

AGENDA
VALLEY CITY COUNCIL
Monday, July 28, 2025
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Proof of Publication**
5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so, but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Board of Adjustments to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Public Hearing**

6.A. Variance Request - Amar Vanaparti variance from Article 8, Section 5.09 which requires: Pole signs no permitted by code

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Board of Adjustments members
- Motion to approve or deny request

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

7. Adjourn

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**NOTICE OF MEETING
CITY OF VALLEY
BOARD OF ADJUSTMENT**

Notice is hereby given that the Board of Adjustment of the City of Valley, Nebraska, will meet on **Monday, July 28, 2025**, at **4:30 p.m.** at the **Valley City Hall (Council Chambers)** located at **203 N. Spruce Street, Valley, Nebraska**.

The purpose of the meeting is to consider a request for a variance from Article 8, Section 5.09 which states:

8.05.09

Signs Prohibited Under These Regulations

All signs not expressly permitted in these regulations or exempt from regulation hereunder in accordance with the previous section are prohibited in the City. Such signs include, but are not limited to:

1. Beacons;
2. Roof signs;
3. Suspended signs;
4. Strings of lights not permanently mounted to a rigid background, except those exempt under the previous section;
5. Audible Signs;
6. Pole Signs; and
7. Off-Premises and On-Premises Billboards.

An agenda kept continually current is available for public inspection at the office of the City Clerk at 203 N. Spruce Street, Valley, Nebraska.

Cal Peacock, Chairperson

7/18 ZNEZ



Proof of Publication

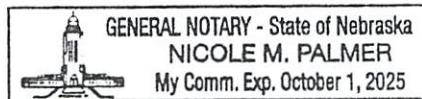
JASON W. HUFF, Publisher

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha } ss.

JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

7/18/25

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee \$38.67

Additional Copies \$ _____

Filing Fee \$ _____

Total \$38.67

Jason W. Huff

Subscribed in my presence and sworn to before
 me this JULY 18 2025

Nicole M. Palmer

Notary Public in and for
 Douglas County, State of Nebraska

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am – 5 pm M-F



Official Use Only
Board of Adjustments Meeting Date: _____
 Check Cash Credit Card
Check # _____

APPLICATION FOR VARIANCE

Date: 06/16/25

Fee: \$150.00

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

Property Owner's Name: Amar Vanaparti Telephone No. 402-990-0916

Applicants Address: 2703 N 191st, Omaha, NE 68022

Applicants Email: nick@dirtyroadcoffeeco.com

Legal Description of Property: Parcel ID# 1619570840 6080 N 261 CR VALLEY, NE 68064

Hereby request the Board of Adjustment to consider the following:

Interpretation of ordinance or map affecting Article: _____ Section _____

Appeal of Decision related to the _____ (Individual or agency) decision.

Specifically: _____

Variance from Article 8 Section 05.09 which requires:

Pole signs not permitted by code

The applicant is requesting the variance for the following purpose: One time pole sign exemption to allow for pole sign for a new Scooter's Coffee location and provide space for future development of Legacy Valley without needing additional pole signs.

I hereby certify the information in this application is true and correct to the best of my knowledge.

Applicant Signature *Amar Vanaparti* Date 06/16/2025

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

VARIANCE REVIEW AND CONSIDERATION RECORD
Board of Adjustment

1. File No. _____ 2. Applicant: _____

3. Date of Public Hearing at which variance was considered: _____

4. The Board of Adjustment made the following findings with regard to this variance request:
A. Strict application of the requirements of the Zoning Regulations (would, would not) result in an undue hardship on the owner of such property due to exceptional narrowness, shallowness, shape, topography or other extraordinary and exceptional situation or condition of the property. State specific findings of the Board:

B. Such hardship (is, is not) shared generally by other properties in the same zoning district and the same vicinity. State specific items peculiar to this property not shared by others:

C. The authorization of such variance (will, will not) be of substantial detriment to adjacent property and the character of the zoning district will not be changed by the granting of such variance. State specific reasons:

D. This variance (is, is not) based on reasons of demonstrable and exceptional hardship dealing with the property and (is, is not) based on conditions created by the owner or merely for the owner's convenience or profit. State specific reasons why or why not:

