

AGENDA
VALLEY CITY COUNCIL
Tuesday, January 20, 2026
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 November 18, 2025 Planning Commission meeting

8. **Public Hearings**

8.A. Bob Hampton (Flatwater Lake LLC) consideration and approval for applications for a change of zoning and change of future land use map.

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.

- 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. 275 LLC Subdivision consideration and approval of an application for a change of zoning.

- 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. 275 LLC Subdivision consideration and approval of an application for 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. Casey's Marketing Company consideration and approval for an application for a conditional use permit.

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

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, January 20, 2026**, at **4:30 p.m.** at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Bob Hampton (Flatwater Lake LLC):
 - Consideration and approval of applications for a change of zoning and a change of future land use map for the purpose of rezoning of Lot 1, Flatwater Development Addition Replat 3 property at Flatwater Lake.
2. 275 LLC Subdivision:
 - Consideration and approval of application for a change of zoning for the purpose of splitting the property located near the east side of N 252nd Street and US HWY 275 into 3 commercial lots.
3. 275 LLC Subdivision:
 - Consideration and approval of application for preliminary plat.
4. Casey's Marketing Company:
 - Consideration and approval of an application for a conditional use permit for Casey's (Casey's Marketing Company) for the purpose of operating a gas station/convenience store at Lot 2 Valley Landing Replat 1.

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

Larry Bottger, Chair
City of Valley,
Planning Commission

1/9 ZNEZ



The Daily Record

Proof of Publication

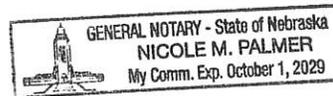
JASON W. HUFF, Publisher

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

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:

1/9/26

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



Publisher's Fee	\$38.00	<u>Jason W Huff</u>
Additional Copies	\$ _____	Subscribed in my presence and sworn to before me this <u>JANUARY 09 2026</u>
Filing Fee	\$ _____	
Total	\$38.00	<u>Nicole M Palmer</u>

Notary Public in and for
Douglas County, State of Nebraska

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8.A. Bob Hampton (Flatwater Lake LLC) consideration and approval for applications for a change of zoning and change of future land use map:

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CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
November 18, 2025

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Mark Conrey, Brian Foutch, Danielle Lowry, Jeremy Mayer and Greg Sunde. Absent: Jim Tomanek. Also present: Office Manager Mike Gorman, Deputy Clerk Jon Barnhart, 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 Conrey moved to approve the agenda. Burke seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Mayer and Sunde. NO: No one. ABSENT: Tomanek. Motion carried.

7. **Consent Agenda:** Member Foutch motioned to approve the consent agenda. Anderson seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Mayer and Sunde. NO: No one. ABSENT: Tomanek. Motion carried. Items on the consent agenda: October 21, 2025 meeting minutes.

8. Public Hearings

Public Hearing for consideration and approval of the Dustin Nihsen 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.

Chairman Bottger opened the public hearing.

City Engineer Perry discussed the property's current zoning is Transitional Agriculture; request is for commercial use. He stated that the future land use map would also need to be amended. The City Engineer addressed a notice from the Douglas County Engineer pertaining to the potential driveway connections to 294th Street.

Discussion topics between Members Conrey and Sunde to the City Engineer included parking, and utilities, to which the City Engineer addressed.

Dustin Nihsen, 18031 Olive Street, Omaha, NE 68136 addressed the Commission. Member Sunde asked what Mr. Nihsen's intentions are for the house, will he live there, will he rent it, to which

Mr. Nihsen stated no. Mr. Nihsen explained his intention is to keep the schoolhouse as it is, but turn some of the bedrooms into offices, and use the basement and double-wide trailer for storage. Member Sunde asked about storage on the graveled area and the types of heavy equipment he owns to which Mr. Nihsen stated they have some trailers that they use for their sprinkler business and a bobcat. Member Burke asked if anything would be laid down in the gravel area, to which Mr. Nihsen stated a lean-to on the south side of the house, and they were going to fence it, so it wasn't visible from the road. He added that there were going to be some areas that do have some material there as well.

Jackie Kosalka, 808 Chisholm Trail, Papillion, NE 68046 addressed the Commission and objected to changing the zoning citing cemetery proximity and historical preservation concerns. She spoke about other places in Valley that can be used. She spoke about a family that has put in an offer and been accepted with the contingency of their current home selling to preserve the history of the property.

Member Foutch asked the City Engineer if there would be setback reservations to which the City Engineer stated that the commercial zoning has landscaping requirements for a buffer yard.

Chairman Bottger asked if there is a signed purchase agreement, to which Mr. Nihsen stated no. Michael Maley, 331 Village Point Plaza, Omaha, NE 68118 addressed the Commission and spoke on the purchase agreement. He stated they had the purchase agreement for a month that was contingent on the buyer doing some due diligence. Out of respect for the seller it was terminated with the understanding that things would be done behind the scenes so he could attempt to sell his house. He referenced the offer mentioned by Ms. Jackie and is contingent on a house in Papillion selling. It has not sold. He stated the plan has been discussed and approved by the current owner. Member Foutch asked if the owner is leaning towards the Papillion buyer or if he is taking first available, to which Mr. Maley stated first available. Mr. Nihsen addressed Ms. Jackie's concerns. He explained how his business operates and how noise concerns would not be an issue. He discussed the 50X50 building and its purpose, which would be for their mechanic to work on things in a closed environment. Member Sunde asked if he was planning on changing the elevation to which Mr. Nihsen stated no.

Chairman Bottger closed public hearing.

Member Mayer asked about the legality of Mr. Nihsen applying to change the zoning if he does not own the property or would the Council not approve it until after it is purchased. Chairman Bottger asked if they have a purchase agreement contingent upon Planning Commission approval, to which Mr. Maley stated yes. There was discussion regarding the approval of the change of zoning which would be contingent on whether Mr. Nihsen closes on the property. Member Foutch spoke in Mr. Nihsen's defense regarding the cemetery by stating that most cemeteries are on main thoroughfares. He does not know if this would be something he would disagree with as far as not allowing the zoning.

Member Anderson asked if it was appropriate for the Commission to change the zoning of a property that is not filed by the owner, to which Mr. Jeff Farnham stated the owner has to sign the application. He stated that if a property is under contract that is conditioned on zoning or platting

that there is a clause where the owner agrees to sign and the developer can proceed to get a rezoning, platting and all the entitlements. He referenced a statement from earlier where they let the contract with the owner lapse and there was just a statement that they had a contract with the owner. There was a reference from earlier about another contract made with a buyer in Papillion to which Mr. Farnham stated that there cannot be two contracts at the same time. He stated if the owner is not the applicant right now, he does not think it is appropriate for it to be before the Commission. Ms. Jackie clarified that the current contract of the Papillion resident goes through December 31st with 48 hours of first right of refusal, to which Chairman Bottger referenced an earlier statement that the seller would take the first person that writes a check. Mr. Maley then explained the 48 hours right of refusal process. Mr. Farnham stated his opinion that he does not think it is the function of the Planning Commission to get involved in the contract process or that it is appropriate for this to be in front of the Commission. There was discussion on what happens next to which Mr. Farnham stated that they will need to come back when the owner is applying and the contractual rights are all in line with what they are asking the Commission to do.

Member Bottger moved to table the 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. Sunde seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Mayer and Sunde. NO: No one. ABSENT: Tomanek. Motion carried.

Chairman Bottger clarified when Mr. Nihsen comes back if he is successful that documentation should state that they represent themselves, to which Mr. Farnham stated somebody should look at it to confirm, but it will not be Mr. Farnham.

Public Hearing for consideration and approval of the Heimann Ventures III, LLC (Champion Shores) Redevelopment Plan.

Chairman Bottger opened public hearing.

Brent Beller, 11440 West Center Road, Omaha, NE 68144 addressed the Commission regarding the redevelopment plan for Champion Shores. He discussed the confusion of the streets and its maintenance. He stated the streets will be private with the maintenance being taken care of by Champion Shores. He provided an overview of how the streets became an issue and why it had to come back to the Commission. He explained that with the streets being private, there will be gates at the entrances which follows Article 10 of the city's zoning code. He mentioned a waiver that will be discussed by Mr. Kyle to explain more about the distance between the gates. He discussed other changes such as six lots being decreased to four lots and making them bigger. He stated they included lots on IDA Circle and all the lots on 280th are all in phase one. They are platting these and referenced previous discussions where they were in phase two. The reason being there is no platting on anything in West Valley. He reiterated no changes in West Valley, they are making the streets private, the TIF request is the same, the plat is the same, and the timing is the same. He brought up Mr. Kyle to speak about the gates and compliance with Article 10.

Kyle Vohl, E&A Consulting Group, 10909 Mill Valley Road, Suite 100, Omaha, NE 68154 addressed Planning Commission regarding Article 10 in the code pertaining to the setbacks being decreased from 100 ft. to 25 ft. for two secondary entrances off 288th and the four lots off IDA

Circle. He stated if the gate dimension goes 100 ft. back that would impact the driveways within the gated community. It would also address visibility of gates that would impact traffic. He mentioned that the right of way has been widened to accommodate being able to turn around for vehicles that mistakenly turn in. He stated that all deliveries and truck traffic are intended to come through IDA Circle. Member Foutch asked about emergency services to which Mr. Kyle provided some options. He stated one option is a Knox Box or emergency services will be provided with a code or an entry remote to use to open the gates. He stated they can work with emergency services to see what they would want to use. Chairman Bottger asked about the waiver and what is being addressed to which Mr. Kyle answered.

Member Sunde asked how emergency services would address gates that have no power to which Mr. Kyle spoke about opening or closing schedules for the gates. Member Sunde asked if there are any plans or changes for the old public access area or boat launch area to which Mr. Beller stated there is no public park and there will be a 6 ft. fence to provide privacy. He stated there would be battery packs for the gates to address Member Sunde's question. Member Conrey asked if this will be set up as a subdivision and who will be responsible for the maintenance of the streets, to which Mr. Beller stated the HOA will maintain the streets in perpetuity and spoke about the subdivision agreement that will be addressed at Council. Member Conrey asked if the HOA will be responsible for informing the residents of the requirements and is there going to be a transfer from the subdivision to the City of Valley to which Mr. Beller stated it will be private and the HOA will take care of street maintenance.

City Engineer Perry addressed the Commission regarding the right of way and addressed more of the concerns Member Conrey brought up. The City Engineer went over the maintenance of the streets, the gates and the waiver request. He discussed the waiver request and his recommendations for the setback length to address the traffic issue and emergency services issue. An 80 ft. dimension was his recommendation.

Mr. Farnham addressed the Commission regarding not disagreeing with Mr. Beller and how often this provision of the ordinance has been used. He discussed the declaration that Mr. Beller mentioned is mandatory, it must comply with the code and to be filed of record at the time of the final plat. He went over the notice of the Gated Community Cost disclosure statement in the Code states that Champion Shores HOA will oversee the maintenance. He discussed the value of the development and how it relates to the gated community. He stated if Champion Shores does not maintain the streets, the city can come in. Mr. Farnham discussed the design standards for the street and gates must comply. The City Engineer will look over everything, approve it and make sure it complies with the city design standards. He discussed access and mentioned that the Police Chief has looked at this and feels he can get comfortable with it. He mentioned that Mr. Beller has indicated that they will contact the suburban fire district and it will be part of the subdivision agreement. He discussed the easement on the outlots that are on the street and granted to the city for utilities and drainage because the city is still maintaining the water and sewer lines. He stated the HOA is mandatory and that everyone has to be part of it. Member Conrey asked if there is a requirement that the development needs an HOA, to which Mr. Farnham stated yes and went over more details on what is required of the development to do. Member Conrey asked if the covenants of the HOA would override some of the requirements of the City of Valley eventually, to which Mr. Farnham gave a hypothetical where the private streets were not upkept, and the city would

have to deal with it. Mr. Farnham addressed Member Conrey's concern by stating that the city will be in the best position it is going to be in. Member Foutch asked about TIF and public amenities when the process started to which Mr. Farnham stated there is a trail. Chairman Bottger asked if the trail was private, to which Mr. Farnham stated no. Member Foutch asked about Valley's criteria regarding public use, to which Mr. Farnham reiterated that is up to the CDA. He also went over the purview of the Planning Commission, and its responsibility is mainly to look at whether the development complies with the comprehensive development plan. Member Foutch spoke of the importance of continuing to discuss TIF so everyone is informed and understands.

