

AGENDA
VALLEY CITY COUNCIL
Tuesday, November 18, 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 Planning Commission 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. **Approval of Agenda**
7. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Commission Members. Any individual item may be removed by a commission member for special discussion and consideration.

7.A. Approve Minutes of October 21, 2025 Planning Commission meeting

8. **Public Hearings**

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.

8.A. Dustin Nihsen consideration and approval for application for a change in zoning and change of future land use map for the purpose of rezoning property for a sprinkler and fence 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

8.B. Heimann Ventures III, LLC (Champion Shores) consideration and approval of Redevelopment Plan:

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

8.C. Heimann Ventures III, LLC (Champion Shores) consideration and approval of Revised Preliminary Plat:

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

8.D. Heimann Ventures III, LLC (Champion Shores) consideration and approval of Final Plat:

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

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9. Adjourn

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**NOTICE OF MEETING
PLANNING COMMISSION
CITY OF VALLEY, NEBRASKA**

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on **Tuesday, November 18, 2025**, at **4:30 p.m.** at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Dustin Nihsen:
 - Consideration and approval of application for change of zoning and change of future land use map for the purpose of rezoning the property for a sprinkler and fence business.
2. Heimann Ventures III, LLC (Champion Shores):
 - Consideration and approval of Redevelopment Plan (see separate published notice).
3. Heimann Ventures III, LLC (Champion Shores):
 - Consideration and approval of Revised Preliminary Plat.
4. Heimann Ventures III, LLC (Champion Shores):
 - Consideration and approval of Final Plat.

An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair
City of Valley, Planning Commission

11/7 ZNEZ



The **Daily Record**

Proof of Publication

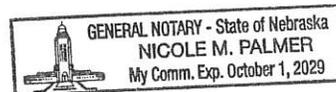
JASON W. HUFF, Publisher

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:

11/7/25

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

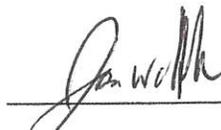


Publisher's Fee \$36.67

Additional Copies \$ _____

Filing Fee \$ _____

Total \$36.67



Subscribed in my presence and sworn to before me this NOVEMBER 07 2025



Notary Public in and for
Douglas County, State of Nebraska

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
CITY OF VALLEY, NEBRASKA**

PUBLIC NOTICE is hereby given by the Chairman of the Planning Commission of the City of Valley, Nebraska that a public hearing will be held on **Tuesday, November 18, 2025**, at **4:30 p.m.**, at **Valley City Hall, 203 North Spruce Street, Valley, Nebraska**. The purpose of the hearing is to obtain public comment prior to the Planning Commission's review of a Redevelopment Plan prepared by **Heimann Ventures III, LLC**, a Nebraska limited liability company. The Planning Commission shall review the Redevelopment Plan and make a recommendation as to the Plan's conformity with the general plan for the City as a whole, including but not limited to the City's Comprehensive Development Plan and Future Land Use map. The below-described area will have been declared as blighted and substandard and in need of redevelopment pursuant to the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended.

The property that is the subject of the Redevelopment Plan and of the public hearing is described as follows:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, Douglas County, Nebraska.

All interested parties shall be afforded a reasonable opportunity to express their views at the public hearing regarding the proposed redevelopment plan. A copy of the proposed Redevelopment Plan, including a map showing the area covered by the Redevelopment Plan, and an associated Cost-Benefit Analysis is available at Valley City Hall.

Larry Bottger, Chair
City of Valley, Planning Commission

10/31, 11/7 ZNEZ



The Daily Record

Proof of Publication

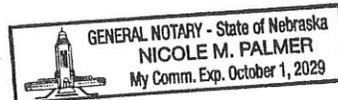
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District of Nebraska,
County of Douglas,
City of Omaha } ss.

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 2 consecutive weeks on:

10/31/25 11/7/25

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Publisher's Fee \$182.99

Additional Copies \$ _____

Filing Fee \$ _____

Total \$182.99

Jason W. Huff
Subscribed in my presence and sworn to before
me this NOVEMBER 07 2025

Nicole M. Palmer
Notary Public in and for
Douglas County, State of Nebraska

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7. **Consent Agenda**

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7.A. Approve Minutes of October 21, 2025 Planning Commission meeting

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- Public comments: proponents and opponents
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- Vote on recommendation to City Council

8.C. Heimann Ventures III, LLC (Champion Shores) consideration and approval of Revised Preliminary Plat:

- Open Public Hearing
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- Close Public Hearing
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8.D. Heimann Ventures III, LLC (Champion Shores) consideration and approval of Final Plat:

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CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
October 21, 2025

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Mark Conrey, Brian Foutch, Greg Sunde, Danielle Lowry, and Jim Tomanek. Absent: Jeremy Mayer. Also present: Mayor Cindy Grove, Office Manager Mike Groman, Deputy Clerk Jon Barnhart, City Attorney Andrea Griffin, and City Engineer Greg Perry. Larry Bottger called the meeting to order at 4:30 pm.

Member Foutch noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance:** The Pledge of Allegiance was recited.

4. **Proof of Publication:** The Proof of Publication was on the desk.

5. **Visitors/Correspondence:** No one spoke.

6. **Approval of Agenda:** Member Foutch moved to approve the agenda. Tomanek seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

7. **Consent Agenda:** Member Conrey motioned to approve the consent agenda. Anderson seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried. Items on the consent agenda: August 19, 2025 meeting minutes with revision, September 16, 2025 meeting minutes.

8. **Public Hearings**

Public Hearing for consideration and approval of the Geis Subdivision Replat One application for preliminary plat.

Chairman Bottger opened the public hearing. No one spoke. Chairman Bottger closed public hearing.

City Engineer Greg Perry addressed the Commission and explained the Geis Subdivision Replat One preliminary and final plat applications and commented on no boundary change, no right of way being done or any type of improvements made on the property. He discussed how lot 1 was for Mr. Geis's personal use and how the rest of the property is going to be divided and used in the future.

Member Foutch asked about Lots 3 and 4 access on Center and if there will be a street. The City Engineer stated nothing is being proposed.

Jeff Elliot, 7979 S 240th St., Gretna, NE 68028 addressed the Commission and explained more the goals that Mr. Geis has for the property. He spoke about the lot directly north of Mr. Geis's existing building to potentially build something similar. He spoke about the other two properties that Mr. Geis is proposing to split off as wanting to set up for a future sale and that putting them into an outlot is the right thing to do until something further is known. He stated that most of the things in the City Engineer's letter can be worked out, but he mainly wanted to discuss the water line extension being proposed. He spoke about the existing water main and where that is in relation to Mr. Geis's property as well as where the water service to the existing building comes from. He stated that Mr. Geis would like to extend the service line to lot 2, the north lot rather than do an extension along Twin River Circle and gave some reasons for why this would make sense to do. Member Foutch asked if the sewer and water would be in a permanent easement, to which Mr. Elliot stated it would be in a permanent easement for the benefit of the second lot so that the future owner of that lot would have an easement for facilities. Member Foutch asked if it would be the same as if Mr. Geis decided to sell his lot, to which Mr. Elliot responded by discussing the easement for the main line that runs east to west and how that services Mr. Geis's building. Member Foutch went on to discuss an easement more to the west across the back of Mr. Geis's property line to service sewer and water. Mr. Elliot addressed this by speaking about the line that runs east and west along the whole property line, and this is what will be used to tap into buildings created in the outlots. Member Foutch brought up the northside properties future buildings and the issue of needing an easement, so it does not impose on the same easement along the street. Mr. Elliot proposed putting an easement in lot 2 so that the water line easement is added adjacent to the sewer line. Member Tomanek asked the size of the easement to which Mr. Elliot stated they would do whatever the state standards would say for separation between water and sewer.

Member Anderson moved to recommend approval of the preliminary plat application to Council. Tomanek seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

Public Hearing for consideration and approval of the Geis Subdivision Replat One application for final plat.

Chairman Bottger opened public hearing. No one spoke. Chairman Bottger closed public hearing.

Member Anderson moved to recommend approval of the final plat application to Council. Tomanek seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

Public Hearing for consideration and approval of the DC Diamond Training application for conditional use permit for the purpose of indoor recreation.

Chairman Bottger opened public hearing. No one spoke. Chairman Bottger closed public hearing.

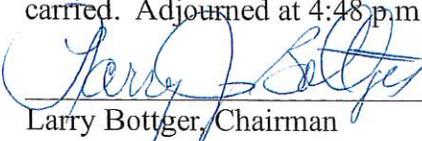
City Engineer Perry addressed the Commission explaining this is an existing structure within a C-2 commercial downtown district, it would be a conditional use permit and the process to get this to City Council.

Chris Link, 5720 N 279th Circle, Valley, NE 68064 and John Harvey, 1702 S 207th St., Elkhorn, NE 68022 addressed the Commission asking if they need a conditional use permit. Chairman Bottger explained the land use matrix states a conditional use permit is needed. Mr. Link described what the intended use is for the property. Member Foutch asked if activities happen inside the building, to which Mr. Link confirmed it does. Chairman Bottger asked if they are doing this somewhere else, to which Mr. Link responded no. Member Conrey asked about parking considerations, to which Mr. Link stated the owner of NAPA said it was fine for overflow but is not anticipating much overflow. Mr. Link spoke about where parking will be located, that it will be by appointment only, and how parking will be mitigated. Member Conrey asked if the maximum number of cars parking will be six, to which Mr. Harvey stated it would be rare, and Mr. Link stated that it would be three to four cars max. Chairman Bottger asked about hours of operation, to which Mr. Link responded with the schedule for the week, and weekends. Chairman Bottger asked about walk-ins to which Mr. Link and Mr. Harvey spoke on the process for walk-ins. Chairman Bottger mentioned that this was being done in Omaha and other places, to which Mr. Link agreed and stated they are trying to provide a service to the kids in Valley.

Member Foutch moved to recommend approval of the DC Diamond Training application for conditional use permit for the purpose of indoor recreation to Council. Tomanek seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

Chairman Bottger asked when they think they will open, to which Mr. Link stated mid-January hopefully.

10. Adjourn: Member Sunde moved to adjourn. Anderson seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried. Adjourned at 4:48 p.m.