E. The condition or situation of the property (is, is not) of so general and recurring nature as to make reasonably practical the formulation of a general regulation to be adopted as an amendment to the Zoning Regulations. State reason(s) why or why not:

5. Action of the Board of Adjustment:
____ Approve ____ Disapprove ____ Conditional Approved

Reason(s) for disapproval:

Signature, Chair, Board of Adjustment

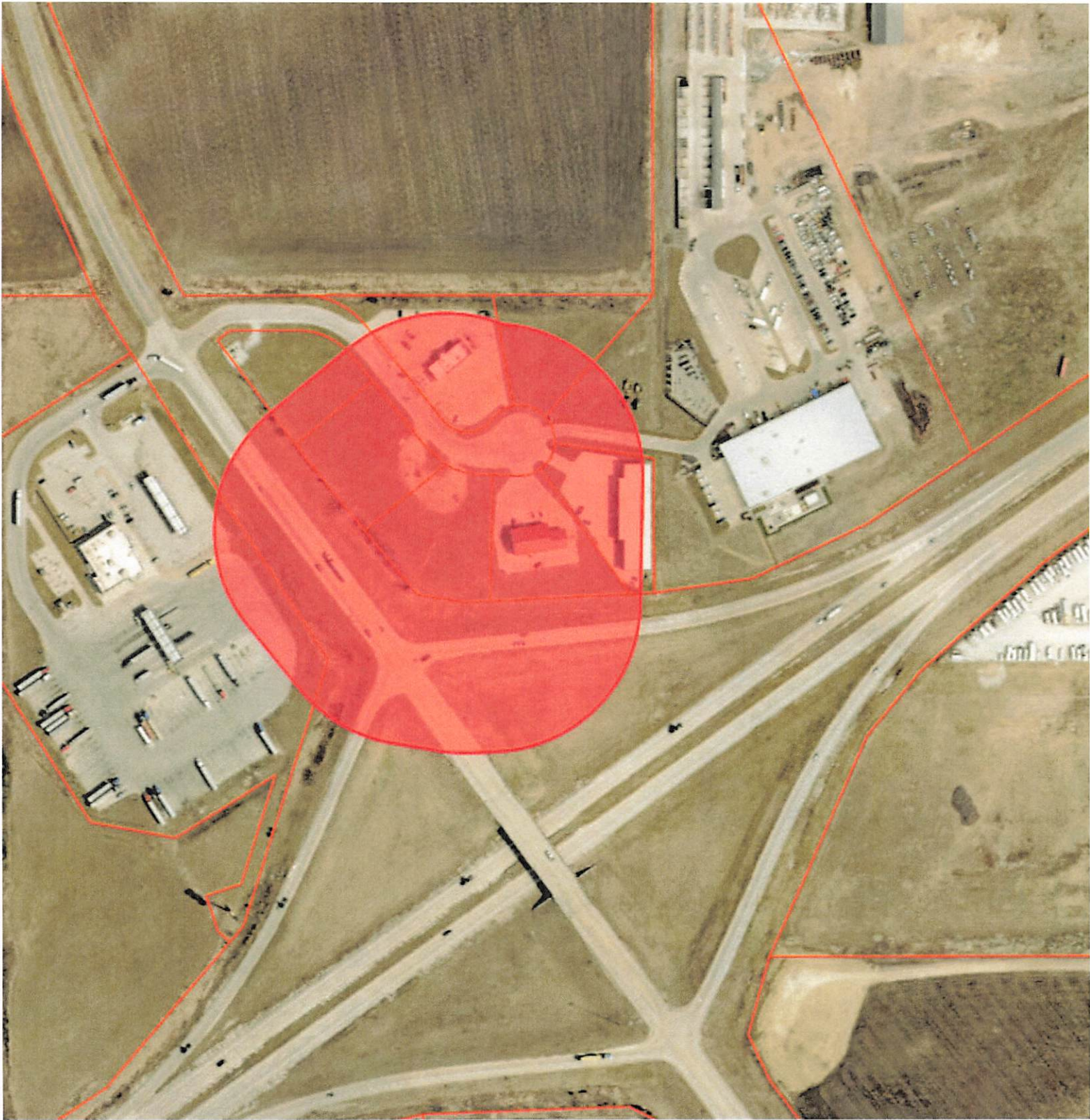
BOARD OF ADJUSTMENT
ORGANIZATION AND DUTIES
Valley, Nebraska