Chairman Bottger asked if Mr. Beller would speak to what the TIF would be for. Mr. Beller stated the TIF would be for the trail among other public improvements such as if Valley wants crosswalks from Flatwater over that trail. He went over TIF eligible expenses, what that is and gave some examples. He stated that acquisition costs are not included. He discussed \$3 million dollars being taken out. He discussed the allotment of \$2 million dollars and what it can be used for.

Matt Bevington, 28001 IDA Circle, Valley, NE 68064 and 304 N Pleasure Lakes Plaza, Valley, NE 68064 addressed the Commission stating his support of the project but brought up some issues that need to be addressed. He discussed the fencing, where that is going to go and a detailed comprehensive plan is needed to know what is being approved. He commented on the north end of the property, lots 121 through 124, and the trail going through the area. He questions how the drainage way is going to fit in. His biggest issue is not enough thought has been given to traffic on IDA Circle and that there is an option to go on IDA street. He is asking Planning Commission to deny the plan until that option is explored. He referenced the success of Bluewater.

Chairman Bottger asked Mr. Farnham if the TIF agreement would address what Mr. Bevington brought up. Mr. Farnham stated it would be in Exhibit, be part of the subdivision agreement, and could be under the redevelopment contract. He mentioned that there are still issues that could be dealt with. Mr. Farnham could not predict if Mr. Bevington's issues will be answered or not but did state that they are fair issues to bring up at Council. Member Conrey asked if the final plat would address the issues brought up. Mr. Beller reiterated the issues have been addressed previously. He addressed the traffic issue and referenced a traffic study conducted that did not indicate there are hundreds of vehicles on that road. He stated that they are willing to be good neighbors and have conversations to address the traffic issues.

Member Foutch asked the City Engineer about the traffic issue and if there was a discussion between the City Engineer and the developer. The City Engineer discussed the IDA Circle traffic issue, went over the original platting of the development and the positives of using IDA Circle that addresses the safety issues. Member Foutch asked if this is something that can be incorporated into the HOA from the city to make the homeowners aware of truck traffic and it would benefit them to use their private entrance as designed. Mr. Farnham stated it would not be the proper function of the city to do that. Member Foutch provided a hypothetical that reiterates his point.

Mr. Kyle addressed the access via IDA Street that was previously discussed. He described the thought process and reasons for choosing IDA Circle and not IDA Street.

Chairman Bottger closed the public hearing. Chairman Bottger reopened the public hearing.

Gloria Mosser, 28019 West Valley St., Valley, NE 68064 addressed the Commission and to confirm if the houses are being taken out on Valley Street, to which Mr. Beller stated it is not being platted. Ms. Gloria asked about the dock and Mr. Beller stated there is no change. Ms. Gloria went over the traffic issue and the problems that could potentially take place. Mr. Beller addressed this by stating that a conversation may need to take place with Flatwater. He stated that there would be time slots and other solutions that could address this. Member Burke asked about the problem regarding what Flatwater has to which Mr. Beller offered a solution of talking with Flatwater.

Roger Bevington, 304 N West St., Valley, NE 68064 addressed the Commission and his concerns of a public stage that is shown on one of the plans they have seen to which Mr. Beller stated this is gone.

Chairman Bottger closed the public hearing.

Member Foutch introduced Resolution No. 2025-03 for passage and approval to recommend Application of Redevelopment Plan to City Council.

Member Anderson moved to recommend Resolution No. 2025-03 to City Council. Lowry seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Mayer and Sunde. NO: No one. ABSENT: Tomanek. Motion carried.

Public Hearing for consideration and approval of the Heimann Ventures III, LLC (Champion Shores) Revised Preliminary Plat.

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

Member Foutch moved to recommend approval of the Heimann Ventures III, LLC (Champion Shores) Revised Preliminary Plat to Council. Burke seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Mayer and Sunde. NO: No one. ABSENT: Tomanek. Motion carried.

Public Hearing for consideration and approval of the Heimann Ventures III, LLC (Champion Shores) Final Plat.

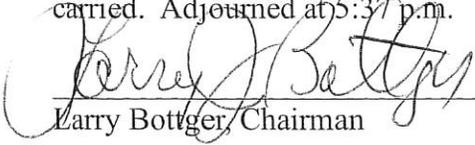
Chairman Bottger opened public hearing. No one spoke. Chairman Bottger closed public hearing.

Member Bottger moved to recommend approval of the Heimann Ventures III, LLC (Champion Shores) Final Plat to Council. Sunde seconded. YES: Anderson, Bottger, Burke, Foutch, Lowry, Mayer and Sunde. NO: Conrey. ABSENT: Tomanek. Motion carried.

Chairman Bottger read a thank you letter for former City Attorneys Jeff Farnham and Andrea Griffin for their service.

Chairman Bottger invited Office Manager Mike Gorman to introduce himself and share his background to the Planning Commission.

9. **Adjourn:** Member Anderson moved to adjourn. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Mayer and Sunde. NO: No one. ABSENT: Tomanek. Motion carried. Adjourned at 5:37 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.valleyne.org
Business Hours 9 am - 5 pm M-F



Official Use Only

Planning Meeting Date _____

Check Cash Credit Card

Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 11-19-25

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

Applicant Name: BOB HAMPTON Telephone No. 402-540-2255

Applicants Address: 4089 S. 84TH ST. #302 OMAHA 68127

Applicants Email: SAIHAMPTON@yahoo.com

Present Use of Subject Property: S.F. HOME Desired Use of Subject Property: S.F. HOME

Present Zoning: ~~R-2~~ R-2 Requested Zoning R-3

Legal Description of Property Requested to be Rezoned: Lot 1 FLATWATER Development

ADDITION Replat 3 AN ADDITION to CITY OF VALLEY

DOUGLAS COUNTY NE

Area of Subject Property (Square Foot/Acres): _____

How are adjoining properties used (Actual Land Zoning)

North: R-2 South: R-2 East: R-2 West: R-2

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. ALL S.F. HOMES ON FWL LAKE
2. What utilities provider will be used?
A. Sewer VALLEY B. Water VALLEY C. Electric OPPD D. Gas BLACKHILLS
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 Bob Hampton or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y X 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@valleyne.org)

Date: 11-19-25 Time: 3:50pm

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. yes
2. Does the proposed map change result in an excessive or burdensome use of public facilities such as streets, schools, transportation facilities or utilities? NO the same
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. FILE

Project Narrative: FILE FLAD WATER LAKE LLC
Same S.F. Residential Lot

Signature of Owner [Signature] or Signature of Agent _____

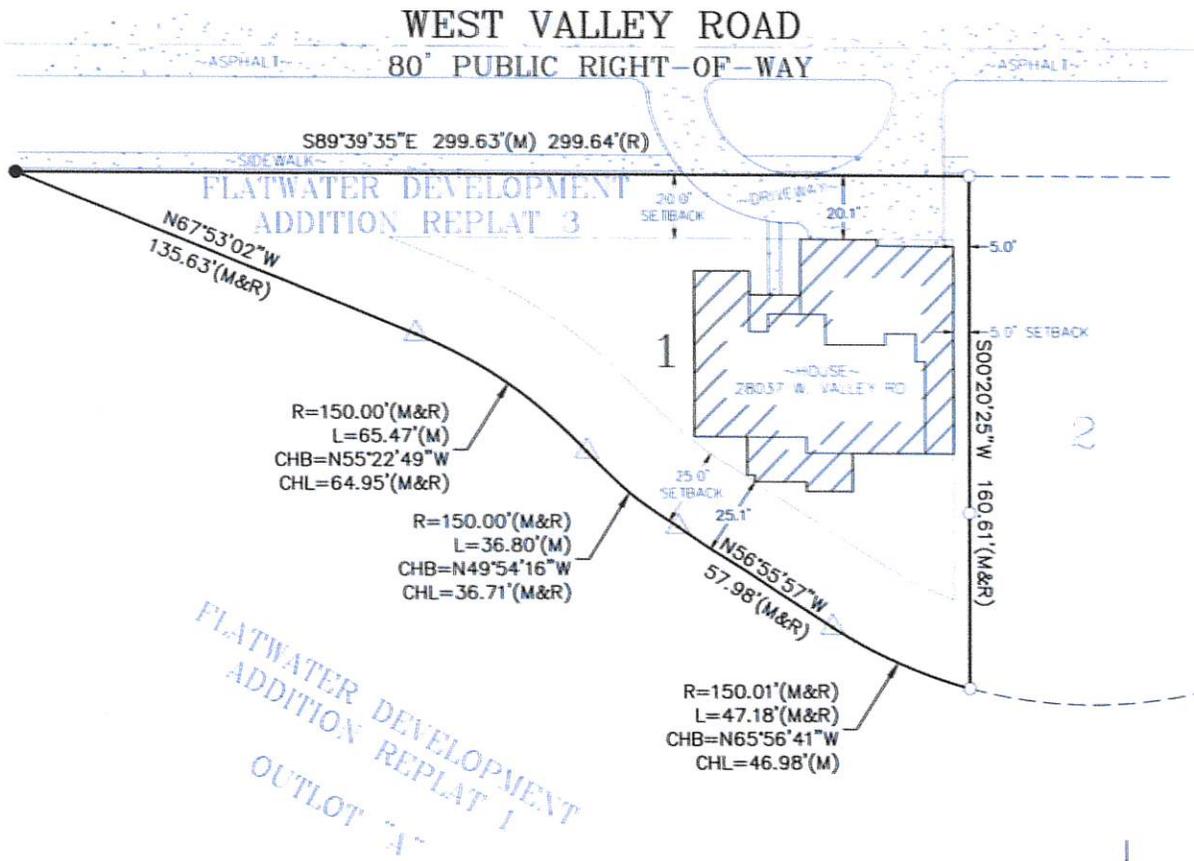
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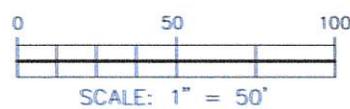
PROPOSED PLOT PLAN

LEGAL DESCRIPTION:

LOT 1, FLATWATER DEVELOPMENT ADDITION REPLAT 3, AN ADDITION TO THE CITY OF VALLEY, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



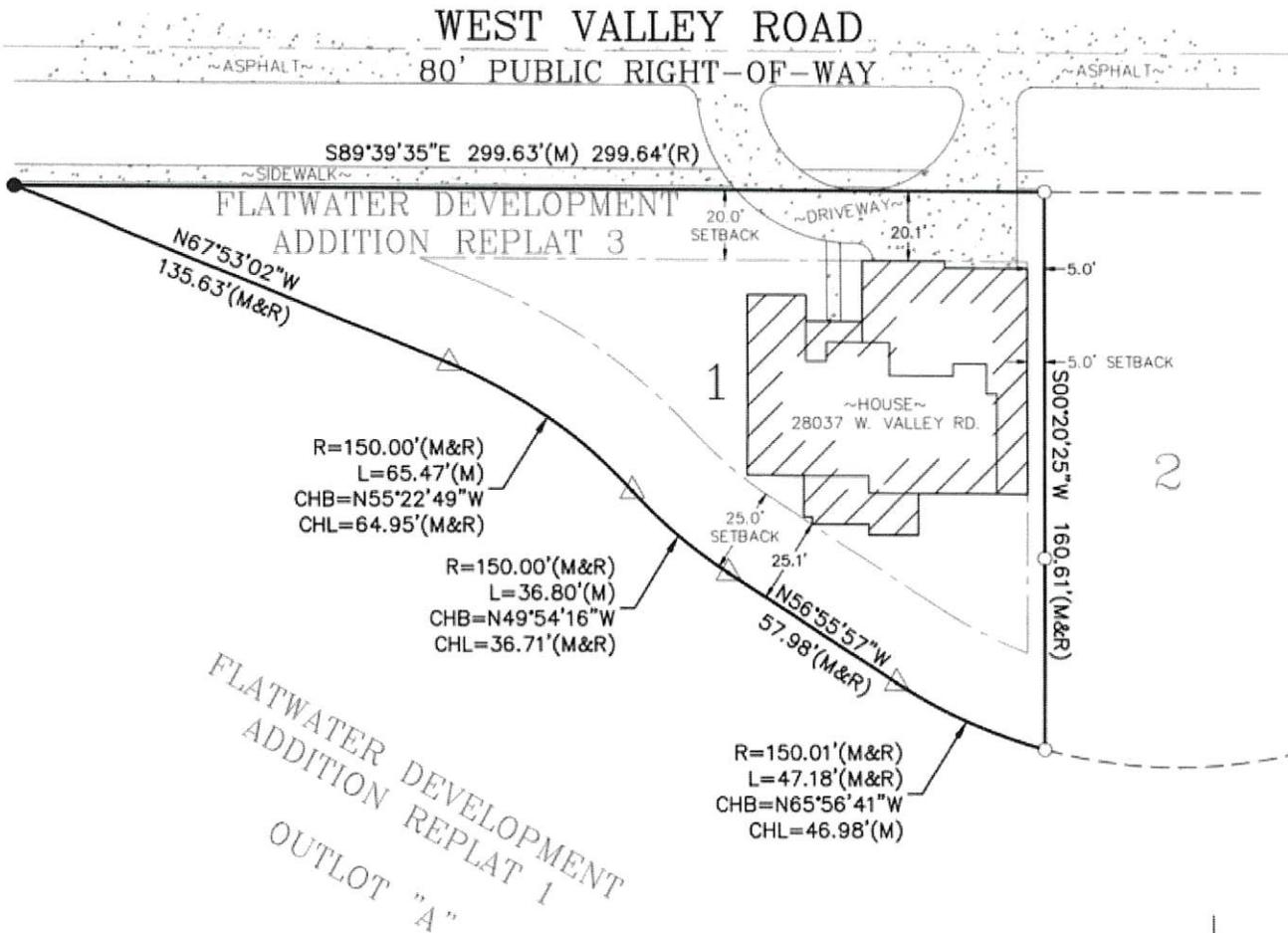
CORNER STONE SURVEYING, LLC
 PHONE: (402) 451-2088
 14225 DAYTON CIRCLE, SUITE 15, OMAHA NE 68137



