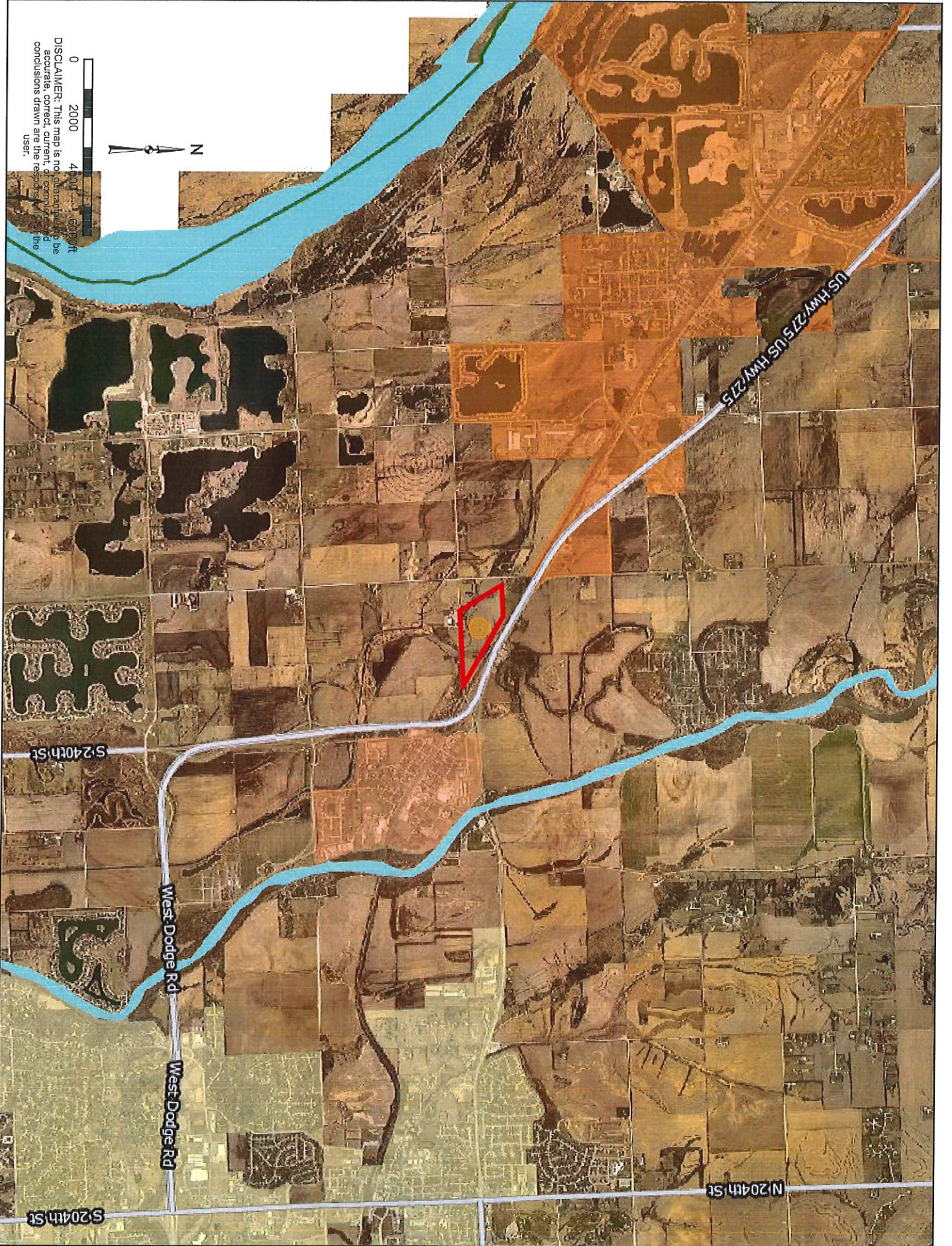
Answer – Based on the NRCS Custom Soil Resource Report for this property, the soil is a primarily a mixture between Nishna silty clay loam and Gibbon-Wann complex. A geotechnical investigation will be completed prior to building design in order to ensure the stability of the development.

3. What type of sewer and water system will be used?

Answer – The proposed type of sewer will be requested septic tanks with laterals, water system will be requested as well water supply.