1. Organization:
 - a. Five (5) members
 - b. Members are removable for cause by City Council
 - c. One (1) member from Planning Commission
 - d. Board of Adjustment members shall elect officers
 - e. City Clerk shall be secretary
 - f. Chair shall call meetings
 - g. Board shall establish its rules

2. Powers and Jurisdiction:
 - a. Alleged error in interpretation or enforcement
 - b. Zoning map and boundary interpretations
 - c. Variances to standards (not use) requirements of ordinance
 - d. Four of five must approve change or variance requests
 - e. Appeals to District Court

3. Appeals Based on Alleged Error:
 - a. Appeal - May be taken by any person aggrieved by any decision of an administrative officer, department, board, or bureau of the City affected by the administrative decision.
 - b. File notice of appeal specifying grounds thereof with City Clerk and Board of Adjustment.
 - c. Office (department) against whom appeal is filed shall transmit all records concerning appeal to Board of Adjustment.
 - d. Any further action is stayed unless imminent peril to live or property (or as issued by court or Board of Adjustment).
 - e. Hearing:
 1. Set time of hearing
 2. Give public notice
 3. Notifying parties "in interest"

4. Basis for Review of Variance – Board of Adjustment must find:
 - a. Undue hardship
 - b. Hardship unique to this lot, condition not found on adjacent properties.
 - c. Approval would not create substantial detriment to adjacent properties.
 - d. Not for convenience, profit, caprice.
 - e. Not a condition found in other similar zoning districts