PROPOSED PLOT PLAN

LEGAL DESCRIPTION:

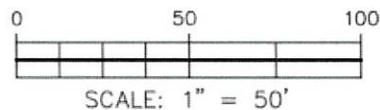
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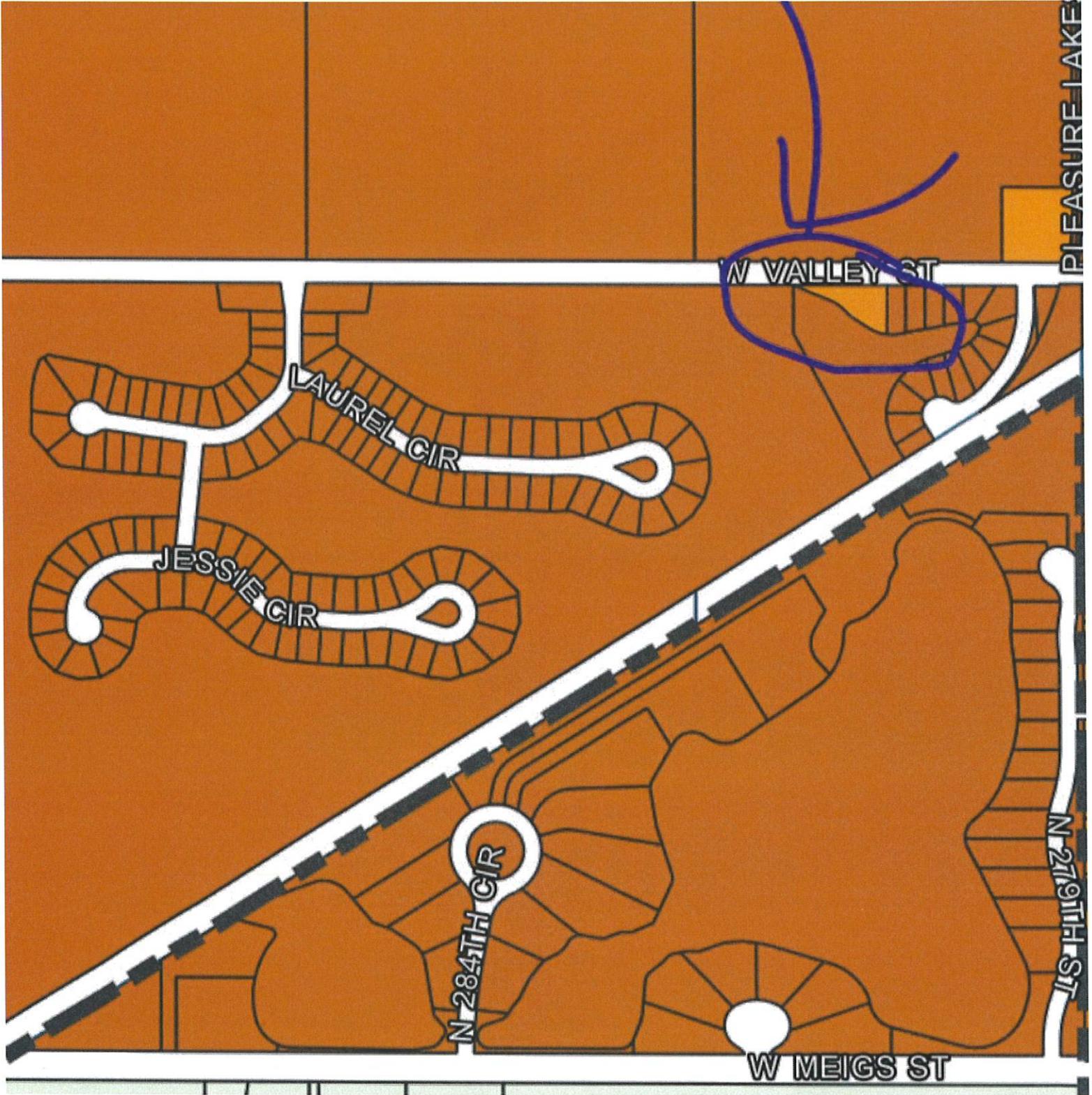


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SURVEYING, LLC

PHONE: (402) 451-2088

14225 DAYTON CIRCLE, SUITE 15, OMAHA NE 68137





W VALLEY ST

LAUREL CIR

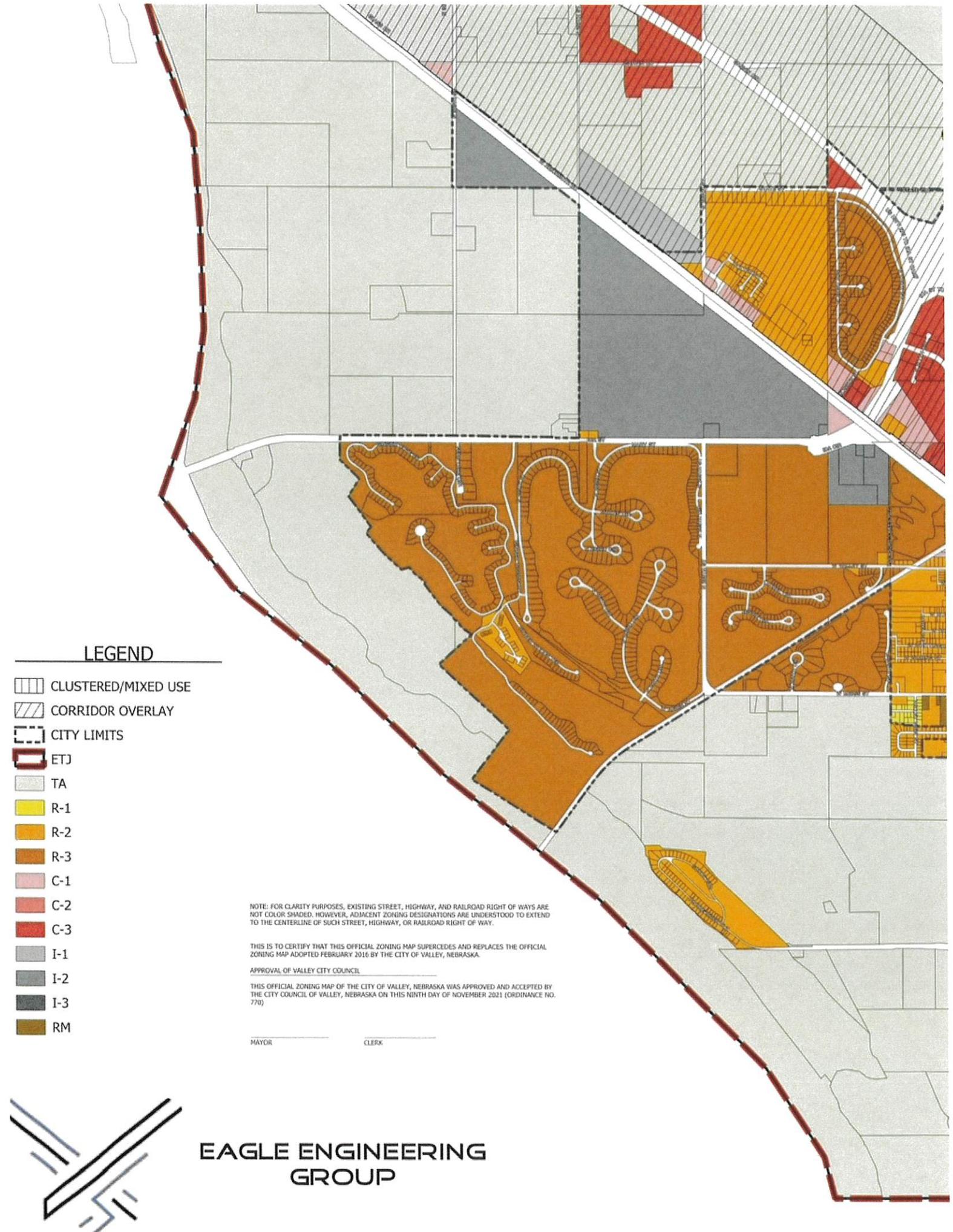
JESSIE CIR

N 284TH CIR

N 279TH ST

W MEIGS ST

PLEASURE LAKE



LEGEND

-  CLUSTERED/MIXED USE
-  CORRIDOR OVERLAY
-  CITY LIMITS
-  ETJ
-  TA
-  R-1
-  R-2
-  R-3
-  C-1
-  C-2
-  C-3
-  I-1
-  I-2
-  I-3
-  RM

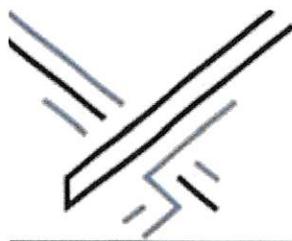
NOTE: FOR CLARITY PURPOSES, EXISTING STREET, HIGHWAY, AND RAILROAD RIGHT OF WAYS ARE NOT COLOR SHADED. HOWEVER, ADJACENT ZONING DESIGNATIONS ARE UNDERSTOOD TO EXTEND TO THE CENTERLINE OF SUCH STREET, HIGHWAY, OR RAILROAD RIGHT OF WAY.

THIS IS TO CERTIFY THAT THIS OFFICIAL ZONING MAP SUPERCEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED FEBRUARY 2016 BY THE CITY OF VALLEY, NEBRASKA.

APPROVAL OF VALLEY CITY COUNCIL

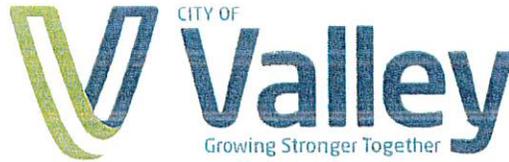
THIS OFFICIAL ZONING MAP OF THE CITY OF VALLEY, NEBRASKA WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VALLEY, NEBRASKA ON THIS NINTH DAY OF NOVEMBER 2021 (ORDINANCE NO. 770)

MAYOR _____ CLERK _____



**EAGLE ENGINEERING
GROUP**

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



Official Use Only

Planning Meeting Date _____

Check Cash Credit Card

Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: _____

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

Applicant Name: 275 LLC Telephone No. 402.391.5100

Applicants Address: 16909 Burke Street, Suite 125 Omaha, NE 68118

Applicants Email: Jay Jensen jensen@jensenins.com

Present Use of Subject Property: Agricultural Desired Use of Subject Property: Commercial

Present Zoning: TA / C-3 Requested Zoning C-3

Legal Description of Property Requested to be Rezoned: See attached

Area of Subject Property (Square Foot/Acres): 1,189,341 SQ FT / 27.304 Acres

How are adjoining properties used (Actual Land Zoning)

North: C-3 South: TA East: TA West: C-3

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

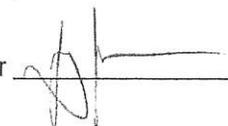
You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

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

2. What utilities provider will be used?

A. Sewer _____ B. Water _____ C. Electric _____ D. Gas _____

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  _____ 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.