4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Answer – The property is located north of Maple Street and east of 252<sup>nd</sup> Street. The SW 20 acres of the property were sold prior to the purchase of the 65.21 acres and with this sale there is an easement on the north end of the property. The plan would be to direct all heavy equipment for both the build out and future to this location. 252<sup>nd</sup> Street is a dead end north of Maple and this would create a safe entrance to the property. All other standard traffic – mainly car traffic will come off Maple and a turning lane will be installed



0 2000 4000 6000ft  
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

REVISED

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

Part of the East Half of Section 25, Township 16 North, Range 9 East of the 6th P.M., Douglas County, Nebraska (see Plat for full Legal Description) - 275th and Ida Street

SUBDIVIDER

Name: BKM Land Co, LLC
Address: 20460 Ohio Street
Elkhorn, NE 68022

Telephone: (402) 289-2528

OWNER

Name: SAME
Address:

Telephone: ( )

CITY USE ONLY

RECEIPT NO:

DATE:

PRELIMINARY PLAT #:

FEE PAID \$

AGENT (Authorized to act on Subdivider's behalf):

Name: Lamp Rynearson, c/o John Coolidge
Address: 14710 W Dodge Road, Ste. 100
Omaha, NE 68154

Telephone: (402) 496-2498

ANY OTHER ASSOCIATES:

Name:

Address:

Telephone: ( )

NAME OF PRELIMINARY PLAT: Falcon Business Park NUMBER OF LOTS: 11

- 1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes No X. If yes, please describe the nature of such interest:
3. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes No X. If yes, please describe the nature of the action:
4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes No X. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added):
5. Is any part of the land within the preliminary plat within a flood plain? Yes X No. If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (additional sheets may be added).
Area is currently classified as Zone A0. Applicant will coordinate with City of Valley to submit LOMR-F.

Applicant's Signature:

Date:

**PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST**  
Valley, Nebraska

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NAME OF PRELIMINARY PLAT: Falcon Business Park

LOCATION OF SUCH PLAT: Hwy 275 and Ida Street

**REQUIREMENTS OF PRELIMINARY PLAT**

- Letter or transmittal with action requested.
- Name of Subdivision on each sheet
- Names and addresses of owners/applicants
- Names of adjacent property owners
- Name of engineer or surveyor
- Names of utility companies to be involved
- North arrow and graphic scale (according to sub-division regulations' specs)
- Date prepared
- A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- Sheet number and total number of sheets
- Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- Existing and proposed streets or access easements to include:
  - R.O.W. width (according to future land use and transportation plans)
  - Paving width (according to future land use and transportation plans)
  - Approximate grades
  - Tangent length
  - Curve data and interior angle
  - Angle of Intersection
  - Name or number
- Sketch of future street system outside of plat where subdivision owns abutting land
- Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- Lot lines and dimensions; curvilinears should be noted as arc or chord
- Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- Public areas for schools, parks, playgrounds or any other public uses
- All existing and proposed easements with locations, widths and distances
- All existing and proposed sidewalks, pedestrian ways and bikeways
- Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- Minimum building set back lines
- Erosion and sediment control plan
- Certified accurate survey by engineer or professional land surveyor
- All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

## PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

### ADDITIONAL INFORMATION (to be shown on Preliminary Plat or on accompanying sheets)

- Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- Submit plat thirty (30) days prior to the meeting of the Planning commission
- Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
  - City Engineer
  - City Council
  - City Attorney
  - Fire Department
  - County Engineer
  - County Health Department
  - Adjacent jurisdictions
  - Papio-Missouri River NRD
  - NDOR
  - FEMA
  - Planning Commission
  - Traffic engineering
  - OPPD
  - Building and safety
  - School District
- Any required landscape screens
- Copies of proposed Deed Restrictions, if any
- Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

### IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- Hydrological and grade information to determine frequency and extent of inundation of flood waters
- Location of proposed use and type of use
- Areas of habitation and employment to include:
  - Location size and floor elevation of any structures
  - Location and elevation of parking areas
  - Use, location and elevation of open space
- Limits of the flood plain
- Amount of Fill Material brought into the flood plain
- A certificate that grading will not result in any increase in the flood plain

### ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

### **Section 3.03 Preliminary Plat Specifications.**

The Preliminary Plat shall be drawn to a scale of at least one inch to 100 feet with a sheet size not to exceed 42"x30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion. The developer shall verify the name with Douglas County.
- 3.03.05 The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout.
- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development. All work shall be certified by a Registered Land Surveyor in the State of Nebraska.

- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be submitted in list form and as mailing labels.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approvals have been submitted to the City.
- 3.03.16 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approval has been submitted to the City.
- 3.03.17 Signature block indicating approval of the Planning Commission per Section 10.03
- 3.03.18 Signature block indicating approval of the City Engineer per Section 10.07
- 3.03.19 Requests for waivers of design standards.
- 3.03.20 Traffic impact analysis study may be required by the City Engineer.
- 3.03.21 Four copies of the following to the City for review at the time of pre-plat submittal :
  - 1. A preliminary sanitary sewer plan.
  - 2. A preliminary drainage study, within the subdivision.
  - 3. A preliminary street profile plan with a statement of proposed street improvements.

**Applicant's Signature(s):** \_\_\_\_\_

**Date:**

**CITY USE ONLY**



**APPLICATION FOR FINAL PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

Part of the East Half of Section 25, Township 16 North,  
Range 9 East of the 6th P.M., Douglas County, Nebraska  
(see Plat for full Legal Description) - 275th and Ida Street

RECEIPT NO: \_\_\_\_\_

DATE: \_\_\_\_\_

FINAL PLAT #: \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

**SUBDIVIDER**

Name: BKM Land Co, LLC

Address: 20460 Ohio Street  
Elkhorn, NE 68022

Telephone: (402) 289-2528

**AGENT (Authorized to act on Subdivider's behalf):**

Name: Lamp Rynearson, c/o John Coolidge

Address: 14710 W Dodge Road, Ste. 100  
Omaha, NE 68154

Telephone: (402) 496-2498

**OWNER**

Name: SAME

Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

**ANY OTHER ASSOCIATES:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Falcon Business Park, Lots 1-8 NUMBER OF LOTS: 8

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the final plat? Yes\_\_ No X.  
If yes, please describe the nature of such interest: \_\_\_\_\_  
\_\_\_\_\_
3. Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development? Yes  
\_\_ No X. If yes please describe the nature of the action: \_\_\_\_\_  
\_\_\_\_\_
4. The final plat is based upon the preliminary <sup>revised</sup> plat for Falcon Business Park, approved by the City  
Council on \_\_\_\_\_, 20\_\_\_\_, Resolution No. \_\_\_\_\_ \*Planning Commission, August 15, 2017
5. Is the final plat consistent with the approved preliminary <sup>revised</sup> plat? Yes X No\_\_. If not, please explain the proposed changes and the  
reasons therefore:  
Revised preliminary submitted due to over 2 year interval.
6. Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? Yes X  
No\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which  
improvements have not been completed:  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF FINAL PLAT: Falcon Business Park

LOCATION OF SUCH PLAT: Hwy 275 and Ida Street

## REQUIREMENTS OF FINAL PLAT

- Letter or transmittal with action requested.
- Name of subdivision
- Complete drawing on one sheet if possible
- Drawn in ink or photographed on Mylar
- Signatures in black opaque ink
- Blank margin of ½ inch and outline
- Scale of one (1) inch equals ten (10) feet or sufficient to show all required information clearly
- Number and total number of sheets - index sheet if more than two sheets
- Boundary of the subdivision shall be indicated
- Vicinity Map
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

## CERTIFICATES AND ACKNOWLEDGMENTS

- Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- Surveyor's certificate with legal description written in meets and bounds
- Planning Commission acceptance certificate
- Acknowledgment by Notary
- City Council acceptance and acceptance certificate
- Certificate of acceptance by City Engineer
- Certification of acceptance by the City Enforcement officer, when individual sewage disposal or water systems are to be installed
- Certification by the Mayor and City Clerk that plat is accepted for recording by County Register of Deeds
- Certification that the Subdivider has complied with one of the following alternatives:
  - Improvements have been installed in accordance with requirements of the subdivision ordinance
  - A security bond or certified check filed with the City
  - Subdivision Improvements Agreement along with sufficient surety has been filed
- All affidavits, certificates, acknowledgments, endorsements, dedications, and notarial seals as are required by Law and the provisions of the zoning ordinance and subdivision regulations.