1. LOVES TRAVEL STOPS & COUNTRY

P O BOX 5256

OAK BROOK, IL 60522

2. JDS CAR WASH & DETAILING LLC

313 W ADAMS ST

VALLEY, NE 68064

3. ROBBINS ENTERPRISES LLC

16717 ELM ST

OMAHA, NE 68130

4. NLH ENTERPRISES LLC

16750 CHUTNEY DR

OMAHA, NE 68136

5. VANAPARTI YUGANDHAR

2742 N 182 AVE

OMAHA, NE 68022

6. CHARVAT AND ASSOCIATES I INC

P O BOX 615

VALLEY, NE 68064

7. RAY ANDERSON INC

15410 WEST CENTER RD

OMAHA, NE 68144

8. RAY ANDERSON INC

15410 WEST CENTER RD

OMAHA, NE 68144

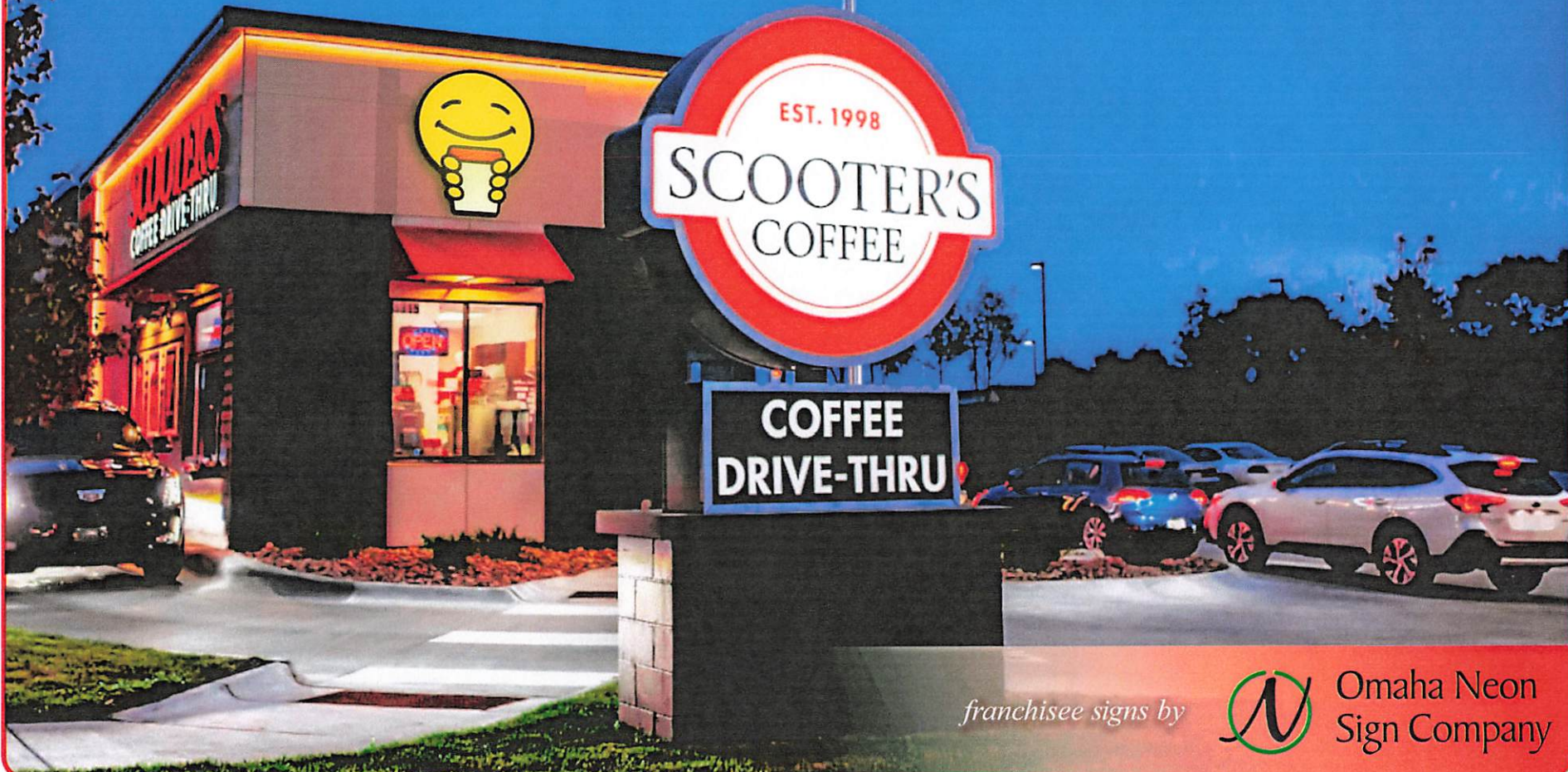
**9. VANAPARTI AMARENDAR
(subject property)**