LEGAL DESCRIPTION

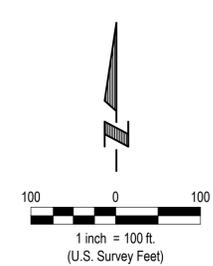
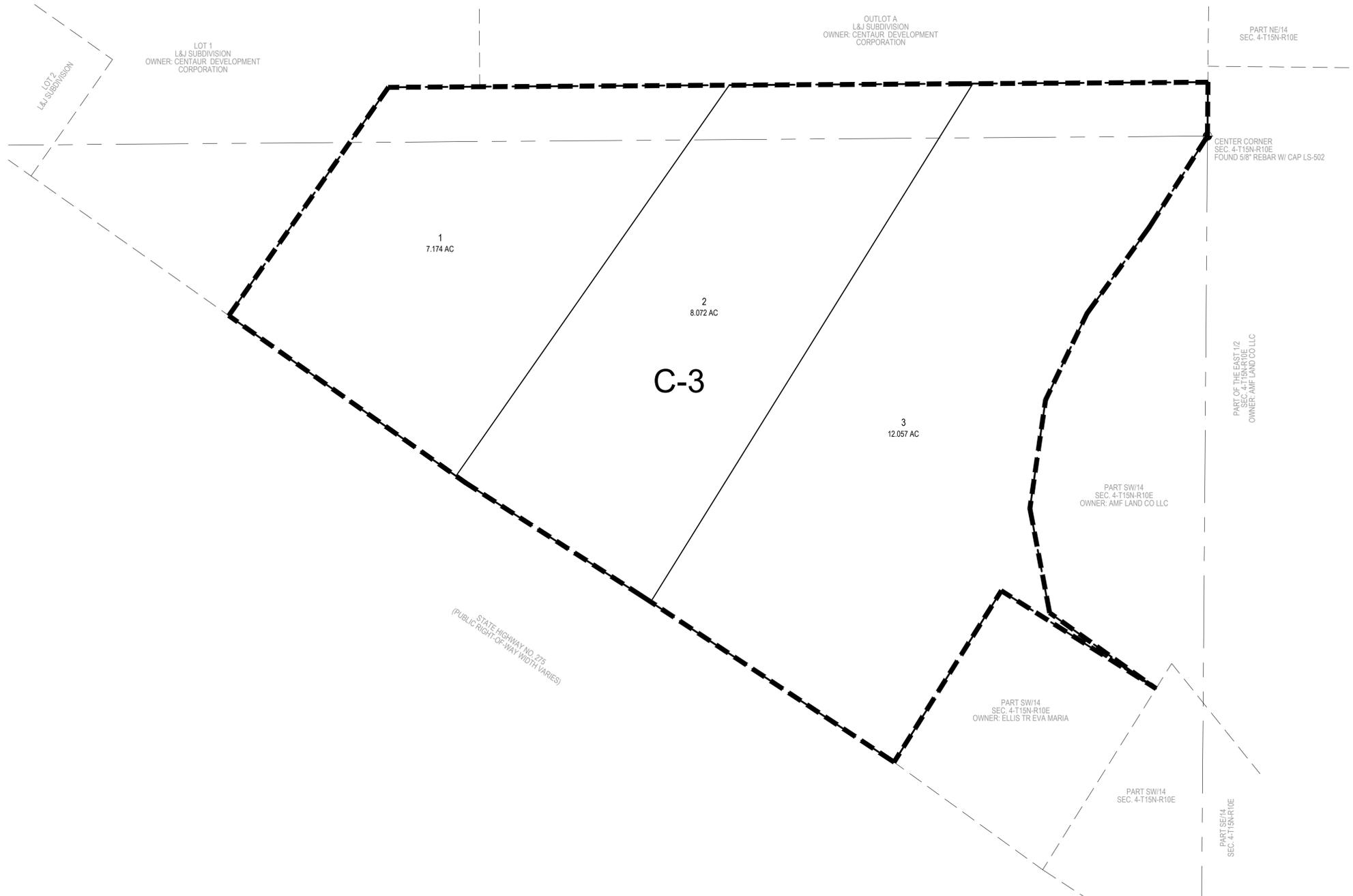
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SAID TRACT OF LAND CONTAINS AN AREA OF 1,189,341 SQUARE FEET OR 27.304 ACRES, MORE OR LESS.

275 LLC SUBDIVISION

LOTS 1 THRU 3

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4, AND ALSO PART OF THE NW1/4 OF THE SW1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND ALSO PART OF THE SW1/4 OF THE NW1/4, ALL LOCATED IN SECTION 04, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



LEGEND

—	BASIS OF BEARING:	DOUGLAS COUNTY LOW DISTORTION PROJECTION
- - -	BOUNDARY LINE	
—+—	RIGHT OF WAY LINE	
—	LOT LINE	
- - -	EASEMENTS	
- - -	ADJACENT PROPERTY LINE	
- - -	SECTION LINES	

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4, AND ALSO PART OF THE NW1/4 OF THE SW1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND ALSO PART OF THE SW1/4 OF THE NW1/4, ALL LOCATED IN SECTION 04, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,189,341 SQUARE FEET OR 27.304 ACRES, MORE OR LESS.

DEVELOPER/OWNER

275 LLC
16909 BURKE STREET, SUITE 125
OMAHA, NE 68118

ZONING:

EXISTING TA / C3
PROPOSED C3, LOTS 1 THRU 3 27.304 AC

<p>E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services</p> <p>10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599 www.eag.com State of NE Certificate of Authorization #CA0008</p>	<p>E & A CONSULTING GROUP, INC. Engineering Answers</p>						
<p>275 LLC SUBDIVISION P LOTS 1 THRU 3 VALLEY, NEBRASKA</p>							
<p>CHANGE OF ZONE EXHIBIT</p>							
<p>Proj No: P2025.177.001</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Date</th> <th style="width: 10%;">Revisions</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td>11/08/2025</td> <td></td> <td></td> </tr> </tbody> </table>	Date	Revisions	Description	11/08/2025		
Date	Revisions	Description					
11/08/2025							
<p>Designed By: JRS</p> <p>Drawn By: MJM</p> <p>Scale: 1" = 100'</p> <p>Sheet: 1 of 1</p>	<p>11/20/2025 9:57 PM K:\Project\2025\177\001\Planning & Planning\Plan\Plan\Map\PP-Lay01.dwg</p>						



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 21, 2025

Jonathan Barnhart
City of Valley - Deputy City Clerk
203 N Spruce Street
Valley, NE 68064

RE: 275 LLC Subdivision - Preliminary Plat and Change of Zone Submittal
E&A File: P2025.177.001

Dear Jonathan,

On behalf of our client, 275, LLC, we hereby submit an application for the above referenced project. The subject property is located near the east side of N 252nd Street and US HWY 275. The intent of this application is to split the property into 3 commercial lots.

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



E & A CONSULTING GROUP, INC.

Engineering Answers

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P 402.895.4700 • F 402.895.3599

www.eacg.com

November 20, 2025

Jonathan Barnhart
City of Valley - Deputy City Clerk
203 N Spruce Street
Valley, NE 68064

RE: 275 LLC Subdivision - Change of Zone Justification Letter
E&A File: P2025.177.001

Dear Jonathan,

On behalf of our client, 275, LLC, please allow this letter serve as the Zoning Justification Letter per Change of Zone Application.

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

Response: Currently the site is being used as farmland. The proposed use for the site will be rezoned to Highway Commercial District (C-3).

2. What utilities provider will be used?

A. Sewer: Public (City of Valley)

B. Water: Metropolitan Utilities District (MUD)

C. Electric: Omaha Public Power District (OPPD)

D. Gas: Metropolitan Utilities District (MUD)

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

Response: Being directly connected to the US Highway 275 Frontage Road should minimize the impacts at peak conditions. As this property has direct access to either West Maple Road and US HWY 275 to the East and to N 252nd Street to the West.

If you have any questions regarding this justification letter, 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, sweeping underline.

Jeff Stoll,
Platting Services Assistant Manager

APPLICATION FOR PRELIMINARY PLAT
Valley, Nebraska
LEGAL DESCRIPTION AND GENERAL LOCATION

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

SUBDIVIDER

Name: 275 LLC
Address: 16909 Burke Street, Suite 125
Omaha, NE 68118

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: () _____

OWNER

Name: Same as Subdivider
Address: _____

Telephone: () _____

ANY OTHER ASSOCIATES:

Name: _____
Address: _____

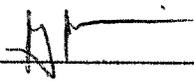
Telephone: () _____

NAME OF PRELIMINARY PLAT: 275 LLC Subdivision NUMBER OF LOTS: 3

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:

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: 

Date: 11-20-2015

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST
Valley, Nebraska

NAME OF PRELIMINARY PLAT: 275 LLC Subdivision

LOCATION OF SUCH PLAT: US HWY 275 and N 252nd 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 outlet 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 1/2 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):



Date: 11-20-2025

LEGAL DESCRIPTION

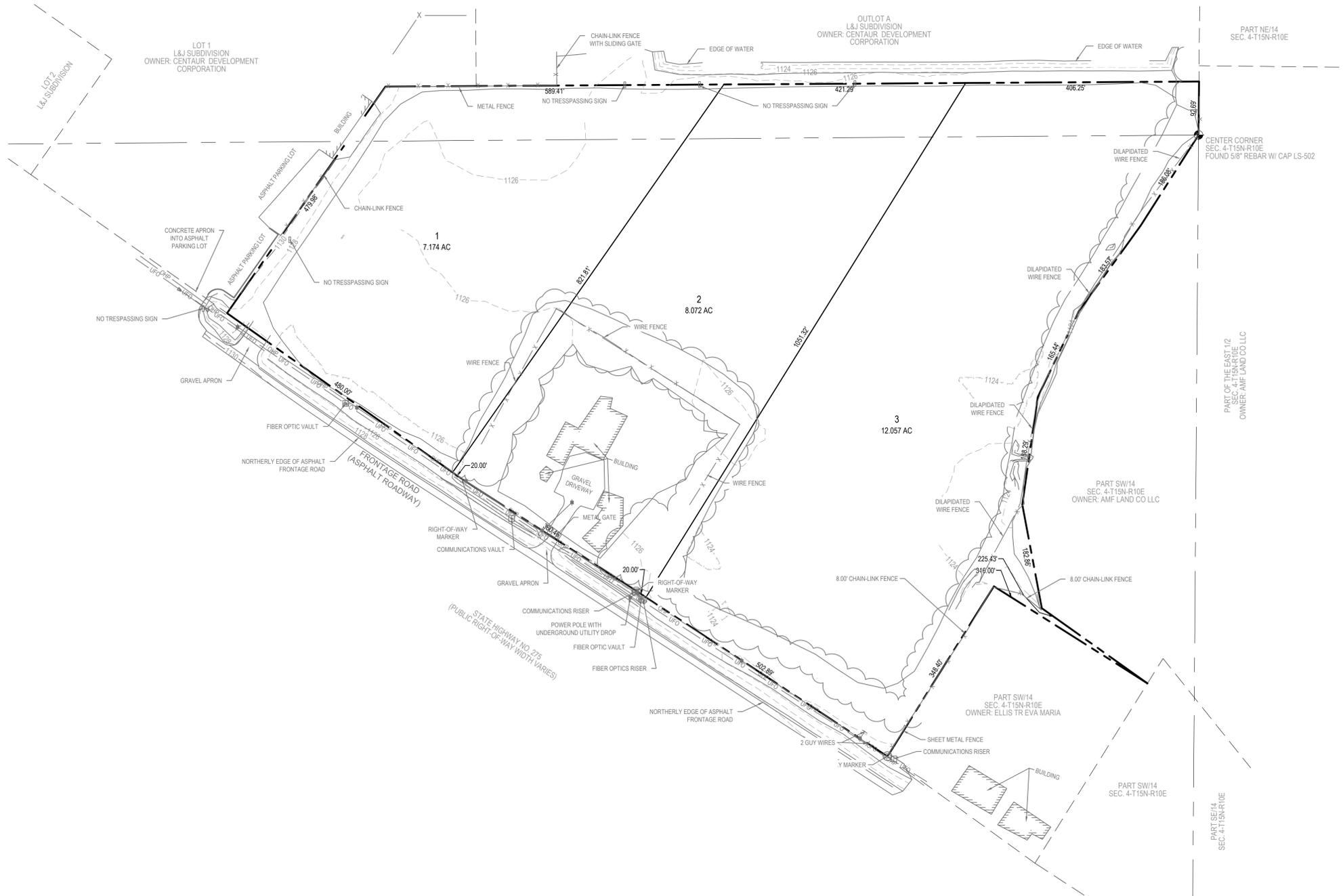
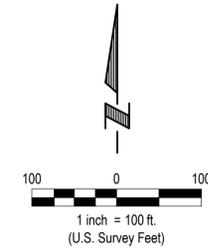
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275 LLC SUBDIVISION