Larry Bottger, Chairman



Jonathan Barnhart, Deputy City Clerk

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



Official Use Only		
Planning Meeting Date	_____	
<input type="checkbox"/> Check	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
Check #	_____	

APPLICATION FOR A CHANGE OF ZONING

Date: 9/15/2025

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

Applicant Name: Dustin Nihsen Telephone No. (402)800-7533

Applicants Address: 21864 Platteview Road Ste 106, Gretna, NE 68028

Applicants Email: dn@gpccontractorservl.com

Present Use of Subject Property: residential Desired Use of Subject Property: commercial busi re s

Present Zoning: transitonal agricul tue Requested Zoning: highway busine s, comert cal

Legal Description of Property Requested to be Rezoned: land sect 10 23 town 16 range 09

Area of Subject Property (Square Foot/Acres): 2.89 acres

How are adjoining properties used (Actual Land Zoning)

North: transitonal agriculture South: highway business East: transitonal agricul tue West: transitonal 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 in 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. What utilities provider will be used?
 A. Sewer PeopleService, Inc B. Water PeopleService, Inc C. Electric OPPD D. Gas Black Hills Energy
3. 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 [Signature] or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y N If not, please fill out the following page.

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.

APPLICATION FOR A CHANGE OF FUTURE LAND USE MAP

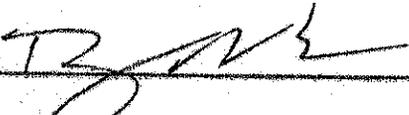
Set up a request for a pre-application conference with City Staff prior to submittal. Email buildinginspector@valleynv.org

Date: 9/23/2025 Time: 2:15pm

Additional Material Required

1. Site Plan with all pertinent details to amend the Future Land Use Map
 - A. Schematic lay out, proposed lots, roadway layout, etc.
2. Does the proposed map change result in an excessive or burdensome use of public facilities such as streets, schools, transportation facilities or utilities?
3. Additional information deemed necessary by City Staff to conduct a thorough analysis of the application, which may include, but not limited to stormwater analysis, sanitary sewer analysis, traffic impact study, or environmental study.
4. Ownership record.

Project Narrative: We are seeking to rezone the property for use as the new home of our sprinkler and fence business. Our company has proudly served the community for years, providing reliable irrigation and fencing solutions for both residential and commercial customers. This property presents an opportunity for us to establish a permanent, well-maintained location that supports our operations while also contributing positively to the surrounding neighborhood. We are committed to keeping the site clean, professional, and visually appealing, and we see this move as a chance to build strong community relationships by being good neighbors, supporting local initiatives, and maintaining open communication with nearby residents and businesses.

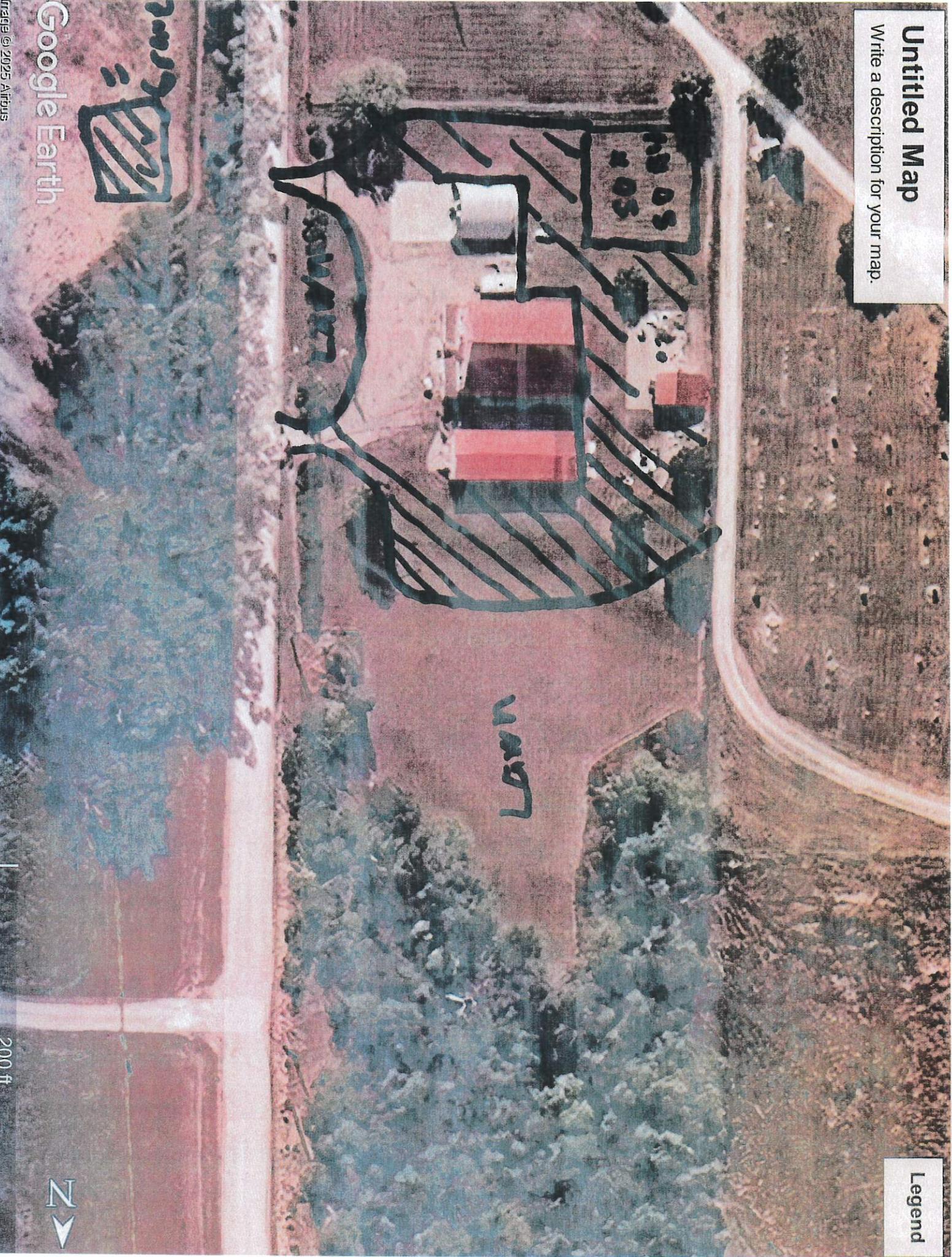
Signature of Owner  or Signature of Agent _____

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Untitled Map

Write a description for your map.

Legend



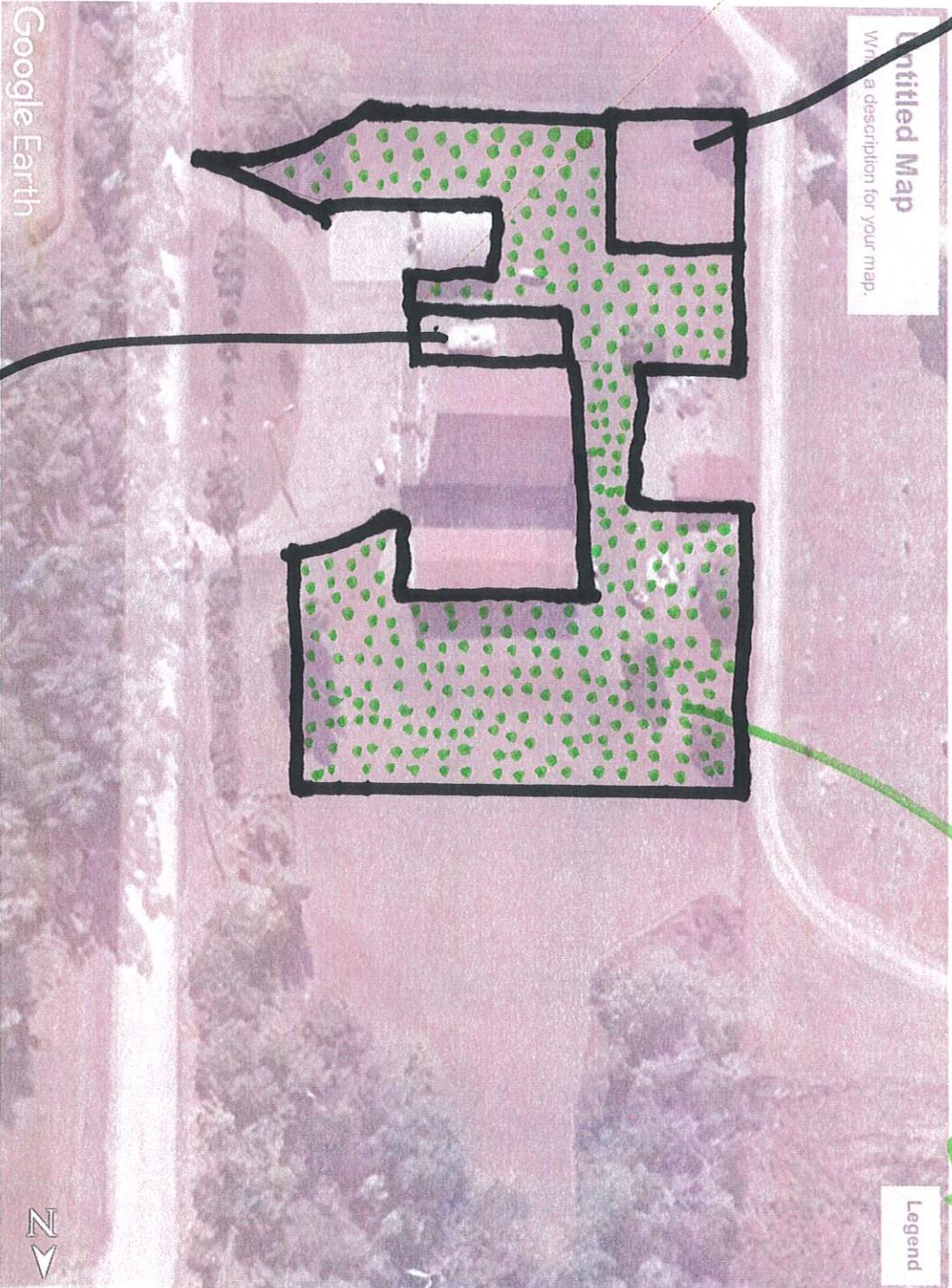
Google Earth

Image © 2025 Airbus



200 ft

NEW 50x50 BLD



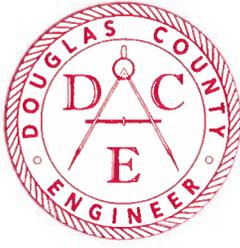
**Proposed
Gravel**

NEW 20x60 - Lean to

Legal Description 9404 N 294th St, Valley, NE

Part of the Northwest quarter of Section 23, Township 16 North, Range 9 East of the 6th P.M. bounded on the East by 294th Street, on the South and West by a cemetery and on the North by a tract of land as described in Deed book 852 at page 302 and being all more particularly described as follows:

Commencing at the Southeast corner of the Northwest quarter of said Section 23; thence N 04° 35' 43" E (assumed bearing) along the East line of the Northwest quarter of said Section 23, a distance of 546.09 feet; thence N 85° 41' 17" W, a distance of 33.00 feet to a set 5/8" solid iron pin on the Westerly right-of-way line of 294th Street as presently established and the point of beginning; thence continuing N 85° 41' 17" W, along a chain link fence, said fence being the Northerly boundary of a cemetery, a distance of 210.77 feet to a 3" chain link fence; said fence being the Easterly line of said cemetery; thence N 04° 26' 20" E, along said chain link fence, said fence also being the Easterly line of said cemetery, a distance of 381.95 feet to a set 5/8" solid iron pin, at which location the said line of said cemetery, fence intersects an East/West barbed wire fence and said fence also being the South line of a North/South chain link fence, intersection as described in Deed book 852 at page 302; thence S 85° 29' 18" E, along said South fence line, a distance of 13.81 feet to a set nail in the top of a wooden post; thence N 04° 35' 43" E, along a line 231.00 feet West of and parallel with the East line of the Northwest ¼ of Section 23, a distance of 396.00 feet to a set 5/8" solid iron pin; thence S 85° 29' 18" E, a distance of 135.20 feet to a set 5/8" solid iron pin located on the Westerly right-of-way line of 294th Street as presently established; thence Southerly along said Westerly right-of-way and along a 931.76 foot radius curve to the right, an arc distance of 246.03 feet (said curve has a chord bearing S 02° 50' 12" E, and a chord distance of 245.32 feet) to a set 5/8" solid iron pin; thence S 04° 43' 40" W, along said Westerly right-of-way, a distance of 262.47 feet to a set 5/8" solid iron pin; thence S 85° 16' 20" E, along said Westerly right-of-way, a distance of 31.67 feet to a set 5/8" solid iron pin; thence S 04° 35' 38" W, along said right-of-way, a distance of 271.33 feet to the point of beginning, containing 3.230 acres more or less (140,705± square feet).



TODD PFITZER
DOUGLAS COUNTY ENGINEER

15505 West Maple Road
Omaha, Nebraska 68116-5173
402-444-6372
Fax: 402-444-6244
engineer@douglascounty-ne.gov

November 18, 2025

TO: Ms. Christie Donnermeyer

City Clerk
City of Valley

FROM: Jeffrey T. Scherzberg, PE

Design Engineer
Douglas County Engineer's Office

RE: **REVIEW COMMENTS FOR NOVEMBER 18, 2025
PLANNING COMMISSION MEETING**

The Douglas County Engineer's Office submits the following review comments regarding the agenda items scheduled for discussion before the Valley Planning Commission on November 18, 2025.

9404 N 294th Street (Rezoning)

1. Any new or revised driveway connections to 294th Street will require a permit from this office.

Other Preliminary or Final Plats, Rezoning, Conditional Use, and Special Use Permits

No comments offered.

If you have any questions concerning the above review comments, feel free to call me at (402) 444-6474.

**Redevelopment Plan
28333 Ida Street, Valley, Nebraska Redevelopment Area 2025**

Heimann Ventures III, LLC (the “Redeveloper”) intends to acquire, redevelop, and improve the area, described in this Plan, pursuant to the Nebraska Community Development Law (Sections 18-2101 to 18-2144 and 18-2147 to 18-2153, R.R.S. Neb. 2012, as amended, the “Act”) by the development of residential property as a redevelopment project generally bounded by Ida Street on the North, 288th Street on the West, West Valley Street on the South, and Pleasure Lakes Plaza on the East, and generally located at 28333 Ida Street, Valley, Nebraska (the “Project”).

A. General Project Description

THE ACQUISITION AND REDEVELOPMENT OF APPROXIMATELY 196.15 ACRES OF VACANT GROUND; AND SUBDIVISION OF SUCH LAND INTO 137 SINGLE FAMILY LOTS; SITE PREPARATION, DREDGING, AND INFILL WORK; STORM AND SANITARY SEWERS; AND PUBLIC RIGHTS-OF-WAY, INCLUDING A PUBLIC TRAIL.

Described on Exhibit “1” attached to this Plan is the legal description of the real estate (the “Project Area”) which includes the area that the Redeveloper intends to redevelop, which plan details the development plan for the Project Area. The subdivision platting, building and street and utility configuration may be revised as the Project develops in phases. The final platting, street and parking configurations will depend upon subdivision and other local governmental approvals.

The Redevelopment of the Project Area is not economically feasible to implement without assistance from tax increment financing because the current layout of the ground requires significant expenditures for acquisition, site preparation, and public improvements. The Project would not occur in the Project Area without the use of tax-increment financing. The Redeveloper believes that the redevelopment of the Project Area will provide the City and its surrounding area with significant new residential opportunities, expanding the tax base.

B. Boundaries of Project Area and Existing Conditions and Uses

Exhibit “1” shows the outer boundaries of the Project Area. The existing use of the property within the Project Area is a private lake, after the completion of a sand and gravel mining operation.

The Project Area has significant topographical challenges and will require a substantial amount of dredging in order to create residential lots of the appropriate elevation. This topography makes development difficult and adds a large expense for redevelopment of the Project Area. Substantial excavation and fill will be required to prepare the Project Area for redevelopment.

No electrical utilities, water or sanitary or storm sewer facilities are located within the Project Area. No street improvements have been installed. In connection with the final planning for the Project Area, it may be necessary to provide for alterations in the platting. It will also be necessary to provide for appropriate easements for water and sewer service to serve the City connections.

C. Land Use Planning Show Proposed Uses

Exhibit “2” shows the proposed layout for the Project Area. The actual development of the Project Area on the proposed schedule will ultimately depend on the ever changing market conditions.

D. Information Concerning Population Densities, Land Coverage and Building Intensities

The Project Area currently has no residents. Under this Plan, all of the Project Area is intended at full development to provide various residential housing opportunities. No families will be displaced in connection with redevelopment of the Project Area. Building densities will not exceed such densities as are permitted under local regulations.

E. Statement as to Proposed Changes in Zoning, Street Layout, Street Levels or Grades.

The Project Area is currently zoned as Industrial/Residential (I-2 & R-3). A change in such zoning to make the entire Project Area R-3 is required. Approval is subject to City ordinances. All construction will be subject to applicable building codes and ordinances. The street layout and street levels will depend upon the finalized construction development plans. Streets interior to the project are intended to be private streets with no public access. Redeveloper intends that the lakeside residential community is to be a gated community.

F. Site Plan for the Project Area

Exhibit “2” shows the site plan for the area.

G. Statement as to Kind and Number of Additional Public Facilities

Water, sanitary and storm sewer main extensions throughout the Project Area will be provided in accordance with specifications and requirements of the City. The location and sizing of sewer lines will depend upon building configuration within the Project Area, which will in turn depend upon marketing requirements. The Redeveloper will be responsible for all on-site utility infrastructure installation. The Redeveloper will be responsible for obtaining appropriate gas and electric service. The Redeveloper will be responsible for the construction of approximately two miles of public trail.

H. Implementation of Plan

No project redevelopment contract or agreement between the Agency and the Redeveloper will be entered into until the Redeveloper has provided evidence of a financing commitment from a recognized financial institution acceptable to the Agency for financing of the Redeveloper’s costs, including an undertaking to purchase any tax increment revenue bonds proposed to be issued by the Agency in accordance with the terms of this Plan.

I. Description of Redevelopment Project

The Redeveloper intends to develop a residential lake community, with a public trail that will be available to all residents of the City of Valley. Initial site development will encompass additional dredging and grading of the Project Area, and then the Redeveloper will undertake the construction of the public infrastructure and the public amenities.

The Redeveloper expects a valuation upon completion of \$162,000,000.00, and will commence in the Spring of 2026, once all required City approvals are received. Buildable lots are anticipated to be ready by Fall of 2027

J. Plan of Finance

The overall estimated costs for the entire Champion Shores Project are estimated to be \$31,275,571.00 (\$13,375,571 in site development and public infrastructure costs, and \$4,400,000 in public amenity construction costs). The total valuation of the Project upon completion is estimated to be \$162,000,000.00. The current base value for the entire Project Area is \$4,006,200.00, resulting in an overall increase of valuation of \$157,993,800.00.

The Redeveloper seeks assistance from the Community Development Agency of the City of Valley (the “Agency”) to overcome the site development, infrastructure, construction, and certain other tax increment eligible expenses (which are estimated at \$26,076,341.00) for the Champion Shores Project. While the Redeveloper will occur over \$26,076,341.00 in TIF Eligible expenses, the Redeveloper is only requesting a grant for the Champion Shores Project to be provided for from the issuance of community development revenue bonds to be issued by the Agency in the amount of \$3,000,000.00 in order to offset the costs of the public amenities, off-site public pump station, dredging, the costs for the right-of-way and sewer improvements along North 288th Street.

The parties contemplate that this. Redevelopment Plan and the Redevelopment Contract may be amended in the future to provide \$2,000,000.00 in community development revenue bonds, the proceeds of which would be used to contribute to the cost of constructing a new public swimming pool in the Valley City Park, located in close proximity to the Project Area; these bonds would be separate and distinct from the \$3,000,000.00 in community development revenue bonds related to the Champion Shores Project and would not be issued unless and until the requirements set forth in paragraphs M.1. through M.9. of this Redevelopment Plan (and any corresponding paragraphs in the Redevelopment Contract) were satisfied, and all necessary approvals and authorizations were obtained from the Community Development Authority of the City of Valley and the Valley City Council.

The incremental ad valorem tax revenues for the Project (the increase in real property taxes based upon the resulting increase in taxable valuation) for a period of up to fifteen years after a designated effective date as determined by the Redeveloper with written notice to the Agency to notify the County Assessor of Douglas County to initiate a division of taxes pursuant to Section 18-2147 of the Act to pay debt service on the Indebtedness. The Redeveloper is to have full responsibility for the (i) the purchasing of the Indebtedness from the Agency, or (ii) arranging for the purchase of the Indebtedness from the Agency. Any issuance of the Indebtedness is to be upon the basis of a private placement with the purchaser signing and delivering an investment letter satisfactory in form to the Agency.

K. Description of Project Area

TAX INCREMENT REVENUES TO PAY THE INDEBTEDNESS IS TO COME FROM THE FOLLOWING REAL PROPERTY (as such property may be replatted):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, Douglas County, Nebraska. Exhibit "2" shows the boundaries of the area constituting the Project Area. Improvements related to the Project Area may be constructed and installed both inside and outside of the Project Area in order to serve the Project Area.