2703 N 191 ST

OMAHA, NE 68022

SCOOTER'S

COFFEE DRIVE-THRU

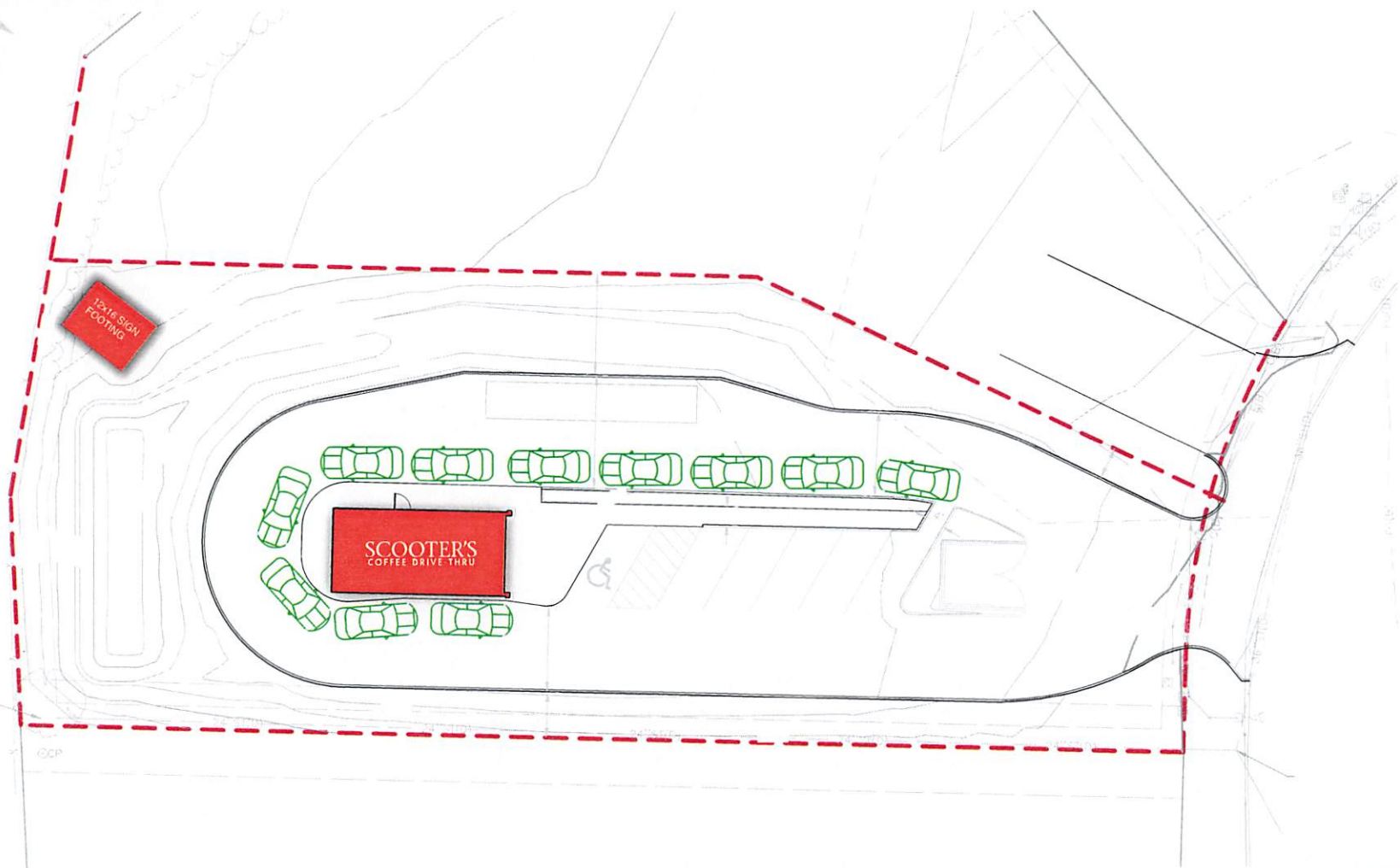


franchisee signs by



Omaha Neon
Sign Company

SITE PLAN



1120 N 18th Street - Omaha 68102
 402.341.6077 - 402.341.7654 fax
 This design and all material appearing herein constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 136829-1
 PROJECT ID: 36809

SALES PERSON: pedro vargas
 DRAWN BY: wes stephens

DATE: 05.21.25
 Revised:
 DATE: 06.09.25

INSPECTED BY:

SCOOTER'S
COFFEE DRIVE-THRU
 Store #2898 - 6080 N 261st Circle
 Valley, NE

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY ACTIVATED CLIENT AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCTS. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed _____ Date _____
 Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





Omaha Neon Sign Company
 1120 N 18th Street, Omaha 68102
 The Above Address is for the Omaha Office only. For other offices, please contact the Omaha Office at 402.341.7804 for the correct address.

DRAWING # : 136829-2
PROJECT ID: 36809

SALES PERSON: pedro vargas
DRAWN BY: wes stephens

DATE: 05.21.25
Revised: 06.09.25

INSPECTED BY:
SCOOTER'S COFFEE DRIVE-THRU
 Store #2891 - 6980 N 261st Circle Valley, NE

NOTICE:
 All fabrications are subject to the requirements of the National Electrical Code (NEC) and the International Building Code (IBC). The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction (AHJ).
 Signed: _____ Date: _____
 Seal No. _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and other applicable local codes. This includes proper grounding and bonding of the sign structure.
UL LISTED

D/S POLE SIGN DISPLAYS :
 (3 SEPARATE CABINETS - STACKED WHEN MOUNTED TO POLE)