## DATA REQUIRED ON THE FINAL PLAT

- Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
  - Bearings of lines
  - Radii, arcs and central angles of all curves with dimensions to the nearest second
- All dimensions shall be to the nearest .01 of a foot
- Meets or exceeds the "minimum standards of surveys"
- Location and description of monuments
- Lot numbers, square footage, outlot, block dimensions, and frontage dimensions
- Lot, outlot, and block identification system
- Areas reserved for public use - must clearly identify which are private and which are public
- If park land for use of public, must have an outlot letter and be included in the dedication
- If park land is private, must state so and provide maintenance agreement

## FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

- Purpose for which other than residential lots are dedicated or reserved
- Minimum building set back lines
- Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
  - Location
  - Names
  - Centerline
  - Centerline radius
  - Length and interior angle of horizontal curves
  - Tangent length
  - Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- Location, width and purpose of all easements (according to sub-division regulations)
- Location and identification of all section corners
- Total number of lots, outlots, and total number of acres in subdivision
- Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" - drawn to City standards
- Protective covenants, when required
- Any interest in the land surrounding the plat
- Changes in zoning that may have been or need to; Submit zoning / rezoning form

### REQUIRED ON EACH SHEET

- Name of Subdivision
- Scale
- North arrow and graphic scale
- Date
- Sheet number and total number of sheet comprising the subdivision
- Location of Subdivision (first sheet only)

### DOCUMENTS REQUIRED

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion
- Private restrictions or covenants, if necessary
- Prior to approval by the City Council, at least three signed reproducible copies (Mylar) of the final plat (2) 18" x 24", and one full size mylar with two additional signed copies. Copies of the original shall be prepared as specified in this Ordinance.

- City Engineer
- City Council
- City Attorney
- Fire Department
- County Engineer
- County Health Department
- Adjacent jurisdictions
- Papio-Missouri River NRD
- NDOR
- Planning Commission
- Traffic engineering
- OPPD
- Building and safety
- School District
- other

**CONFORMS TO APPROVED PRELIMINARY PLAT**

- Meets and bounds description
- Lot dimensions and configurations
- Street names
- Street alignment
- Reasons for differences

**FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)**

Valley, Nebraska

**ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:**

(Please use additional sheet if necessary)

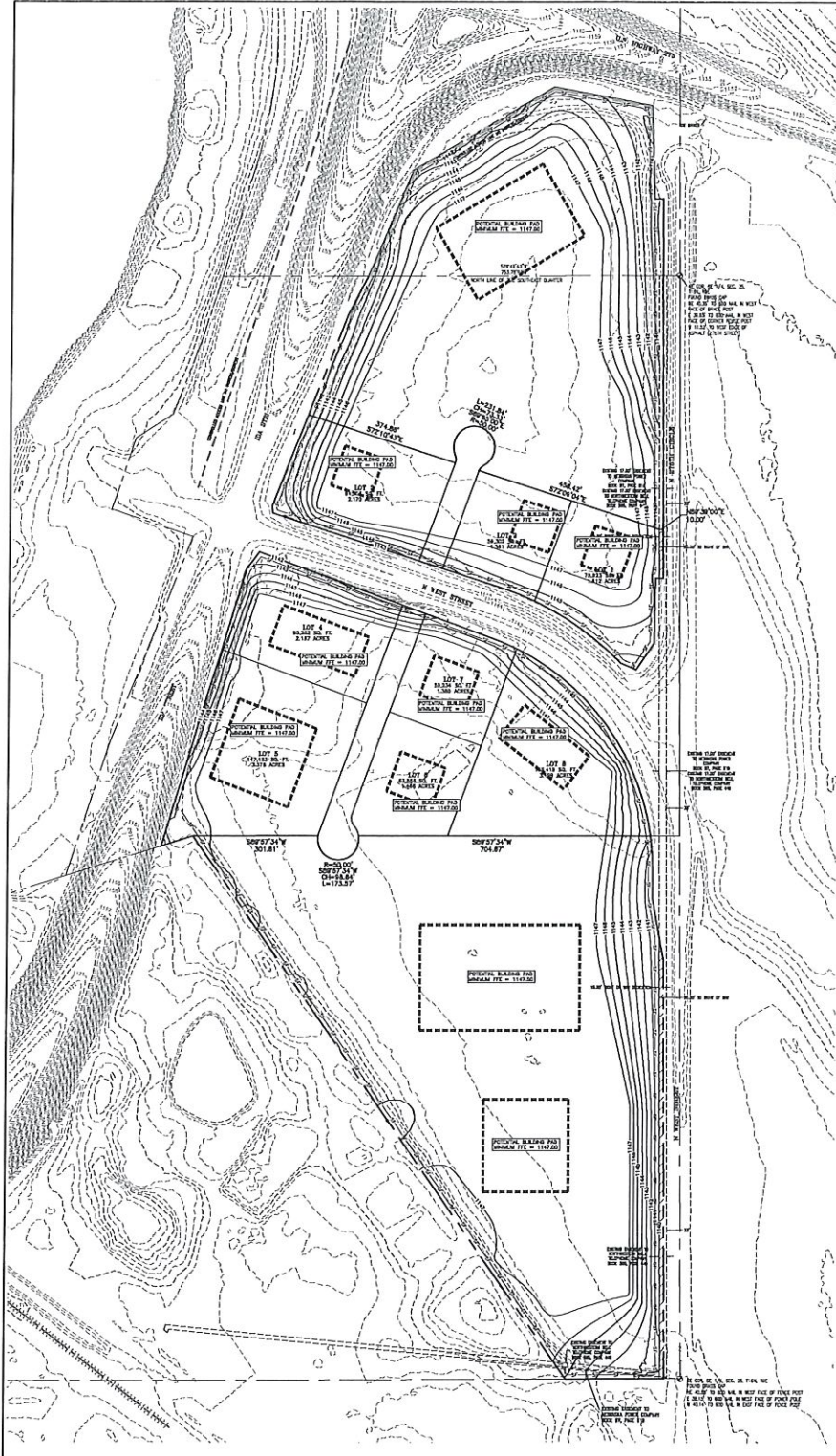
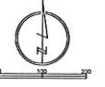
**Applicant's Signature(s):** \_\_\_\_\_