LOTS 1 THRU 3

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LEGEND

<p>BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION</p> <p>--- BOUNDARY LINE</p> <p>--- RIGHT OF WAY LINE</p> <p>--- LOT LINE</p> <p>--- SECTION LINES</p> <p>--- EASEMENTS</p> <p>--- ADJACENT PROPERTY LINE</p> <p>[] SETBACK LINE</p> <p>[] EXIST. BUILDING</p> <p>- - - - - EXIST. MAJOR CONTOURS</p> <p>- - - - - EXIST. MINOR CONTOURS</p> <p>[] BUILDING</p> <p>[P] POWER RISER</p> <p>[] POWER POLE</p> <p>[] GUY WIRE</p> <p>[V] UTILITY VAULT</p> <p>[T] COMMUNICATION RISER</p> <p>[FO] FIBER OPTIC RISER</p>	<p>○ FIRE HYDRANT</p> <p>○ UTILITY VALVE (WATER)</p> <p>○ MANHOLE</p> <p>○ FLARED END SECTION (SIZE NOTED)</p> <p>○ CURB INLET</p> <p>○ UTILITY VALVE (GAS)</p> <p>○ SIGN</p> <p>- X - X - FENCE LINE</p> <p>- G - G - GAS LINE</p> <p>- W - W - WATER LINE</p> <p>- OHP - OHP - POWER LINE (OVERHEAD)</p> <p>- UGP - UGP - POWER LINE (UNDER GROUND)</p> <p>- UTV - UTV - COMMUNICATION LINE (TELEPHONE, TV)</p> <p>- SS - SS - SANITARY SEWER LINE</p> <p>- ST - ST - STORM SEWER LINE</p> <p>- UFO - UFO - FIBER OPTICS LINE</p>
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DEVELOPER/OWNER

275 LLC
16909 BURKE STREET, SUITE 125
OMAHA, NE 68118

ZONING:

EXISTING TA / C3
PROPOSED: C3, LOTS 1 THRU 3 27.304 AC

NOTES:

1. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.

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.eag.com
State of NE Certificate of Authorization #CA0008

E & A CONSULTING GROUP, INC.
Engineering Answers

275 LLC SUBDIVISION
LOTS 1 THRU 3
VALLEY, NEBRASKA

PRELIMINARY PLAT

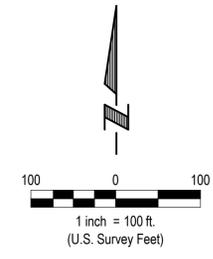
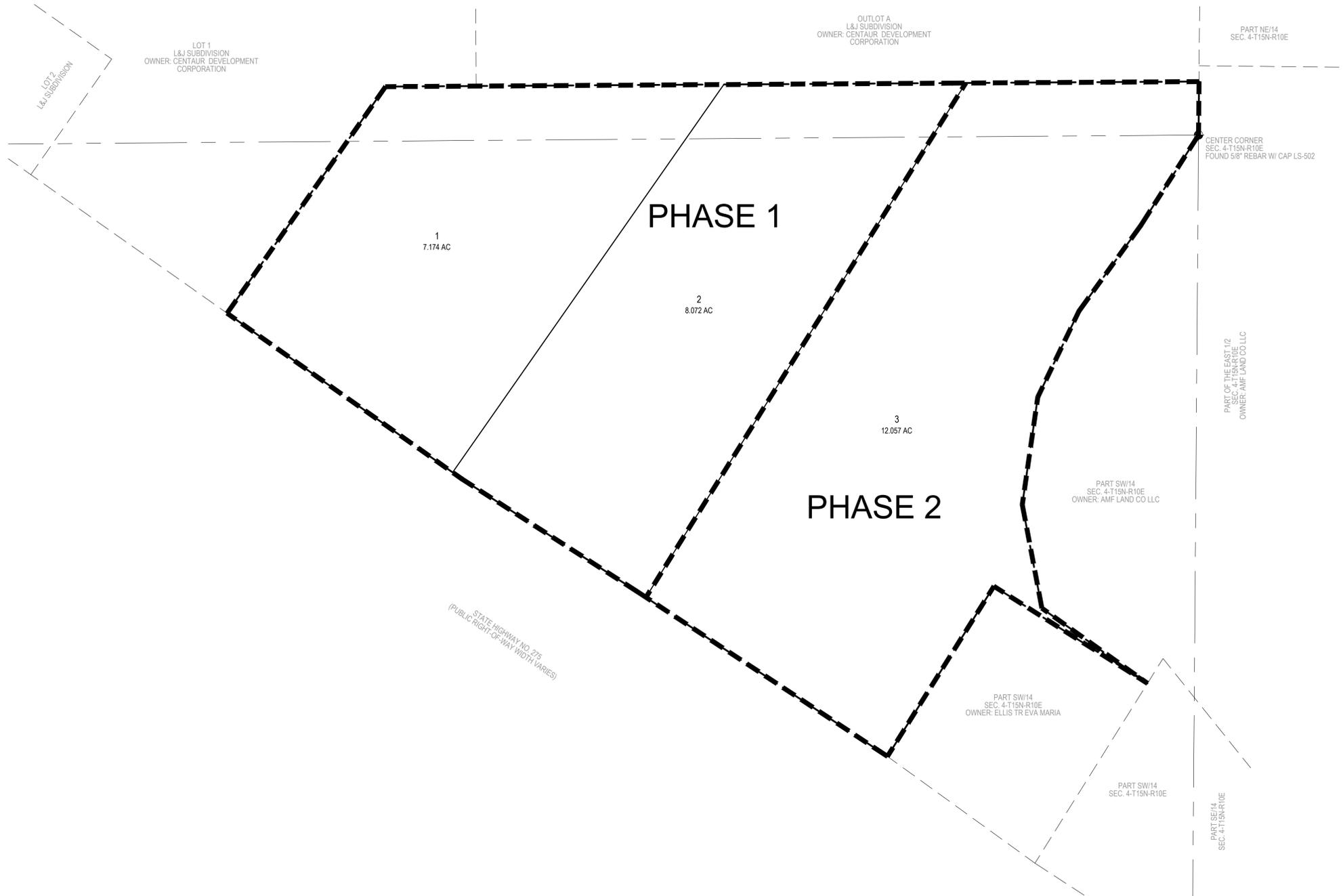
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Designed By:	JRS		
Drawn By:	NJM		
Scale:	1" = 100'		
Sheet:	1 of 1		

1/12/2025 3:08 PM K:\Project\2025\17\001\Planning & Field\Plan\275 LLC\275 LLC PP Layout.dwg Jeff Sull

275 LLC SUBDIVISION

LOTS 1 THRU 3

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4, AND ALSO PART OF THE NW1/4 OF THE SW1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND ALSO PART OF THE SW1/4 OF THE NW1/4, ALL LOCATED IN SECTION 04, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



LEGEND

—	DOUGLAS COUNTY LOW DISTORTION PROJECTION BOUNDARY LINE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENTS
---	ADJACENT PROPERTY LINE
---	SECTION LINES

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4, AND ALSO PART OF THE NW1/4 OF THE SW1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND ALSO PART OF THE SW1/4 OF THE NW1/4, ALL LOCATED IN SECTION 04, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,189,341 SQUARE FEET OR 27.304 ACRES, MORE OR LESS.

DEVELOPER/OWNER

275 LLC
16909 BURKE STREET, SUITE 125
OMAHA, NE 68118

ZONING:

EXISTING TA / C3
PROPOSED C3, LOTS 1 THRU 3 27.304 AC

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.eag.com
State of NE Certificate of Authorization #CA0008



275 LLC SUBDIVISION
LOTS 1 THRU 3
VALLEY, NEBRASKA

PHASING EXHIBIT

Revisions	
Date	Description
11/08/2025	JRS
	MJM

Proj No: P2025.177.001
Date: 11/08/2025
Designed By: JRS
Drawn By: MJM
Scale: 1" = 100'
Sheet: 1 of 1

January 21st, 2026

TO: Ms. Christie Donnermeyer City Clerk
City of Valley

FROM: Jeffrey T. Scherzberg, P.E. Design Engineer
Douglas County Engineer's Office
Brian J. Goodbarn, P.E. Civil Engineer
Douglas County Engineer's Office

RE: **REVIEW COMMENTS FOR January 20th, 2026
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 January 20th, 2026.

VALLEY COMMENTS

1. CAD files for the preliminary plat and final plat shall be submitted to the Douglas County Engineer's Office for review.
2. Proposed site grades along the Southwest boundary of the platting, adjacent to Frontage Road, must be coordinated with the future improvement of those roadways. The consultant will be required to submit cross section information, for review purposes, that shows the relationship of the proposed site grading to the existing and future Frontage Road improvements. Certification of the grade coordination will be required prior to the City of Valley's approval of the final plat.
3. Storm sewer design computations and final plans must be submitted to this office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Frontage Road.
4. Any grading, sewer or utility work, sidewalk, landscaping, ADA curb ramps or any other improvements carried out in conjunction with this development, in Frontage Road right-of-way, will require a permit(s) from this office.
5. Any new or revised driveway connections, to Frontage Road from any Lots or Outlots, will require a permit from this office.

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

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



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

APPLICATION FOR CONDITIONAL USE PERMIT

Date: 6-4-25

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

Property Owner's Name: Casey's Marketing Company Telephone No. 515-381-5518

Applicants Address: One SE Convenience Blvd

Applicants Email: aaron.wolfe@caseys.com

Legal Description of Property: LOT 2 Valley Landing Replat 1

Property Address: 26722 Adams St; Valley, NE 68064

Request: Conditional Use Permit request to operate a 4,569 SF gas station/convenience store,
a use allowed in the district by CUP per section 5.13.03 of the City of Valley Code of Ordinances

Lot Size: 58,128 SF (Sq. Ft. / Acres) Zoning District C-1, General Commercial

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

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

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

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

Estimated Cost of Structure \$ 5.5M

Applicant Signature *Aaron Wolfe*

Enclosed(Y/N) : Site Plan X Easements _____ Permit Plans (If Applicable) _____ \$150.00 (Non-Refundable) Fee X

OFFICE USE ONLY

Permit # _____ Permit is: _____ transferable, _____ transferable upon review/renewal

X _____
Chair, Valley Planning Commission

Date: _____ Approved _____ Approved with added condition's _____ Disapproved _____

X _____
Mayor

X _____
City Clerk

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.