The tax increment revenues are to be allocated under the terms of Section 18-2147(1)(b) of the Act for those tax years for which the payments become delinquent in the 15-year period commencing on the effective date established in the Redevelopment Contract, and, if collected on or before the end of such fifteen-year period, may also be allocated to the Agency and applied to payment of principal and interest on the Indebtedness. The effective date for such allocations shall be set forth in a project Redevelopment Contract and/or bond resolution and shall be noticed to the County Assessor of Douglas County in accordance with the terms of Section 18-2147(b)(3) of the Act.

The real property ad valorem taxes on the current taxable valuation for the year prior to redevelopment in accordance with this Plan and the Act will continue to be paid to the effective date established in the Redevelopment Contract applicable taxing bodies in accordance with the terms of Section 18-2147(1)(a) of the Act.

L. Statutory Pledge of Taxes

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision. *Such effective date under this Plan shall be set forth in the Redevelopment Contract (anticipated to be January 1, 2027. Such effective date may be confirmed and restated in the resolution authorizing the Indebtedness and/or in the Project Redevelopment Contract to be entered into between the Agency and the Redeveloper.*

References to “authority” in such Section 18-2147 of the Act, include the Agency in accordance with Section 18-2101.01 of the Act. Pursuant to Section 18-2147(b) of the Act, the ad valorem tax so divided is to be pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed or otherwise, by the Agency to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

The Indebtedness shall be payable solely from the tax increment revenues available under Section 18-2147 and shall not otherwise constitute indebtedness of the Agency or the City. Neither the City nor the Agency shall be liable for any portion of the indebtedness.

M. Redevelopment Plan Complies with the Act:

The Community Development Law requires that a redevelopment plan and project consider and comply with a number of requirements. This Plan meets the statutory qualifications as set forth below.

1. The project must be in an area declared blighted and substandard. [Section 18-2109]

The Project Area has been declared blighted and substandard by action of the Mayor and Council of the City prior to the adoption and approval of this Plan. Public hearing was August 12, 2025. Resolution No. _____, adopted by City Council on August 12, 2025.

2. Conformance to the general plan for the municipality as a whole. [Section 18-2103(13)(a) and Section 18-2110]

The City of Valley has adopted the Valley Comprehensive Plan 2018 adopted on March 13, 2018 by Ordinance No. 708, as amended from time to time (the “Comprehensive Plan”). This Plan is in conformance with the Comprehensive Plan.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [Section 18-2103(13)(b) and Section 18-2111]

- a. Land Acquisition:** The Project Area for the Champion Shores Project has or will be acquired by the Redeveloper, by private purchase.
- b. Demolition and Removal of Structures:** The project to be implemented under this Plan for the Champion Shores Project does not include rehabilitation of any existing structures. No building will be required to be removed or demolished. However, substantial dirt removal and relocation, including infill placement will be required to make the site useful for the planned development. Elevations and street and sewer plans will be provided to the City Planning Department for approval prior to commencement of construction.
- c. Future Land Use Plan: See the attached map (Exhibit “2”) for the proposed development land use.** See the attached map (Exhibit “2”) for the proposed development land use. The attached maps also show an accurate site plan of the area after redevelopment of the Redevelopment Project, all depending upon market conditions. Such building layouts may vary depending on final design implementation.
- d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.** The area is zoned I-3 & R-3; provided, however, the Redeveloper will request a rezoning to all R-3. The proposed street layouts, depending upon marketing terms, are shown on Exhibit “2”. Streets within the project boundaries are intended to be private streets with no public access. No changes are anticipated in building codes or ordinances. Re-platting is contemplated.
- e. Site Coverage and Intensity of Use.** The Project as fully developed will encompass 137 single-family lots. The actual development of the Project Area will take place in two phases, with the first phase consisting of the development of 127 single family lots, and the second phase consisting of 10 single family lots directly abutting West Valley Street.
- f. Additional Public Facilities or Utilities.** Water, storm and sanitary sewer connections to the city mains will be required, along with a contribution to the City for impacts to existing City infrastructure and public amenities.

4. **The Act requires that a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** There are no residents or operating businesses currently located in the Project Area and no relocation requirements apply or are contemplated.
5. **Conflicts of interest by an Agency member must be disclosed.** No member of the governing body of the Agency nor any employee of the City or the Agency holds any interest in any property located in the Project Area
6. **The Act requires that the Agency consider:**
 - a. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.** The Redeveloper will acquire the property located in the Project Area (other than portions thereof currently or subsequently dedicated for public streets) using its own resources. There will be no acquiring of property by the Agency and therefore Section 18-2119 of the Act requiring publication of notice for contract proposals does not apply. The Agency may enter into a project redevelopment contract with the Redeveloper having such undertakings as the Agency determines appropriate. Because all of the real property within the Project Area (other than portions thereof currently or subsequently dedicated for public streets) will be privately owned the requirements of Section 18-2118 of the Act relating to transfers of property by the Agency do not apply. The Redeveloper intends to develop the Project Area with a resulting investment up to \$162,000,000.00 of funds from grant proceeds as provided for in this Plan and from private resources (including bank or other financing). A grant or grants to the Redeveloper to provide for contributions by the Redeveloper in aid of construction are expected to be needed and applied in order to complete the Redevelopment Project.
 - b. **Statement of proposed method of financing the redevelopment project.** This Plan contemplates that the Agency may issue its Indebtedness (development revenue bond or bonds) in an amount sufficient to provide a grant from the Agency, not to exceed \$3,000,000.00 for the Champion Shores Project (after payment of the Agency's incurred costs) to the Redeveloper to bear interest at a rate of 5.0%. The Indebtedness shall be held by the Redeveloper or privately placed to obtain the proceeds needed to make the grant. The Redeveloper will purchase or cause the Indebtedness to be purchased. Application of the proceeds of the Indebtedness will be supervised by or on behalf of the Agency. The Indebtedness shall be repaid from the tax increment revenues generated from the Project Area during the period described in Paragraph J above.
 - c. **Statement of feasible method of relocating displaced families.** No families will be displaced as a result of this plan and therefore no statement of feasible relocation is required.
7. **Statutory considerations prior to recommending a redevelopment plan.** Section 18-2113 of the Act requires that the governing body of an Agency observe certain

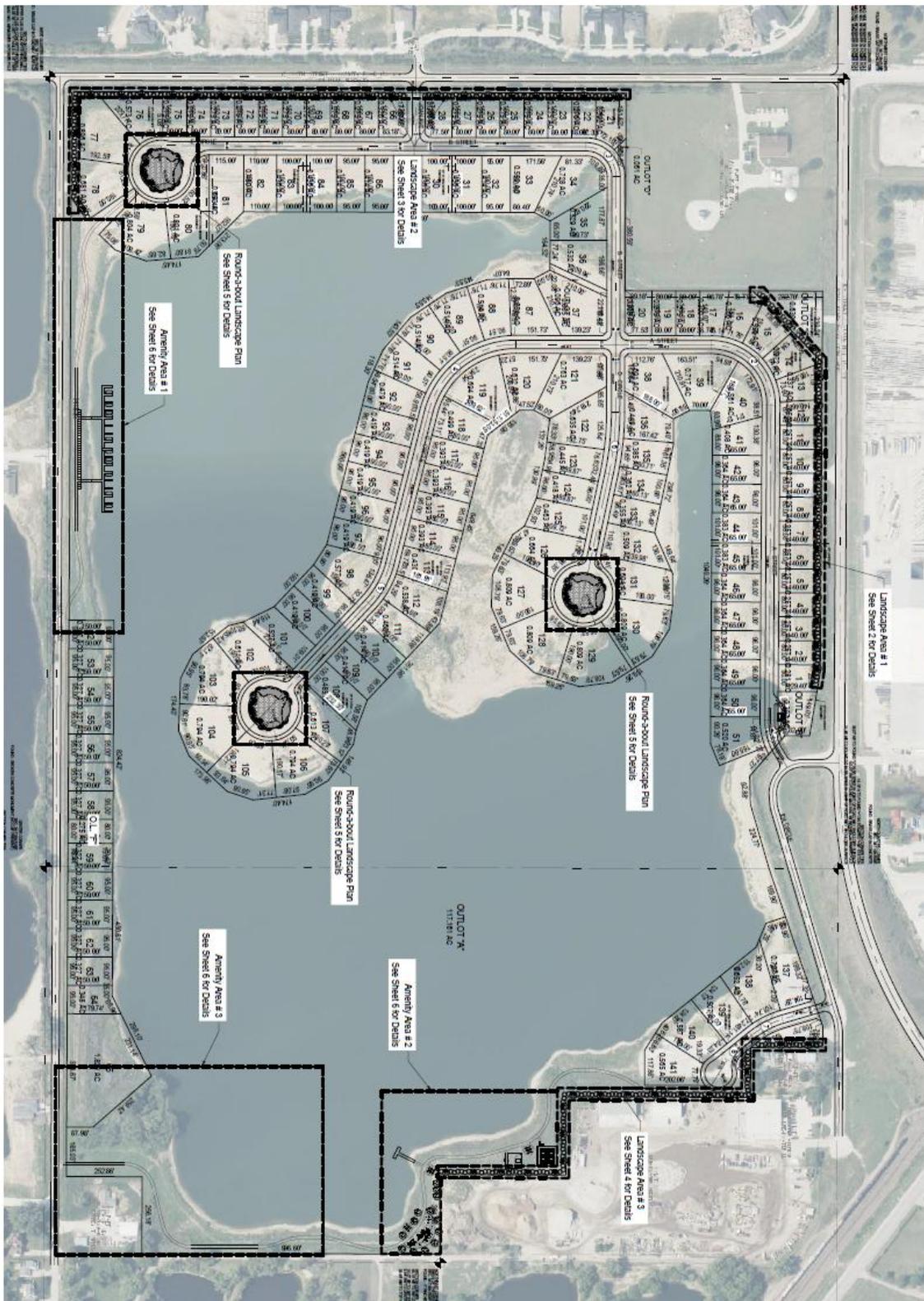
considerations prior to recommending a Plan: In connection with the adoption of this Plan and prior to recommending it to the Mayor and Council, the governing body of the Agency shall consider whether the proposed land uses and building requirements in the redevelopment project area (as to this Plan, the Project Area) are designed with the general purpose of accomplishing, in conformance with the general plan (the City's Comprehensive Plan), a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight. The Agency shall undertake to make such considerations and findings prior to its recommending of this Plan by a resolution separate from this Plan.