SIGN 5



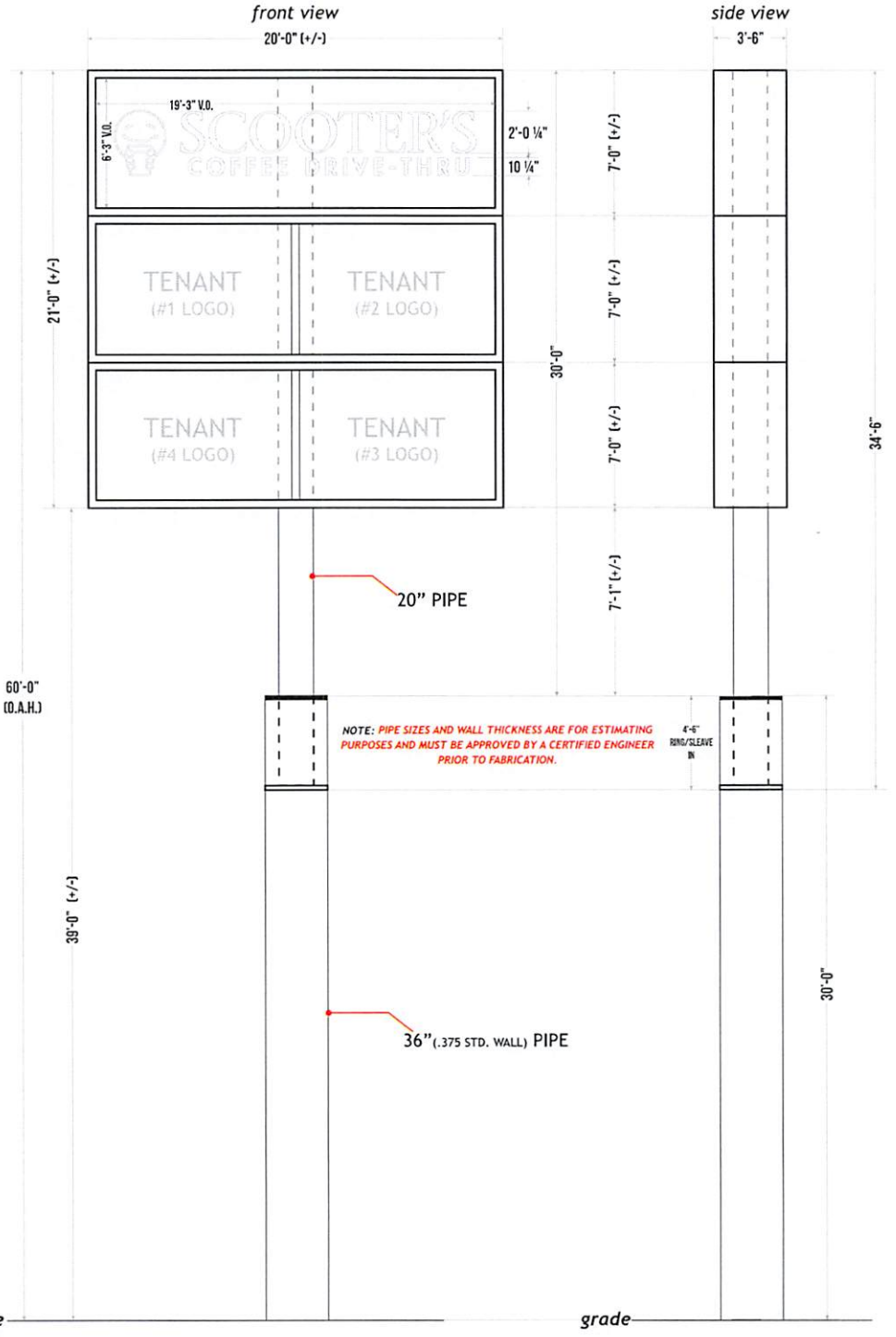
D/S POLE SIGN DISPLAYS :
 (PIPE/FOOTING DETAILS)

Scale: 3/16" = 1'-0"

PIECES	O.D.	WALL	BURIAL/STUBB	LENGTH
1	36.000	0.500	10.0	35.000
1	20.000	0.375	4.5	34.500

PIECES	THICKNESS	SUGGESTED FOUNDATION:
1	1.000	5 FT DEEP
2	1.000	16X12
TOP PLATE		NEED 2 REBAR MATTS
BASE PLATE		

NOTE: PIPE SIZES AND WALL THICKNESS AND FOOTINGS ARE FOR ESTIMATING PURPOSES AND MUST BE APPROVED BY A CERTIFIED ENGINEER PRIOR TO FABRICATION.