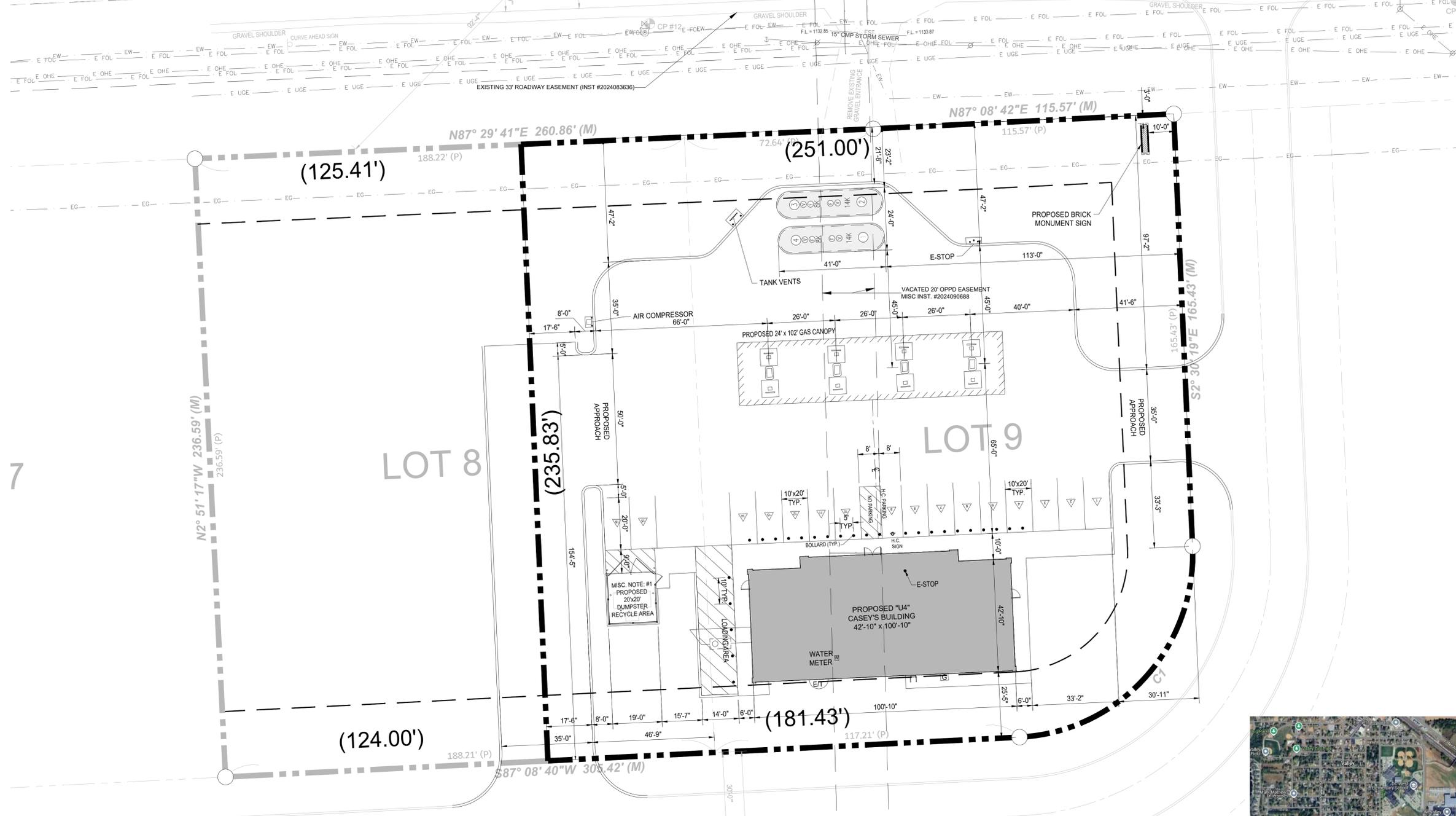
Curve Table (M)						
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	109.53'	70.00'	89°39'01"	S42° 19' 10" W	98.69'	69.57'

SAN MH
RIM = 1136.23
(1135.73 GP)
F.L. = 1124.81 (E & W)

8.79' (M)

E. MEIGS STREET

ASPHALT SURFACE IN EXCELLENT CONDITION
POSTED SPEED LIMIT = 45 M.P.H.



GENERAL INFO:

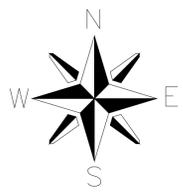
SITE ID: 5084_Valley, NE
SITE LOCATION: SEC N 264th St & E Meigs St
STORE STYLE: U4
PUMPS STYLE: 4HI
DRAWN BY: KM
DATE: 02.11.25

SPECIAL REQUIREMENTS:

- LANDSCAPING PLAN REQUIRED
- SITE LIGHTING PLAN REQUIRED
- ROOFTOP UNIT SCREENING REQUIRED
- PUBLIC SIDEWALKS REQUIRED (NOT SHOWN IN DRAWING)
- KNOX BOX SYSTEM REQUIRED
- SITE LOCATED IN A FLOOD PLAIN

PETROLEUM:

- DISPENSED PRODUCTS:
NE - BDSL, 87E15, 87C, 89C, 91C
- 2 - 22,000 GALLON DOUBLE WALL FIBERGLASS UGST
TANK COMPARTMENT 1 - 14,000 GALLON (87E15)
TANK COMPARTMENT 2 - 14,000 GALLON (87C-DIESEL)
TANK COMPARTMENT 3 - 8,000 GALLON (87C)
TANK COMPARTMENT 4 - 8,000 GALLON (91C)
 - 4 - WAYNE OVATION DISPENSERS (BLENDED)
2 = B23 - 4 NOZZLES & 6 METERS EACH
2 = B34 - 6 NOZZLES & 8 METERS EACH



A1 Site Plan Concept

1" = 20'



A2 Vicinity Map

Not To Scale



December 31, 2025

To: Drew J. Nelson, City of Valley, NE Building & Zoning Director

From: Aaron Wolfe, Sr. Site Development Manager, Casey's Retail Company

Re: Casey's Convenience Store and Gas Station at SEC 264th & Meigs

Casey's Marketing Company proposes to construct a 4,569 SF convenience store and gas station at the SEC of 264th & Meigs Streets in Valley, NE. We have submitted civil drawings, building drawings and a Conditional Use Permit application related to the same. You recently wrote seeking additional information on the proposed project. Please see answers to the questions you posed below:

- **Hours of operation:** Generally 5AM to 11PM unless a community has existing code requirements limiting hours of operation. We do have some 24-hour stores. This will **NOT** be a 24-hour store.
- **Number of Employees:** 4 to 5 employees per shift.
- **Elevation Drawings:** I have provided elevation drawings of the store, dumpster enclosure and canopy via shared link in a previous communication (files too large to share via email). Please note we have deviated from our prototypical store design and added faux windows on the rear of our building to meet the city's code requirements regarding glazing. We also moved our ladder to the west building elevation for aesthetics (would typically be on rear of building). The U-4 Style store we are building is clad with brick and features stone columns. The front of the store also has an ACM (aluminum composite material) panel above the doors.
- **Business Plan:** Below are a number of links that outline Casey's goals, strategies, and financial projections, covering key sections like an **Executive Summary, Company Description, Market Analysis, Products/Services, Marketing & Sales Strategy, Operations Plan,**
 - **2025 Sustainability Report:** Outlines our sustainability-related governance framework, environmental initiatives and social responsibility commitments over the past year. Together, these efforts have strengthened the foundation of our sustainable business success and long-term value creation. The report was prepared in accordance with the standards published by the Sustainability Accounting Standards Board (SASB) and we have also identified the United Nations Sustainable Development Goals (SDGs) that we believe best align with our business activities and key priority areas. (<https://investor.caseys.com/static-files/00936552-1f25-433c-aafc-b7b95627a8a6>)
 - **Quarterly Results for past six fiscal years can be found here:** <https://investor.caseys.com/financials/quarterly-results>
 - **2025 Annual Report:** <https://investor.caseys.com/static-files/74b8fc7e-a260-4198-af0a-af866fe616ab>

- Securities and Exchange Commission filings can be accessed here: <https://investor.caseys.com/financials/sec-filings>
- Documents and Charters: <https://investor.caseys.com/governance/documents-charters>
- Casey's most recently submitted Equal Employment Opportunity Commission Report: <https://investor.caseys.com/static-files/d4afbf8c-1439-4920-abd5-4eda57bca510>
- A link to our 2025 Community impact report is here: <https://www.caseys.com/community>
- A link to our "About Us" page: <https://www.caseys.com/about-us>

Casey's is excited to be a part of the Valley, NE business community. Thank you for your consideration.

Sincerely,



Aaron Wolfe

Sr. Site Development Manager

CASEY'S GENERAL STORES

3305 SE Delaware Ave

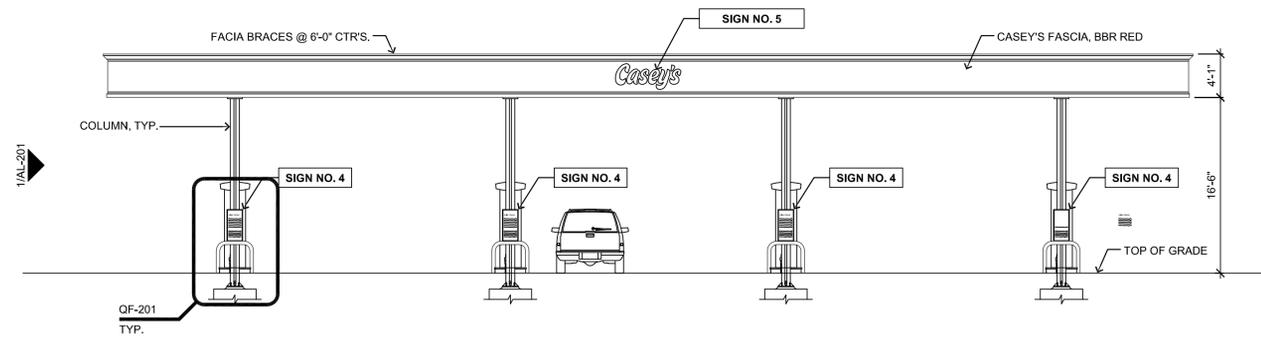
Ankeny, IA 50021

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

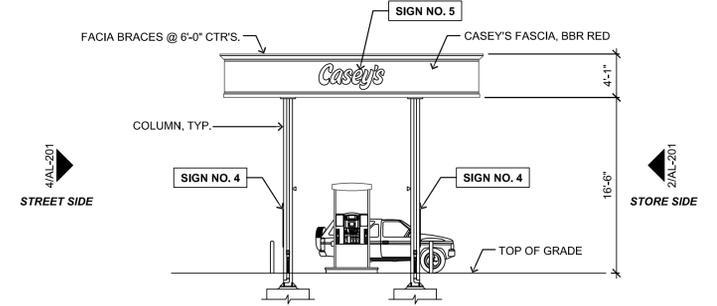
Canopy										
Sign #	Sign	Type	Location	Illumination	Dimensions					Quantity
					Bottom	Top	Width	Height	Area Ft ²	
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
Total									120.95	

General Notes

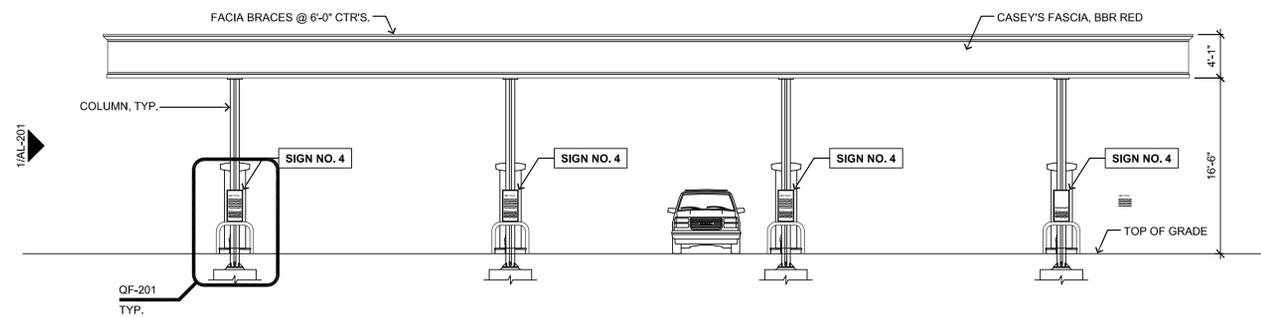
- RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
 G-001 FOR GENERAL PROJECT NOTES
 AL-101 FOR GENERAL SITE PLAN
 Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
 QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
- GASOLINE ISLAND CANOPY:** REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
- EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



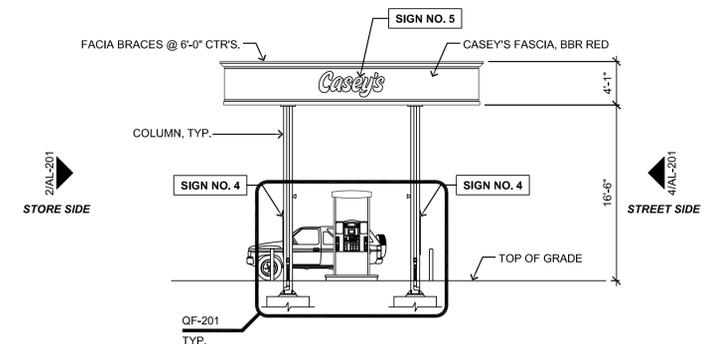
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