8. **Cost Benefit Analysis.** This Plan for the Champion Shores Project, when presented for recommendation and approval shall be accompanied by a cost benefit analysis. Such analysis pursuant to Section 18-2113 of the Act is as follows:
 - a. Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147: Possible increase student load for the school system could result from the project development. However, implementation of the full project will take a number of years. Development of this portion of the Project will not result in an influx of students. Any increase will be spread over the entire class range provided by the Valley School District.
 - b. Public infrastructure and public service needs: The plan requires the Redeveloper to pay for and install all infrastructure.
 - c. Impacts on employers and employees within the project area: None exist. Therefore, no impact is expected.
 - d. Impacts on employers and employees in the city, but not in the project area: The construction of the facility will increase temporarily employment through the construction process. The additional housing resulting from the full project may have the effect of providing an additional employee pool for employers.
 - e. Other impacts: No significant negative additional impacts are anticipated. However the project will invite population growth with its attendant spending and investment in the community.
9. **Time Frame for Development.** 18-24 months, and will commence in the Spring of 2026.

Exhibit 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, Douglas County, Nebraska.

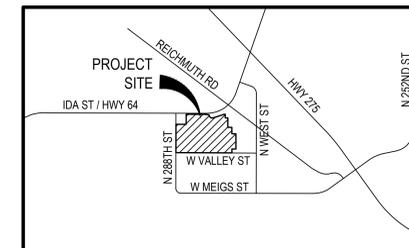
Exhibit 2 Proposed Site Layout



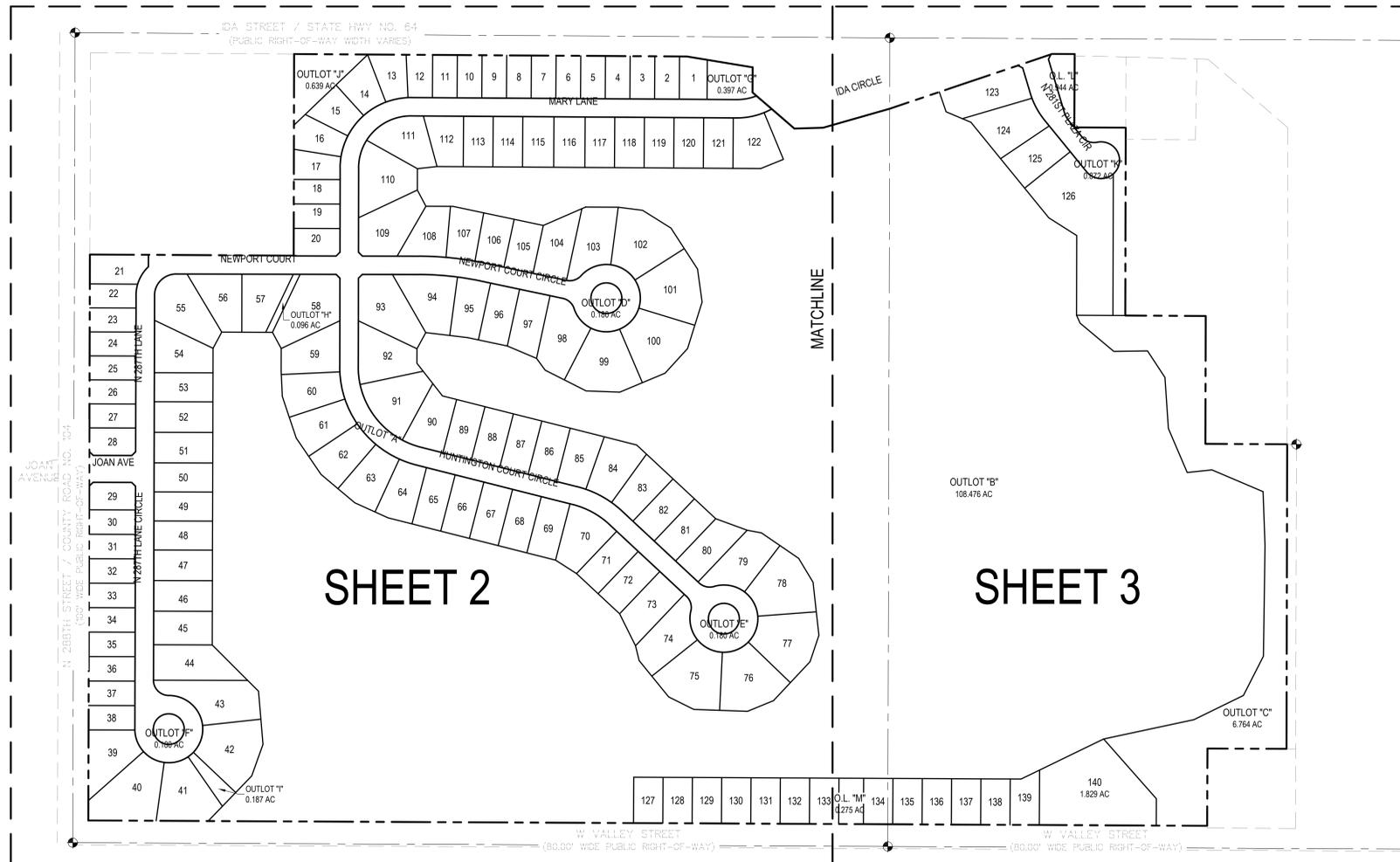
CHAMPION SHORES

LOTS 1 THRU 140 & OUTLOTS "A" THRU "M" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

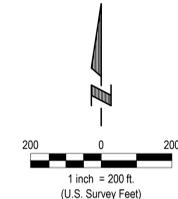


VICINITY MAP



SHEET 2

SHEET 3



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ADJACENT PROPERTY LINE
- ⊕ EXIST. SECTION CORNER
- EXIST. SECTION LINES
- SETBACK LINE
- - - - - EXIST. MAJOR CONTOURS
- - - - - EXIST. MINOR CONTOURS

R-3 VALLEY ZONING SETBACK TABLE

FRONT YARD	20'
SIDE YARD	5'
STREET SIDE YARD	20'
REAR YARD	20' / 25'

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 8,517,533 SQUARE FEET OR 195,536 ACRES, MORE OR LESS.

ENGINEER
KYLE VOHL
E & A CONSULTING GROUP, INC.
10909 MILL VALLEY ROAD, STE 100
OMAHA, NE 68154

SURVEYOR
FRANK ELDER
E & A CONSULTING GROUP, INC.
10909 MILL VALLEY ROAD, STE 100
OMAHA, NE 68154

DEVELOPER
HEIMANN VENTURES III, LLC
6065 N 281ST CIRCLE
VALLEY, NE 68094

OWNER
FLATWATER LAKE ESTATES LLC
4095 S. 84TH STREET, SUITE 302
OMAHA, NE 68127

ZONING:

EXISTING: R-3, I-2
PROPOSED: R-3, LOTS 1 THRU 140, OUTLOTS "A" THRU "M" 195,536 AC

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO IDA STREET, IDA CIRCLE OR N 288TH STREET FROM ANY LOTS ADJUTING SAID STREETS. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO W VALLEY STREET FROM ANY LOTS FRONTING ON CUL-DE-SACS.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
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- OUTLOT "G" SHALL BE RESERVED FOR DRAINAGE.
- OUTLOT "J" SHALL BE RESERVED FOR A PUMP STATION.
- OUTLOT "M" SHALL BE RESERVED FOR STORM SEWER AND DRAINAGE AND TRAIL.

FLOOD PLAIN STATEMENT:

SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND ALSO OTHER FLOOD AREAS, ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FIRM, FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS PANEL NUMBER 153 OF 360, CONTAINS COMMUNITY VALLEY, CITY OF, NUMBER 310078, PANEL 0153, SUFFIX H, MAP NUMBER 31055C0153H, EFFECTIVE DATE DECEMBER 2, 2005.

APPROVAL OF VALLEY PLANNING COMMISSION

THIS PRELIMINARY PLAT OF FLATWATER (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE VALLEY PLANNING COMMISSION THIS _____ DAY _____, 20____.

CHAIRPERSON, VALLEY PLANNING COMMISSION _____

ACCEPTANCE OF THE VALLEY CITY ENGINEER

THIS PRELIMINARY PLAT OF FLATWATER WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS _____ DAY OF _____, 20____.

VALLEY CITY ENGINEER _____

LOT AREAS											
LOT NO.	SQ. FOOTAGE										
1	12,250	25	11,775	49	18,050	73	22,942	97	20,180	121	15,840
2	11,200	26	11,775	50	18,050	74	26,613	98	28,942	122	22,840
3	11,200	27	11,775	51	19,000	75	34,569	99	35,240	123	30,051
4	11,200	28	13,344	52	19,000	76	34,586	100	35,240	124	27,580
5	11,200	29	13,344	53	18,050	77	34,588	101	35,240	125	22,092
6	11,200	30	12,000	54	23,937	78	34,568	102	35,240	126	80,951
7	11,200	31	12,000	55	31,701	79	26,710	103	26,324	127	14,250
8	11,200	32	12,000	56	23,025	80	21,115	104	22,186	128	14,250
9	11,200	33	12,000	57	23,155	81	18,050	105	15,450	129	14,250
10	11,200	34	12,000	58	35,050	82	18,050	106	15,758	130	14,250
11	11,200	35	12,000	59	23,992	83	20,058	107	16,763	131	14,250
12	11,553	36	12,000	60	22,383	84	23,440	108	19,548	132	14,250
13	14,660	37	12,000	61	22,383	85	19,116	109	30,122	133	14,250
14	16,221	38	12,000	62	22,383	86	17,100	110	31,229	134	14,252
15	15,517	39	25,530	63	22,383	87	17,100	111	24,420	135	14,250
16	15,928	40	37,200	64	20,848	88	17,100	112	17,769	136	14,250
17	13,079	41	30,822	65	18,240	89	17,100	113	15,840	137	14,250
18	11,997	42	35,040	66	18,240	90	21,746	114	15,840	138	14,250
19	11,997	43	34,617	67	18,240	91	30,252	115	16,665	139	15,142
20	13,436	44	28,694	68	18,240	92	27,512	116	16,665	140	79,060
21	17,087	45	20,900	69	18,240	93	33,252	117	15,840		
22	11,802	46	19,000	70	25,151	94	27,666	118	15,840		
23	11,775	47	19,000	71	18,240	95	19,390	119	15,840		
24	11,775	48	18,050	72	18,240	96	18,228	120	15,840		

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
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Phone: 402.895.1700 • Fax: 402.895.3599
www.eag.com
State of NE Certificate of Authorization #C-0008

E & A CONSULTING GROUP, INC.
Engineering Answers

CHAMPION SHORES
LOTS 1 THRU 140 & OUTLOTS "A" THRU "M" INCLUSIVE
VALLEY, NEBRASKA

PRELIMINARY PLAT

Project No: P2025.015.001
Date: 04/18/2025
Designed By: JRS
Drawn By: JRS
Scale: 1" = 200'
Sheet: 1 of 3
11/5/2025 9:16 PM K:\Projects\2025\015\001\Planning & Planning\Map\Map\PreP\Layer000.dwg

CHAMPION SHORES

LOTS 1 THRU 140 & OUTLOTS "A" THRU "M" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 8,517,533 SQUARE FEET OR 195.536 ACRES, MORE OR LESS.