NOTE: PIPE SIZES AND WALL THICKNESS ARE FOR ESTIMATING PURPOSES AND MUST BE APPROVED BY A CERTIFIED ENGINEER PRIOR TO FABRICATION.

grade

grade

Omaha Neon Sign Company
 1120 N 18th Street - Omaha, NE 68102
 402.334.1807 / 402.341.7594 Fax
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DRAWING # : 136829-3A
PROJECT ID: 36809
SALES PERSON: PEDRO VARGAS
DRAWN BY: wes stephens
DATE: 05.21.25
Revised: 06.09.25

INSPECTED BY:
SCOOTER'S COFFEE DRIVE-THRU
 Store #2898 - 4080 N 261st Circle
 Valley, NE

NOTICE:
 All fabrications and materials are subject to change without notice. The customer is responsible for providing all necessary information and specifications. The customer is responsible for obtaining all necessary permits and approvals. The customer is responsible for providing all necessary site information. The customer is responsible for providing all necessary site information.

The sign is intended to be installed in accordance with the requirements of Article 600 of the Omaha City Ordinance and other applicable local codes. This drawing is for informational purposes only and does not constitute a contract. The sign is listed.

POLE SIGN



D/S POLE SIGN DISPLAYS :
 (PIPE/FOOTING DETAILS)

Scale: 3/16" = 1'-0"

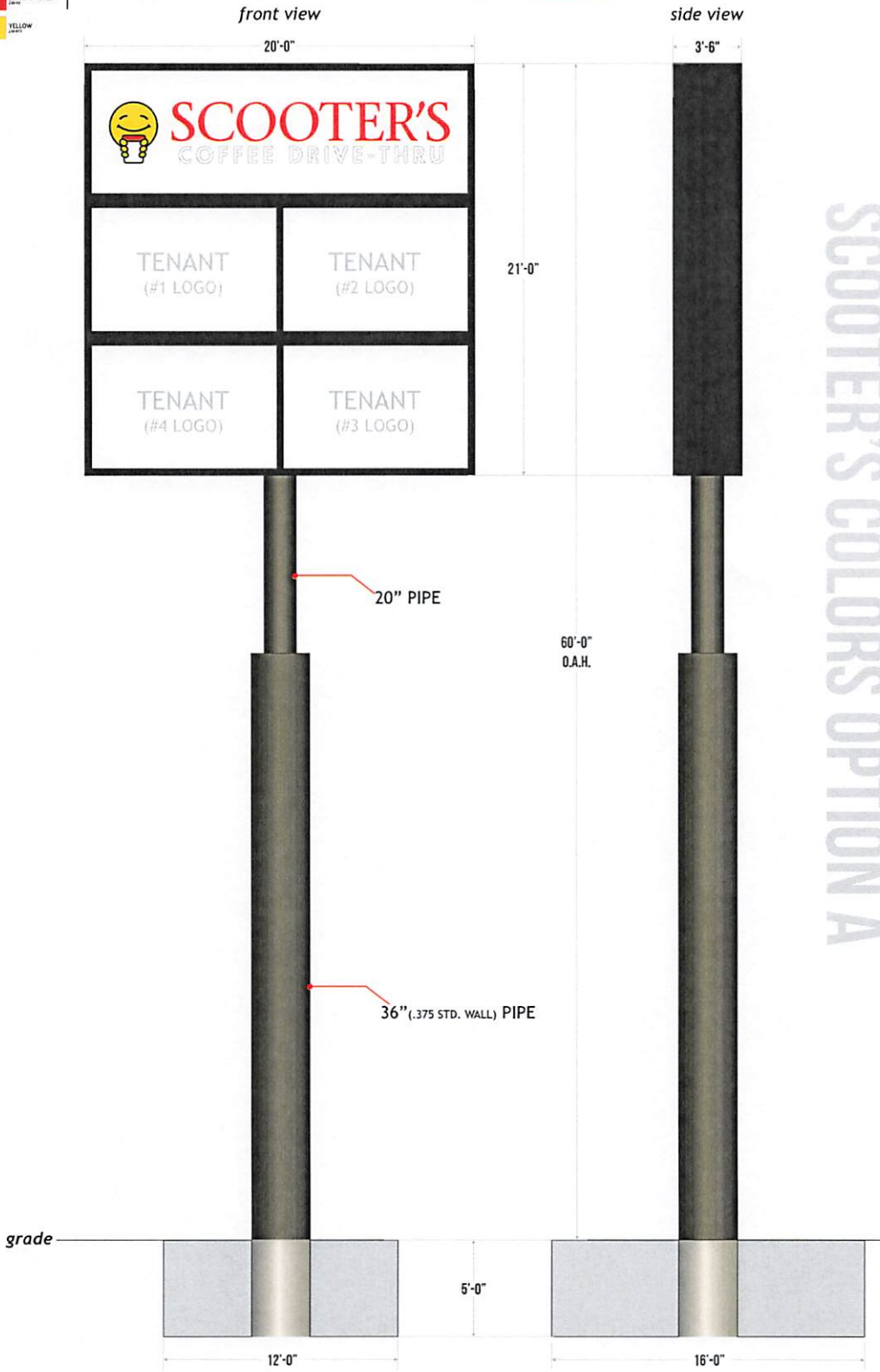
- 3M Series 230**
- LT_TOMATO RED
 - BLACK
- 3M Series 230**
- BLACK
 - LT_TOMATO RED
 - YELLOW