**Date:**

# FALCON BUSINESS PARK

LOTS 1 THROUGH 11, INCLUSIVE, BEING A PLATTING OF PART OF THE EAST HALF OF SECTION 25,  
TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

**LAMP  
RYNEARSON**  
1413 S. GARDNER RD. STE. 100  
LINCOLN, NE 68502-2918  
402.476.8800



- LEGEND**
- SECTION LINE
  - BOUNDARY LINE
  - LOT LINE
  - EXISTING LOT LINE
  - EASEMENT LINE
  - STREET INDICATION
  - SALT FENCE
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - POTENTIAL BUILDING FOOTPRINT

REVISED PRELIMINARY PLAT AND FINAL PLAT  
GRADING AND EROSION CONTROL PLAN

FALCON BUSINESS PARK  
VALLEY, NEBRASKA

**811**  
Before you dig, call 811.  
Call before you dig.

Reference:  
FAM \_\_\_\_\_  
PROJECT / LOCATION \_\_\_\_\_  
SHEET \_\_\_\_\_  
DATE \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
SCALE AND UNIT \_\_\_\_\_

SHEET  
1 of 1







paid 2-26-21  
CK # 1180

**APPLICATION FOR CONDITIONAL USE PERMIT**  
Valley, Nebraska

Date 2/24/21  
Property Owner's Name MKMK LLC / MARK LIPPINCOTT

Address 1160 LINCOLN STREET BLAIR NE 68008

Phone No. 402-533-9302 (Home) 402-426-2171 (Work)

Pursuant to the Valley Zoning Ordinance, application is hereby made for the following proposed use of property or structure: C-STORE RETAIL GASOLINE

Legal Description of Property FALCON BUSINESS PARK  
IDA & REICHMUTH ROAD VALLEY, NE  
LOT 3

Lot Size 94,506 sq ft / 2.17 (Sq. Ft./ Acres) Zoning District C-3 HIGHWAY BUSINESS

Will use in all other respects conform to the applicable regulations of the district in which it is located? YES

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? YES

Will use have adequate water, sewer and drainage facilities? YES

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? YES

Estimated Cost of Structure \$ 1,300,000

Applicant's Signature Mark Lippincott

Mailing Address P.O. Box 368 BLAIR, NE 68008

**Enclosed:** Site Plan  Easements \_\_\_\_\_

Application fee is Non-Refundable.