ENGINEER
KYLE VOHL
E & A CONSULTING GROUP, INC.
10909 MILL VALLEY ROAD, STE 100
OMAHA, NE 68154

SURVEYOR
FRANK ELDER
E & A CONSULTING GROUP, INC.
10909 MILL VALLEY ROAD, STE 100
OMAHA, NE 68154

DEVELOPER
HEIMANN VENTURES III, LLC
6805 N 28TH STREET, SUITE 302
VALLEY, NE 68064

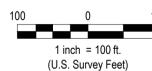
OWNER
FLATWATER LAKE ESTATES LLC
4089 S. 84TH STREET, SUITE 302
OMAHA, NE 68127

ZONING:

EXISTING R-3, I-2
PROPOSED: R-3, LOTS 1 THRU 140, OUTLOTS "A" THRU "M" 195.536 AC

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO IDA STREET, IDA CIRCLE OR N 28TH STREET FROM ANY LOTS ABUTTING SAID STREETS. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO W VALLEY STREET FROM ANY LOTS FRONTING ON CUL-DE-SACS.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADIUS FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
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LEGEND

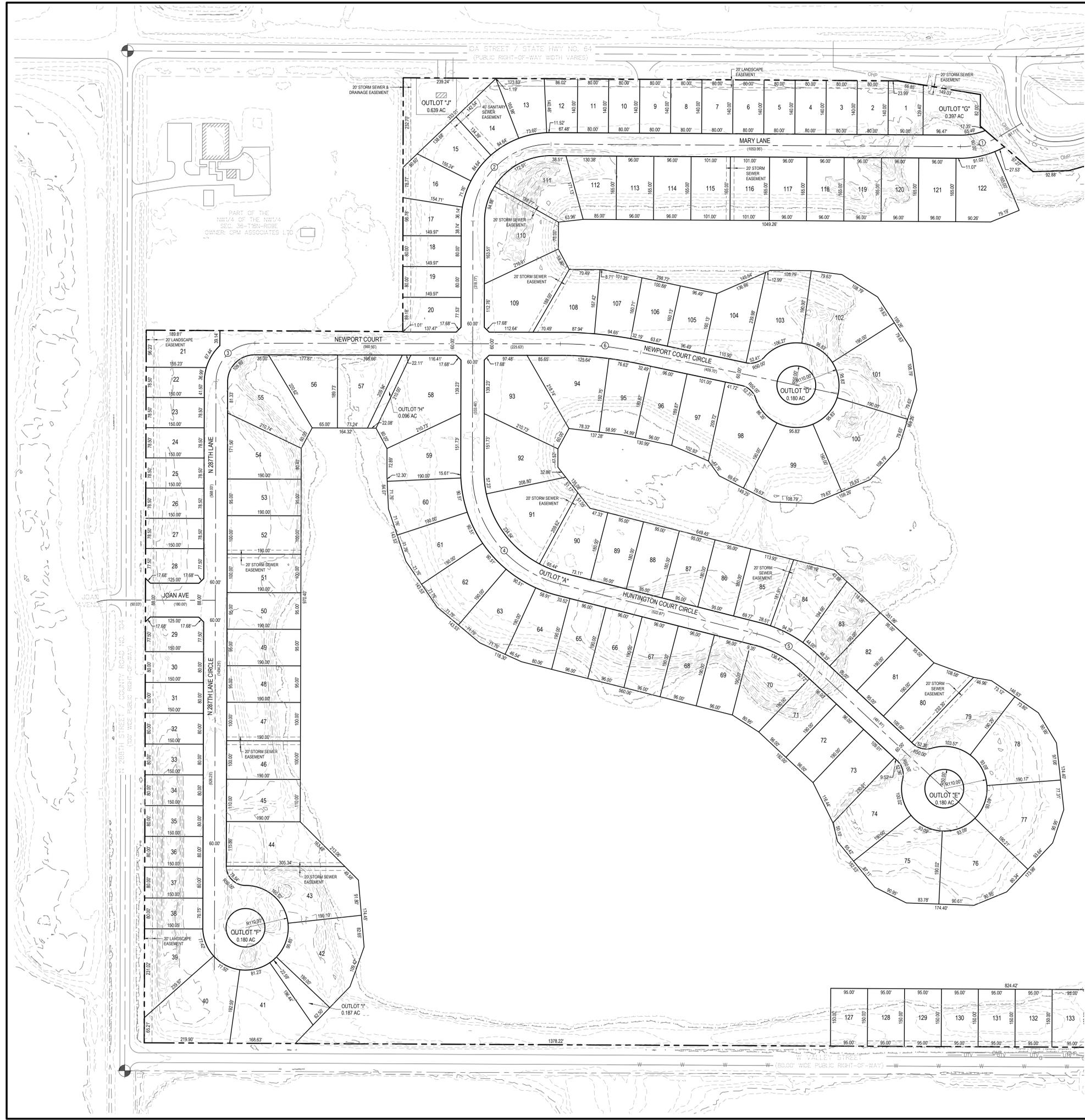
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ADJACENT PROPERTY LINE
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. MAJOR CONTOURS
- EXIST. MINOR CONTOURS
- EXIST. BUILDING
- X-X- FENCE LINE
- G-G- GAS LINE
- W-W- WATER LINE
- OHP-OHP- POWER LINE (OVERHEAD)
- UTV-UTV- COMMUNICATION LINE (TELEPHONE, TV)
- SS-SS- SANITARY SEWER LINE
- ST-ST- STORM SEWER LINE

R-3 VALLEY ZONING SETBACK TABLE

FRONT YARD	20'
SIDE YARD	5'
STREET SIDE YARD	20'
REAR YARD	20' / 25'

CENTERLINE CURVE TABLE

CURVE	RADIUS
1	200.00'
2	200.00'
3	100.00'
4	300.00'
5	300.00'
6	1000.00'
7	300.00'
8	200.00'



127	128	129	130	131	132	133
95.00'	95.00'	95.00'	95.00'	95.00'	95.00'	95.00'
150.00'	150.00'	150.00'	150.00'	150.00'	150.00'	150.00'

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CHAMPION SHORES
LOTS 1 THRU 140 & OUTLOTS "A" THRU "M" INCLUSIVE
VALLEY, NEBRASKA

PRELIMINARY PLAT

Proj No: P2025.015.001

Date: 04/18/2025

Designed By: RRS

Drawn By: JTH

Scale: 1" = 100'

Sheet: 2 of 3

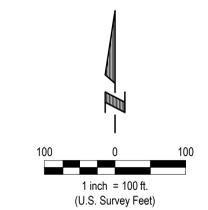
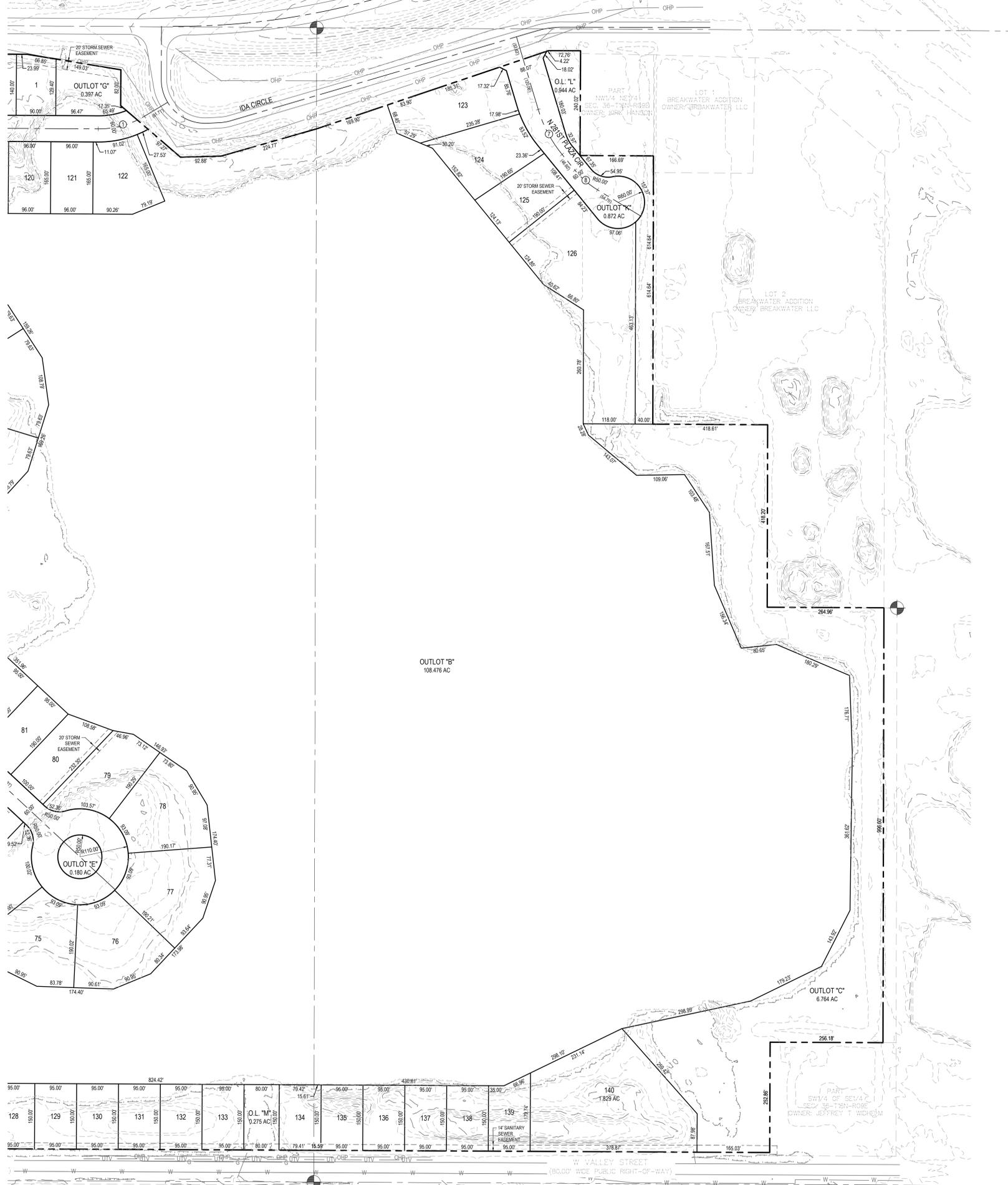
APP: SHH