CABINETS: FABRICATED FROM .063 SHEET ALUMINUM, PREFINISHED BLACK, OVER AN INTERNAL ANGLE FRAME.
 ALUMINUM RETAINERS PAINTED: BLACK (MATCH PREFINISHED BLACK) ILLUSTRATION BELOW SHOWS 4 1/2" RETAINERS/T-BAR.
 TENANT PANELS: POLYCARBONATE FACES w/ 3M VINYL GRAPHICS APPLIED 1ST SURFACE (AS NOTED).
 INTERNAL ILLUMINATION WITH 45W HID LED LIGHTS (QTY. T.B.D.).
 CABINETS TO BE "STACKED" WHEN MOUNTED TO POLE

PIECES	O.D.	WALL	BURIAL/STUBB	LENGTH
1	36.000	0.500	10.0	35.000
1	20.000	0.375	4.5	34.500

PIECES	THICKNESS	SUGGESTED FOUNDATION:
1	1.000	5 FT DEEP
2	1.000	16X12
		NEED 2 REBAR MATTS

NOTE: PIPE SIZES AND WALL THICKNESS AND FOOTINGS ARE FOR ESTIMATING PURPOSES AND MUST BE APPROVED BY A CERTIFIED ENGINEER PRIOR TO FABRICATION.



SCOOTER'S COLORS OPTION A

ELEVATIONS

SCOOTER'S COLORS OPTION A

LOOKING WEST



LOOKING EAST



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DRAWING # : 136829-4
PROJECT ID: 36809

SALES PERSON: pedro vargas

DATE: 05.21.25

DRAWN BY: wes stephens

Revised:
DATE: 06.09.25

INSPECTED BY:

SCOOTER'S
COFFEE DRIVE-THRU
Store #2898 - 6080 N 261st Circle
Valley, NE

NOTICE:

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Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



ELEVATIONS

SCOOTER'S COLORS OPTION B

LOOKING WEST



LOOKING EAST



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 402.341.6077 - 402.341.7654 fax
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DRAWING # : 136829-5
 PROJECT ID: 36809

SALES PERSON: pedro vargas
 DRAWN BY: wes stephens

DATE: 05.21.25
 Revised:
 DATE: 06.09.25

INSPECTED BY:

SCOOTER'S
 COFFEE DRIVE-THRU
 Store #2898 - 6080 N 261st Circle
 Valley, NE

NOTICE:

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Signer _____ Date _____
 Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