**OFFICE USE ONLY**

Permit No. \_\_\_\_\_ Permit is: \_\_\_\_\_ transferable, \_\_\_\_\_ transferable upon review/renewal  
Date \_\_\_\_\_ Approved \_\_\_\_\_ Approved with Added Conditions \_\_\_\_\_ Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chair, Valley Planning Commission

Date \_\_\_\_\_ Approved \_\_\_\_\_ Approved with Added Conditions \_\_\_\_\_ Disapproved \_\_\_\_\_

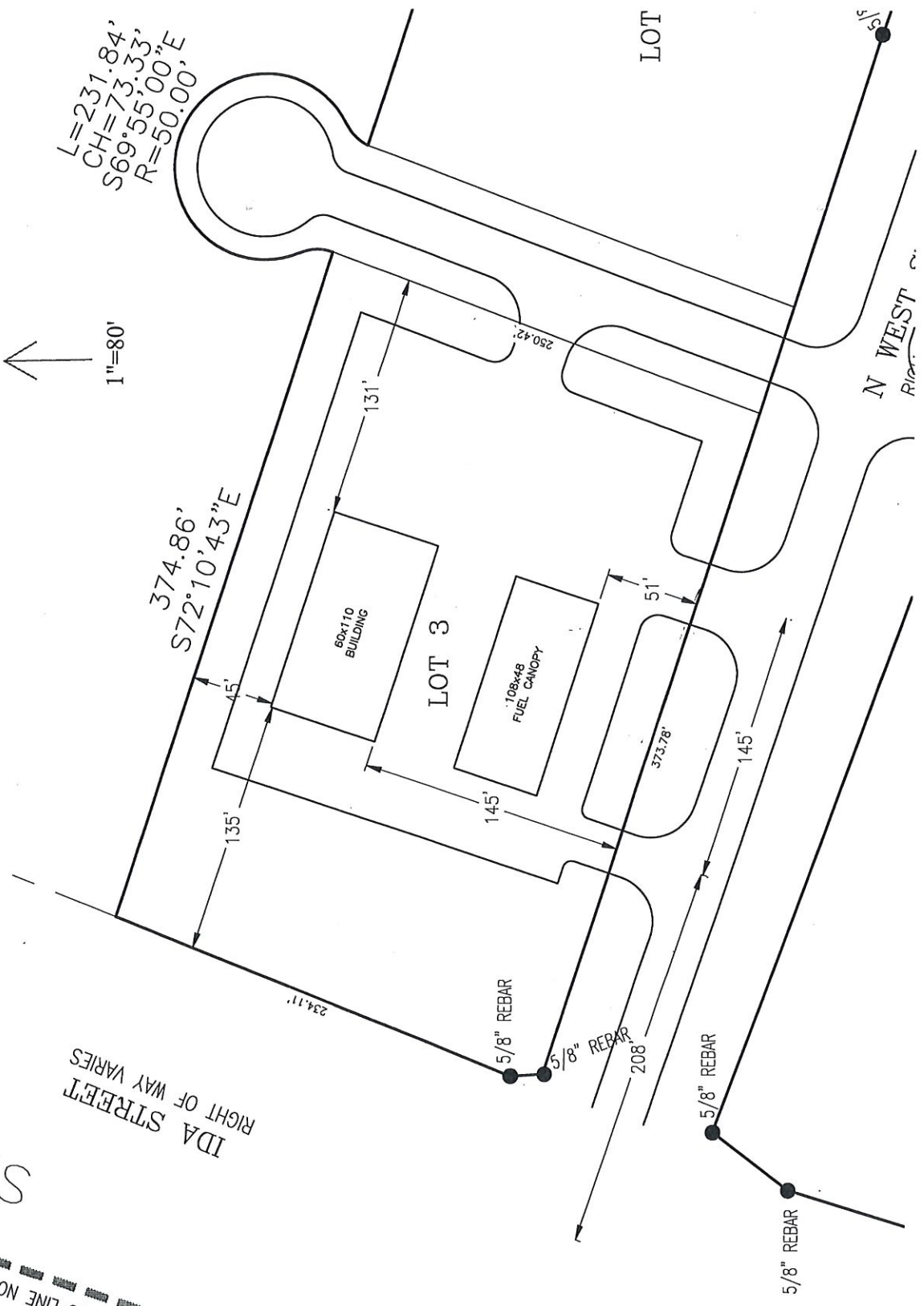
\_\_\_\_\_  
Mayor

ATTEST:  
City Clerk  
Page 1 of 1

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

L=231.84'  
CH=73.53'  
S69°55'00"E  
R=50.00'

1"=80'



IDA STREET  
RIGHT OF WAY VARIES

CONTROLLED ACCESS LINE NO.

S1