Revisions	Description	Date
1	ISSUED FOR PERMIT	04/18/2025

CHAMPION SHORES

LOTS 1 THRU 140 & OUTLOTS "A" THRU "M" INCLUSIVE

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- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ADJACENT PROPERTY LINE
- EXIST. SECTION CORNER
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10909 MILL VALLEY ROAD, STE 100
OMAHA, NE 68154

SURVEYOR
FRANK ELDER
E & A CONSULTING GROUP, INC.
10909 MILL VALLEY ROAD, STE 100
OMAHA, NE 68154

DEVELOPER
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6065 N 261ST CIRCLE
VALLEY, NE 68064

OWNER
FLATWATER LAKE ESTATES LLC
4089 S. 84TH STREET, SUITE 302
OMAHA, NE 68127

ZONING:
EXISTING R-3, I-2
PROPOSED: R-3, LOTS 1 THRU 140, OUTLOTS "A" THRU "M" 195.536 AC

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CHAMPION SHORES
LOTS 1 THRU 140 & OUTLOTS "A" THRU "M" INCLUSIVE
VALLEY, NEBRASKA

PRELIMINARY PLAT

Project No: P2025.015.001
Date: 04/18/2025
Designed By: JRS
Drawn By: JRS
Scale: 1" = 100'
Sheet: 3 of 3

Revisions

Date	Description

11/20/2025 9:16 PM K:\Projects\2025\015\001\Planning & Planning\Map\Map\PreP\Layer000.dwg

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

See attached sheet

CITY USE ONLY
RECEIPT NO: _____
DATE: _____
PRELIMINARY PLAT #: _____
FEE PAID: \$ _____

SUBDIVIDER

Name: Heimann Ventures III LLC
 Address: 6065 N 261st Circle
Valley, NE 68064

Telephone: () _____

OWNER

Name: Flatwater Lakes Estates LLC
 Address: 4089 S 84th Street, Suite 302
Omaha, NE 68127

Telephone: () _____

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

Name: E & A Consulting Group, INC C/O Jeff Stoll
 Address: 10909 Mill Valley Road, Suite 100
Omaha, NE 68154

Telephone: () _____

ANY OTHER ASSOCIATES:

Name: _____
 Address: _____

Telephone: () _____

NAME OF PRELIMINARY PLAT: Champion Shores

NUMBER OF LOTS: 153

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes ___ No . If yes, please describe the nature of such interest:

Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development?
 Yes No ___ . If yes, please describe the nature of the action:

A portion of the property will need to be rezoned to R-3

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 . 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 ___ 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).

Applicant's Signature: _____

Jeff Stoll
 Agent for applicant

Date: 11/5/25

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: Champion Shores

LOCATION OF SUCH PLAT: Southeast of N 288th Street & 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
 - other
- 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):

[Handwritten Signature]
 Jeff Still
 Agent for applicant

Date: 11/5/25

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

APPLICATION FOR FINAL PLAT
Valley, Nebraska
LEGAL DESCRIPTION AND GENERAL LOCATION
See attached legal

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

SUBDIVIDER
Name: Heimann Ventures III LLC
Address: 6065 N 261st Circle
Valley, NE 68064

AGENT (Authorized to act on Subdivider's behalf):
Name: E & A Consulting Group, Inc (Jeff Stoll)
Address: 10909 Mill Valley Road, Suite 100
Omaha, NE 68154

Telephone: _____

Telephone: 402.895.4700

OWNER
Name: _____
Address: _____

ANY OTHER ASSOCIATES:
Name: _____
Address: _____

Telephone: _____

Telephone: () _____

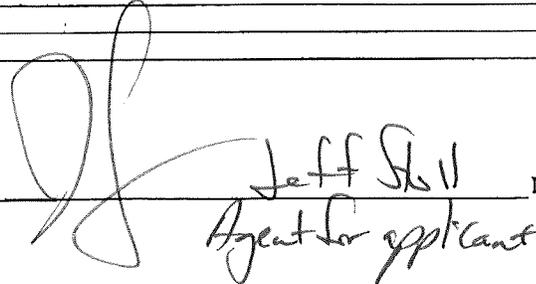
NAME OF FINAL PLAT: Champion Shores NUMBER OF LOTS: 138

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the final plat? Yes No .
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 . If yes please describe the nature of the action: _____

4. The final plat is based upon the preliminary plat for _____, approved by the City Council on _____, 20____, Resolution No. _____
5. Is the final plat consistent with the approved preliminary plat? Yes No . If not, please explain the proposed changes and the reasons therefore:

6. 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: 11/5/25
Agent for applicant

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST
Valley, Nebraska

NAME OF FINAL PLAT: Champion Shores

LOCATION OF SUCH PLAT: Northeast of N 288th & W Valley Streets

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

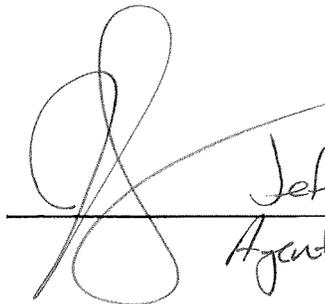
CONFORMS TO APPROVED PRELIMINARY PLAT

- 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):


Jeff Still
Agent for applicant

Date:

11/5/25

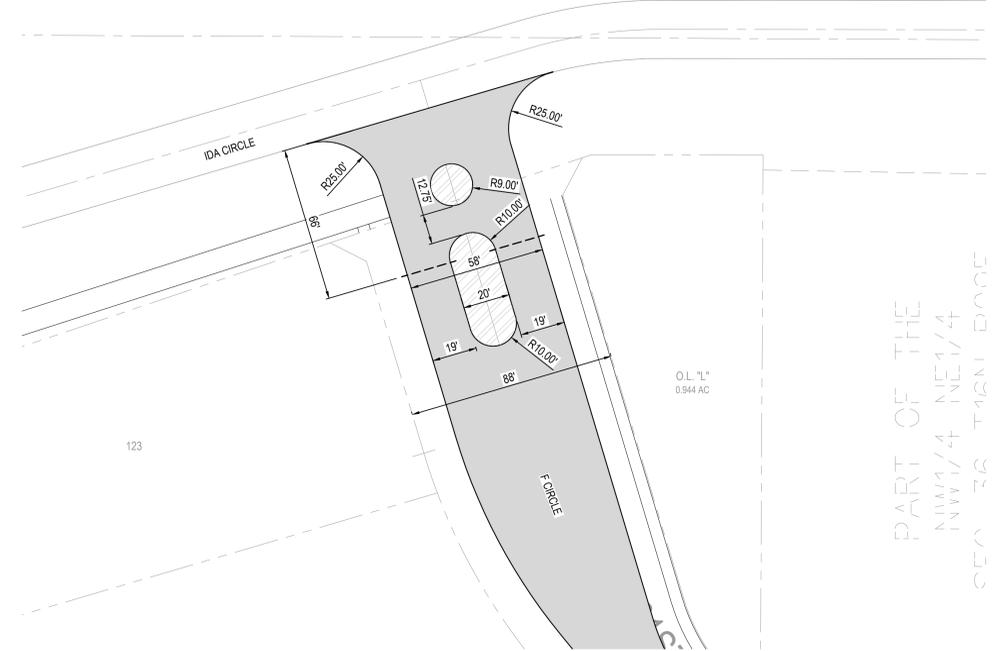
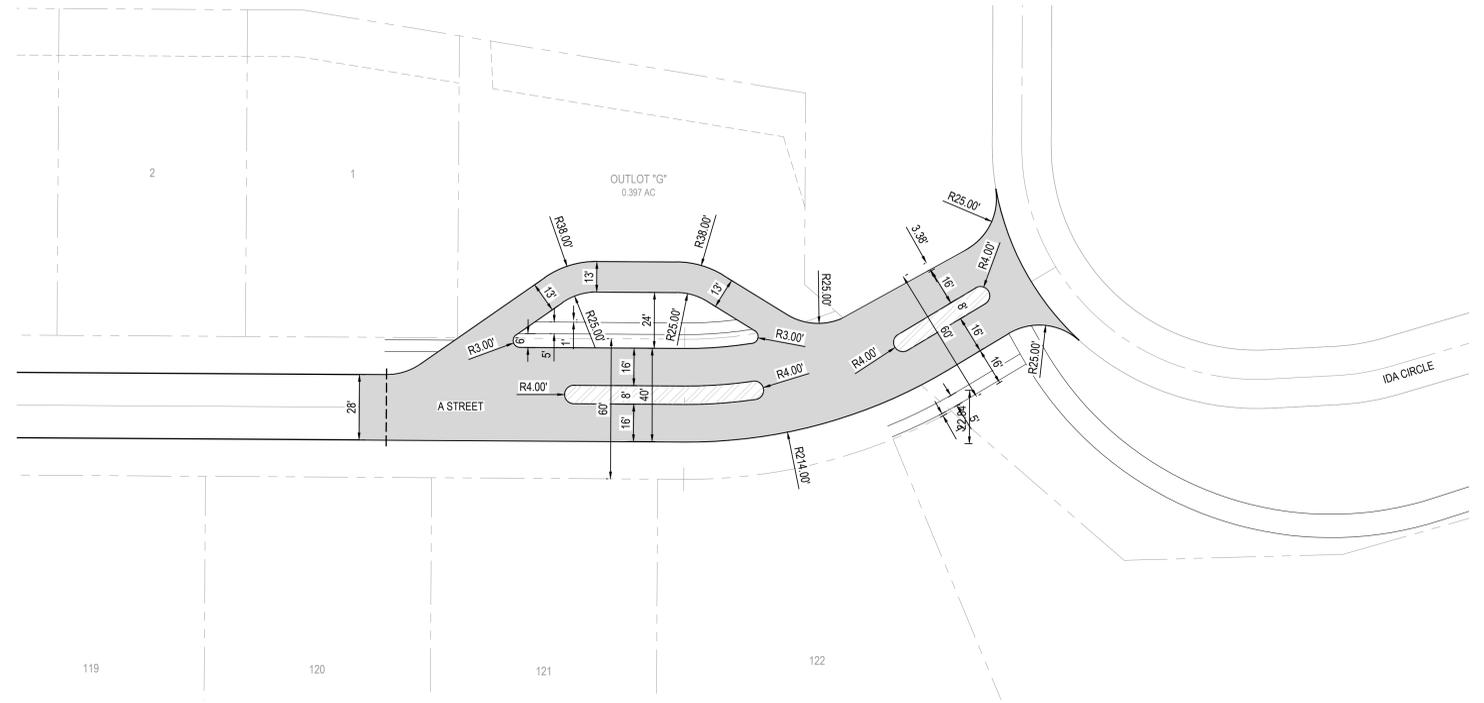
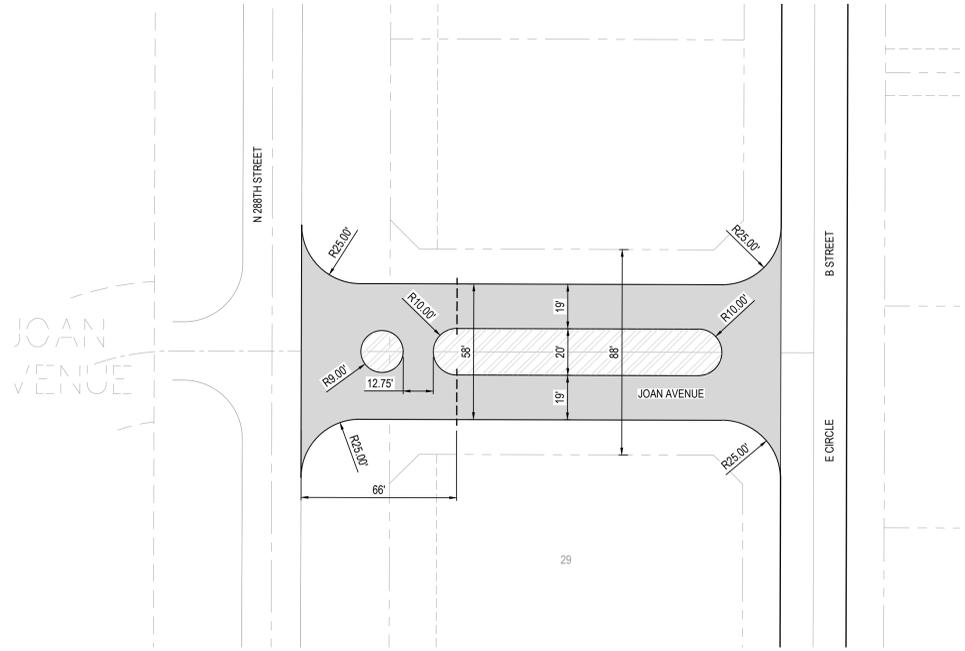
LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE NW1/4 OF THE NW1/4, AND ALSO PART OF THE NE1/4 OF THE NW1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND ALSO PART OF THE SW1/4 OF THE NW1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, AND ALSO PART OF THE SW1/4 OF THE NE1/4 ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36, BEING A FOUND BRASS CAP IN CONCRETE; THENCE S00°08'46"W (BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 36, SAID LINE ALSO BEING THE WEST LINE OF SAID NE1/4 OF SECTION 36, A DISTANCE OF 231.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64, BEING A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS-864, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N71°12'23"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64, A DISTANCE OF 253.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, VALLEY PLANT, BEING A FOUND 5/8" REBAR; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, VALLEY PLANT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64 ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N71°12'13"E, A DISTANCE OF 302.60 FEET TO A FOUND 5/8" REBAR; (2) THENCE S89°49'02"E, A DISTANCE OF 72.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, VALLEY PLANT, BEING A FOUND 5/8" REBAR; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1, VALLEY PLANT ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S00°17'23"W, A DISTANCE OF 240.02 FEET TO A FOUND 5/8" REBAR; (2) THENCE S89°40'47"E, A DISTANCE OF 166.69 FEET TO THE WESTERLY LINE OF LOT 1, BREAKWATER ADDITION, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 OF SECTION 36, BEING A FOUND 5/8" REBAR; THENCE S00°08'09"W ALONG SAID EASTERLY LINE OF LOT 1, VALLEY PLANT, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1 BREAKWATER ADDITION AND ALSO THE WESTERLY LINE OF LOT 2, SAID BREAKWATER ADDITION, A DISTANCE OF 614.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, VALLEY PLANT, BEING A FOUND 3/4" PINCH TOP PIPE; THENCE ALONG SAID WESTERLY LINE OF LOT 2, BREAKWATER ADDITION ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S89°41'18"E, A DISTANCE OF 260.61 FEET TO A FOUND 5/8" REBAR; (2) THENCE S00°07'58"W, A DISTANCE OF 418.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BREAKWATER ADDITION, BEING A FOUND 5/8" REBAR; THENCE S89°43'07"E ALONG THE SOUTHERLY LINE OF SAID LOT 2, BREAKWATER ADDITION, A DISTANCE OF 264.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BREAKWATER ADDITION, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 1, PLEASURE LAKES 3RD ADDITION, A SUBDIVISION LOCATED IN SAID SECTION 36, BEING A FOUND 5/8" REBAR; THENCE S00°07'24"W ALONG SAID WESTERLY LINE OF LOT 1, PLEASURE LAKES 3RD ADDITION, A DISTANCE OF 996.60 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; THENCE N89°45'37"W, A DISTANCE OF 256.18 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC

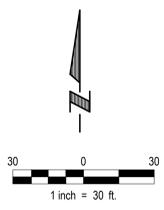
CAP STAMPED LS-692; THENCE S00°13'21"W, A DISTANCE OF 252.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VALLEY STREET, BEING A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; THENCE N89°42'53"W ALONG SAID NORTHERLY RIGHT-OF-WAYLINE OF VALLEY STREET, A DISTANCE OF 165.03 FEET; THENCE N00°17'07"E, A DISTANCE OF 87.98 FEET; THENCE N41°10'45"W, A DISTANCE OF 259.42 FEET; THENCE S63°55'16"W, A DISTANCE OF 298.10 FEET; THENCE N89°42'53"W, A DISTANCE OF 430.61 FEET; THENCE N89°43'29"W, A DISTANCE OF 824.42 FEET; THENCE S00°16'31"W, A DISTANCE OF 150.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY STREET; THENCE N89°43'29"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY STREET, A DISTANCE OF 1766.75 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 104, BEING A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; THENCE N00°09'33"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 104, A DISTANCE OF 1851.46 FEET TO A FOUND 5/8" REBAR; THENCE S89°40'44"E, A DISTANCE OF 660.47 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; THENCE N00°06'21"E, A DISTANCE OF 659.44 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64, BEING A FOUND 5/8" REBAR; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64 ON THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE S89°38'28"E, A DISTANCE OF 1,273.08 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (2) THENCE S80°31'10"E, A DISTANCE OF 215.89 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (3) THENCE S00°19'32"W, A DISTANCE OF 82.00 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (4) THENCE S48°56'11"E, A DISTANCE OF 179.91 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (5) THENCE N88°26'01"E, A DISTANCE OF 92.88 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (6) THENCE N73°55'33"E, A DISTANCE OF 224.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 8,239,729 SQUARE FEET OR 189.158 ACRES, MORE OR LESS.



LEGEND

- 7" PCC Pavement
- 6" PCC Median
- Proposed Gate



JOAN AVENUE

PART OF THE
N1/4 NE1/4
NW1/4 NE1/4
SEC 36 T42N R06E

Proj No:	P2025.015.001
Date:	4/18/2025
Designed By:	AGV
Drawn By:	ANFERU
Scale:	AS SHOWN
Sheet:	1 of 1

Revisions

WAIVER REQUEST PAVING EXHIBIT

CHAMPION SHORES
LOTS 1 THRU 141 & OUTLOTS "A" THRU "G" INCLUSIVE
VALLEY, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eaag.com
State of NE Certificate of Authorization #C-0008



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950

P 402.895.4700 • F 402.895.3599

www.eacg.com

November 5, 2025

Christie Donnermeyer
City of Valley - City Clerk
203 N Spruce Street
Valley, NE 68064

RE: Champion Shores (Phase 1) - Waiver Request Letter
E&A File: P2024.015.001

Dear Christie,

On behalf of our client, Heimann Ventures III, LLC, please let this letter serve as the request for waiver of the City of Valley Zoning Regulations.

Article 10: Gated Communities - Section 10.03 - Gates:

The development is requesting that the gated entrances have a minimum setback of 25 feet from the adjacent public street right-of-way at the 288th and Joan Avenue, N 281st Plaza Circle and Ida Circle, and the Mary Lane and Ida Circle intersections.

Justification: The code is written as a setback from the right-of-way. In addition to the 25' minimum setback, there is an additional distance of 37' from the traveled lane to the right-of-way line on 288th and 40'-63' on Ida Circle. This allows for 3 or more vehicles to queue. Residents of the gated community will have remote access. The technology on gated communities now allows visitors to also have remote access through cell phones. The lane widths have been designed so that a waiting visitor can be passed if awaiting entry. The request is desired to avoid conflicts of gate locations and proposed driveways. In addition, the closer proximity of the gates to the public streets increases their visibility, resulting in fewer accidental entries and resulting turnarounds.

If you have any questions regarding the waiver request, please contact me at 402-895-4700 or by email at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc.

A handwritten signature in blue ink, appearing to read 'J Stoll', with a long horizontal stroke extending to the right.

Jeff Stoll,
Platting Services Assistant Manager



E & A CONSULTING GROUP, INC.

Engineering Answers

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P 402.895.4700 • F 402.895.3599
www.eacg.com

November 5, 2025

Christie Donnermeyer
City of Valley - City Clerk
203 N Spruce Street
Valley, NE 68064

RE: Champion Shores (Phase 1) - Final Plat Resubmittal
E&A File: P2024.015.001

Dear Christie,

On behalf of our client, **Heimann Ventures III, LLC**, we hereby submit an application for the above-referenced project. Based on coordination with City staff, we are resubmitting the final plat to revise the phasing plan of the overall development. As part of the resubmittal, we are requesting a waiver to Article 10: Gated Communities of the City of Valley Zone Code. A separate letter for this waiver has been included with this submittal.

All documents included are listed on the attached transmittal. If you have any questions regarding the application, please contact me at 402-895-4700 or by email at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc.

A handwritten signature in blue ink, appearing to read 'J. Stoll', with a long horizontal stroke extending to the right.

Jeff Stoll,
Platting Services Assistant Manager