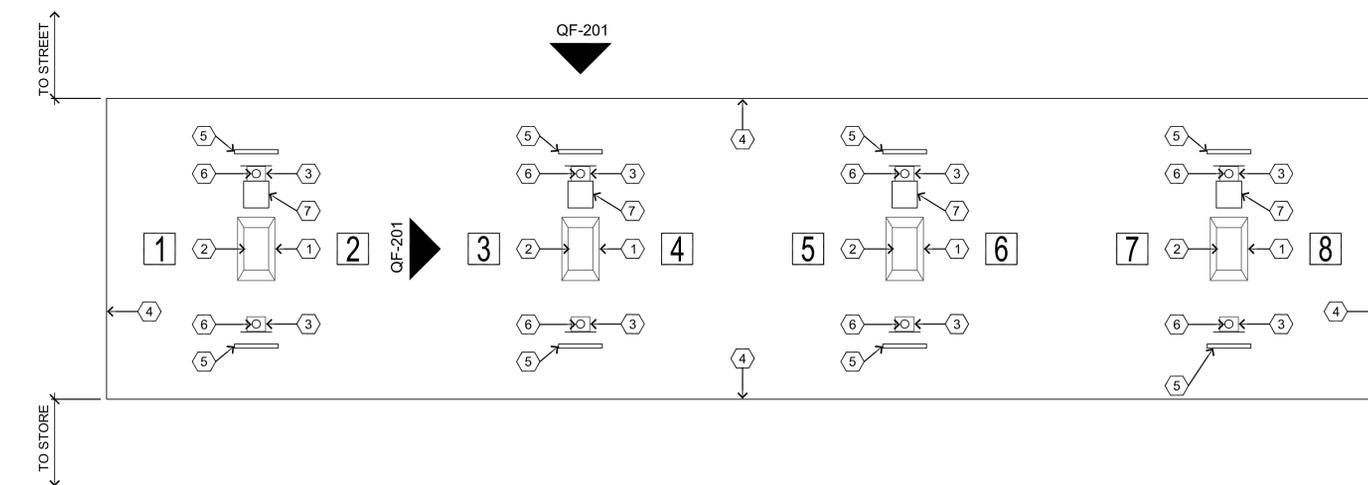
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Layout Plan
Not To Scale

Keyed Canopy Layout Plan Notes

- FUEL ISLANDS**
- FUEL DISPENSERS:** SUPPLIED BY OWNER
- CANOPY COLUMN:** SUPPLIED BY CANOPY MFG.
- EDGE OF CANOPY:** ABOVE
- STEEL GUARD PIPE:** SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (2 PER ISLAND)
- INTERNAL DOWNSPOUTS:** ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
- TRASH CAN AND WASH BUCKETS**
- PUMP LABELS:** MOUNTED ON CANOPY COLUMNS



P
ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626 Des Moines, Iowa 50305 | P: 515-265-8196 F: 515-265-2259
 PELDS JOB NO. 24-160

Casey's

CASEY'S CONSTRUCTION DIVISION
 One Convenience Blvd., Ankeny, IA. 50021 515-965-6100

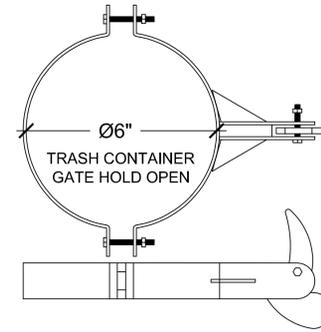
PROJECT: 26722 ADAMS STREET VALLEY, NE

DATE: 04/03/25
 REVISION: 07/16/25

CONSTRUCTION DIVISION

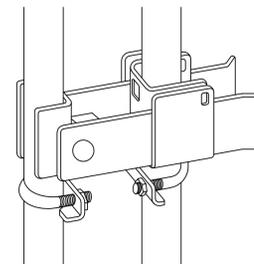
GASOLINE ISLAND CANOPY ELEVATIONS
AL-201

CHAIN LINK SPECIFICATIONS			
FRAMEWORK	O.D.	WALL	LBS/LF
TOP RAIL	1 5/8"	.111	1.84
MID RAIL	1 5/8"	.111	1.84
BOTTOM RAIL	1 5/8"	.111	1.84
LINE POSTS	2 1/2"	.130	3.12
CORNER POST	3"	.160	4.64
END POST	3"	.160	4.64
MAIN GATE POSTS	6"	.280	
GATE FRAME	1 5/8"	.111	1.84
SERVICE GATE TYPE	3 FT. 6 IN. WIDE		
GAW MATERIAL	2" MESH, 9 GAUGE COMMERCIAL VINYL/PLASTIC VERTICAL (BROWN) SLATS		

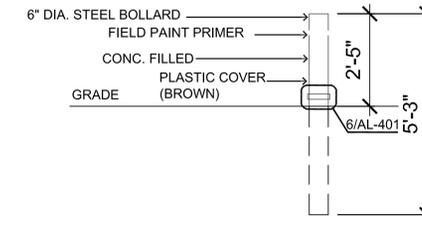


6 Gate Open Holder
No Scale

COMMERCIAL STRONG ARM DOUBLE GATE LATCH OR EQUIVALENT
CONTRACTOR TO PROVIDE AND INSTALL



7 Commercial Double Gate Latch Detail
No Scale



8 Bollard Detail
No Scale

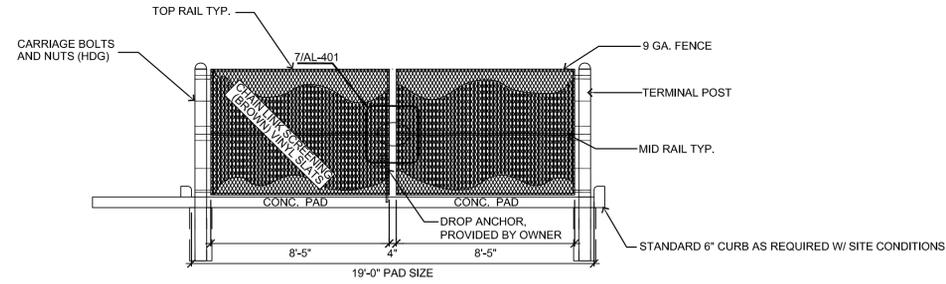
General Notes

1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

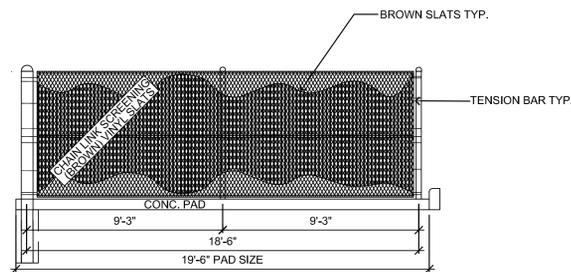
G-001 FOR GENERAL PROJECT NOTES
AL101 FOR GENERAL SITE PLAN

Construction Notes

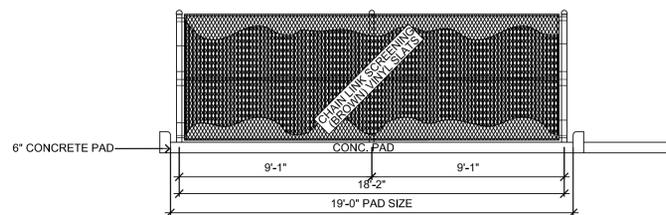
- 1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
- 2) VERIFY SCREENING WITH LOCAL AUTHORITY.
- 3) CONTRACTOR TO PRIME ALL 6" BOLLARDS PRIOR TO FINISHED PAINT COAT.



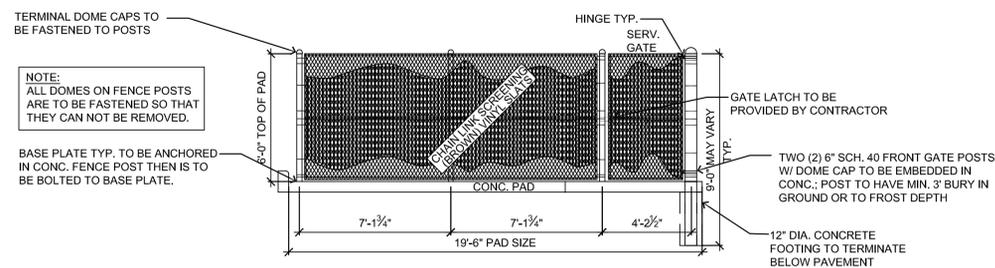
5 Dumpster Enclosure - Elevation
1/4" = 1'-0"



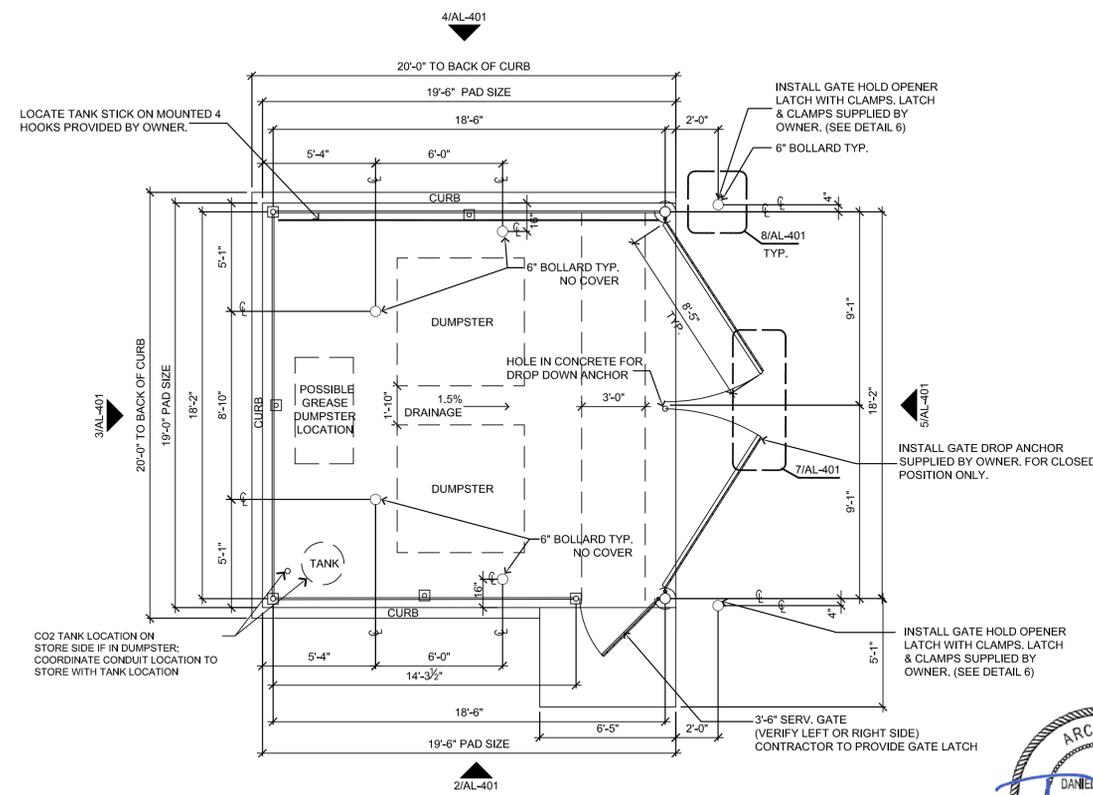
4 Dumpster Enclosure - Elevation
1/4" = 1'-0"



3 Dumpster Enclosure - Elevation
1/4" = 1'-0"



2 Dumpster Enclosure - Elevation
1/4" = 1'-0"



1 Dumpster Plan
1/4" = 1'-0"

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Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, IA 50319 P: 515-266-8196 F: 515-266-2259
PELLS JOB NO. 24-160

Casey's
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., Ankeny, IA. 50021 515-965-6100

PROJECT: 26722 ADAMS STREET VALLEY, NE
DATE: 04/03/25
CONSTRUCTION DIVISION

DATE: 07/16/25
DRAWING INFORMATION: DUMPSTER ENCLOSURE

DRAWN BY: B. RAHN
CHECKED BY:

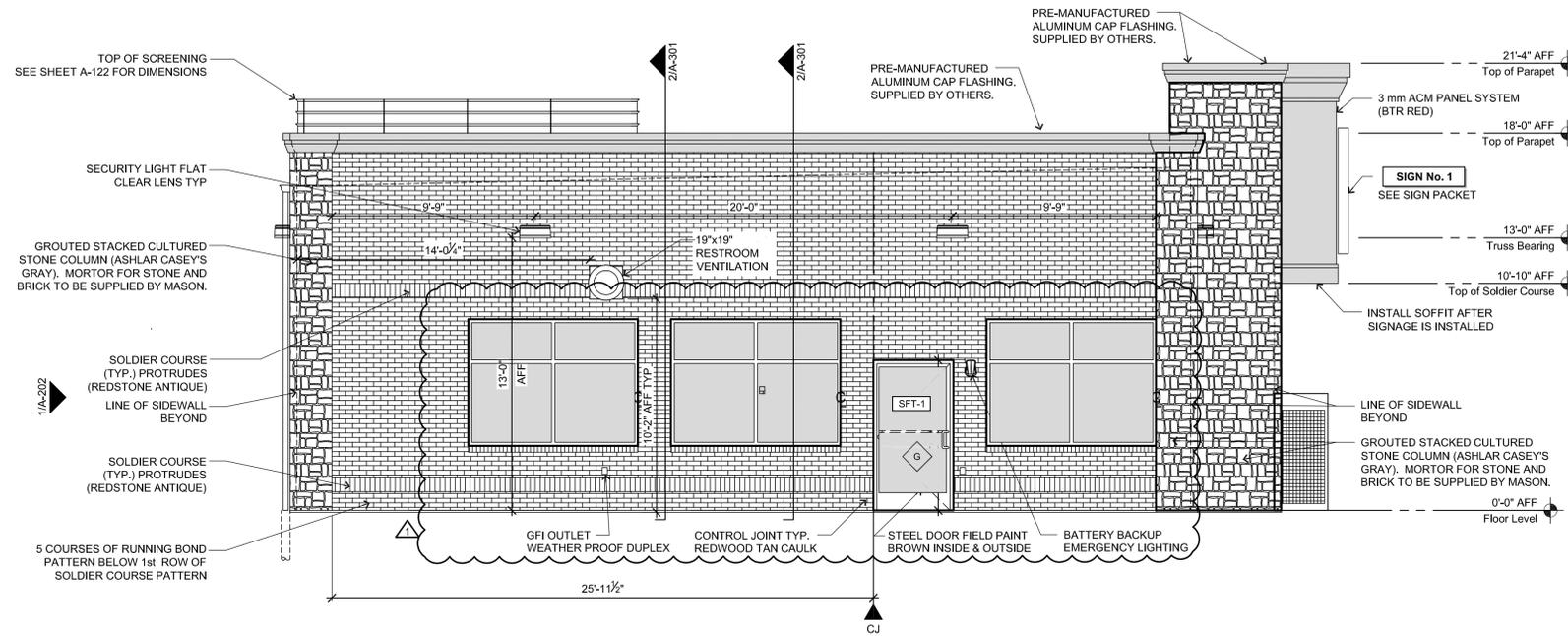
AL-401



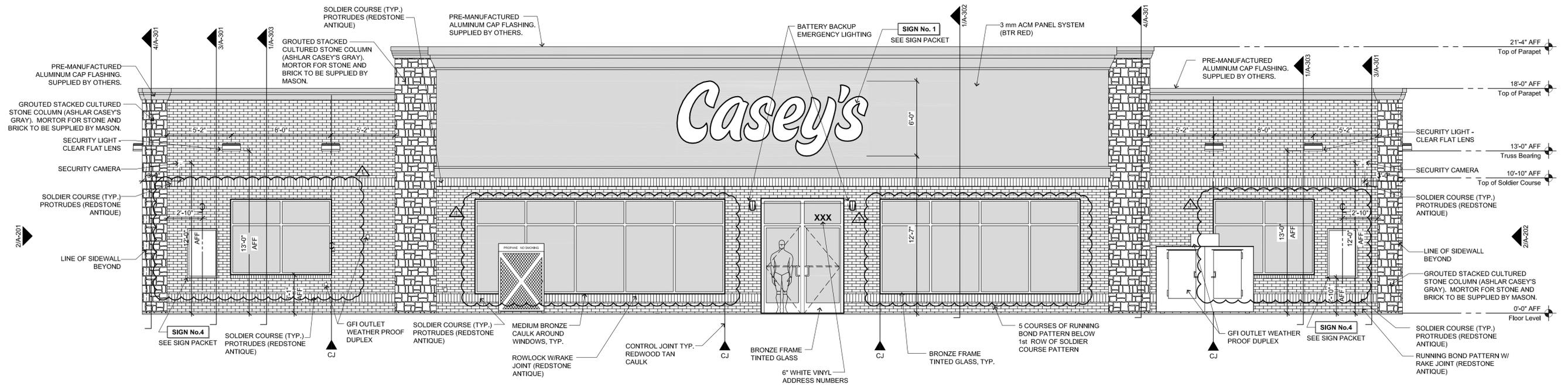
07.16.2025

General Notes

- REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
- RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
 AL-101: FOR BUILDING LOCATION ON SITE
 AL-601: FOR INFORMATION RELATING TO SIGNAGE
 A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 A-121: ROOF PLAN/ROOF TOP EQUIPMENT
 A-601: DOOR & WINDOW SCHEDULES AND NOTES
 S-101: FOOTINGS AND FOUNDATIONS
 S-102: ROOF TRUSSES
- WORKING POINT:** THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
- ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



2 East Elevation - Left Side of Building
1/4"=1'-0"



1 North Elevation - Front of Building
1/4"=1'-0"

	FRONT		LEFT		RIGHT		REAR	
	AREA	% OF TOTAL	AREA	% OF TOTAL	AREA	% OF TOTAL	AREA	% OF TOTAL
TOTAL	2030.61		901.79		895.6		1581.79	
BRICK	779.04	38.36%	600	55.45%	641.82	71.66%	1017.62	64.33%
STONE	203.63	10.03%	152.99	16.97%	153	17.08%	44.21	2.79%
ACM	419.54	20.66%	20.46	2.27%	20.46	2.28%	0	0.00%
GLASS/DOOR	433.96	21.37%	174.74	19.38%	27.47	3.07%	439.53	27.79%
METAL TRIM	194.05	9.56%	53.61	5.94%	52.85	5.90%	80.43	5.08%



07.16.2025



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 2323 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626 Des Moines, Iowa 50305 | P: 515-265-8196 F: 515-266-2259
 PELDS JOB NO. 24-160

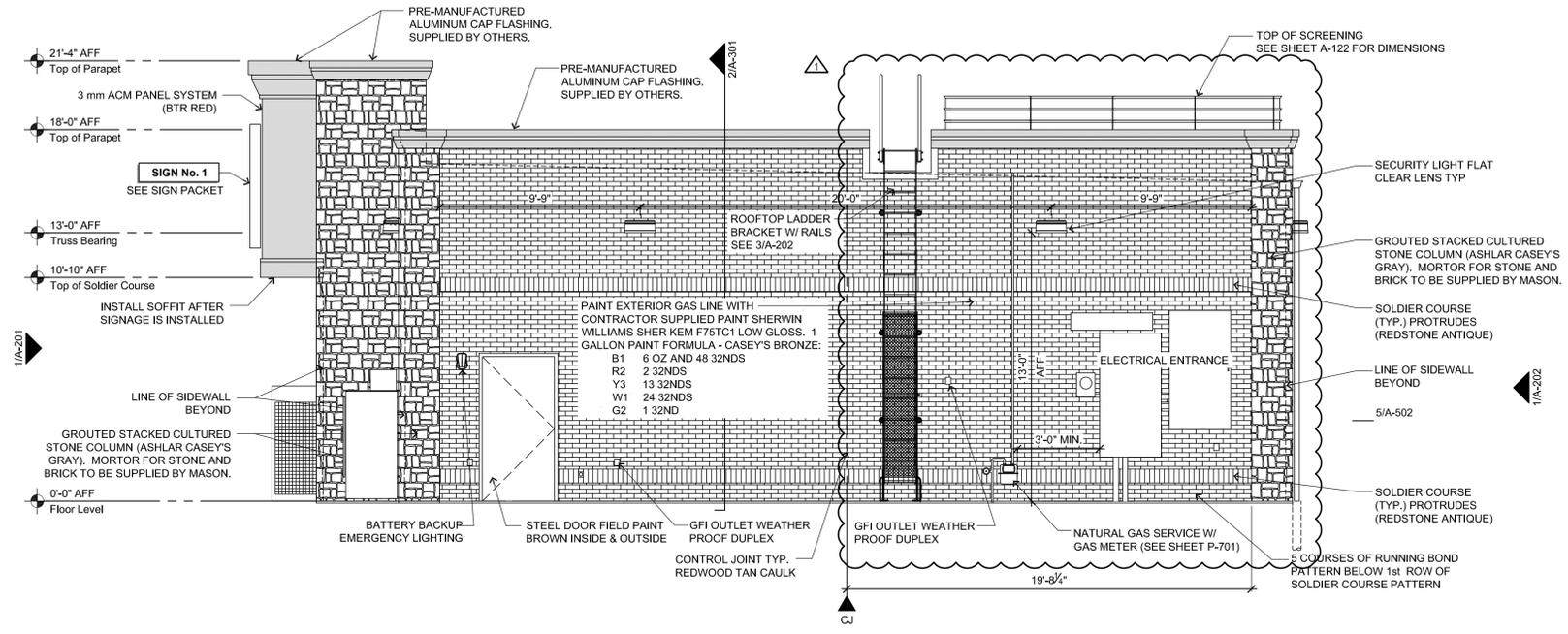
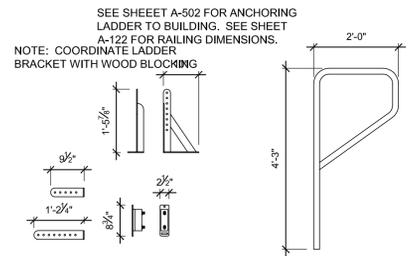


CASEY'S CONSTRUCTION DIVISION
 One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: 26722 ADAMS STREET VALLEY, NE	PUBLISHED: 06/10/25 REVISIONS: 07/16/25	DRAWING INFORMATION: EXTERIOR ELEVATIONS
PROTOTYPE AND VERSION: 2025 - U4 - V.01	DRAWN BY: Arfon Goforth III	A-201

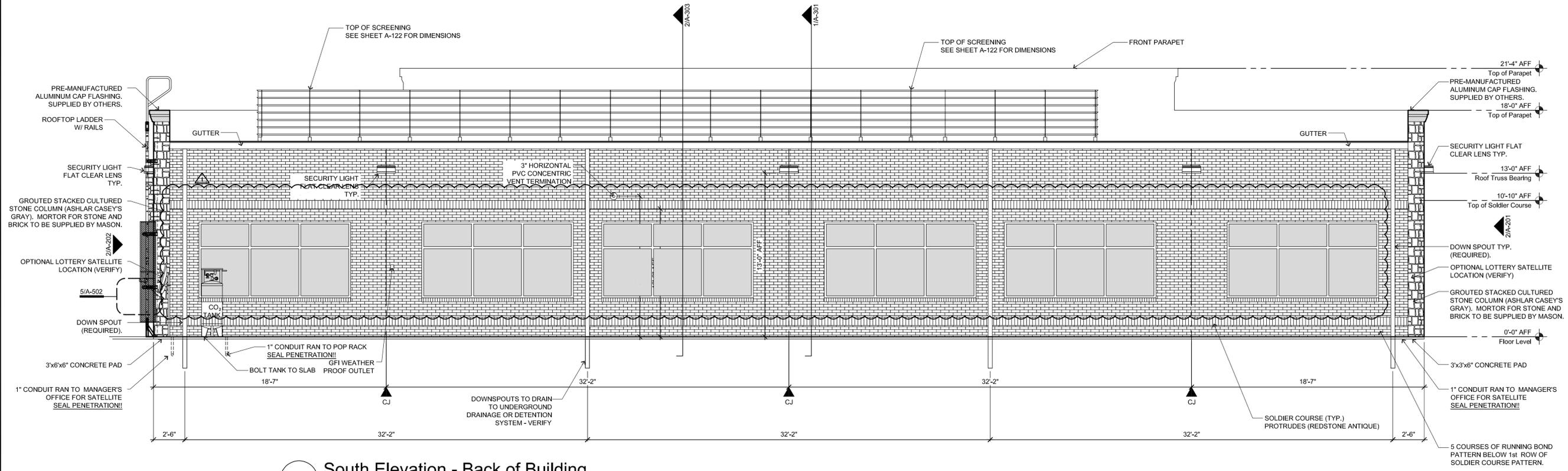
General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
 AL-101: FOR BUILDING LOCATION ON SITE
 AL-601: FOR INFORMATION RELATING TO SIGNAGE
 A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 A-121: ROOF PLAN/ROOF TOP EQUIPMENT
 A-601: DOOR & WINDOW SCHEDULES AND NOTES
 S-101: FOOTINGS AND FOUNDATIONS
 S-102: ROOF TRUSSES
3. **WORKING POINT:** THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



2 West Elevation - Right Side of Building
1/4"=1'-0"

3 Ladder Bracket
1/2"=1'-0"



1 South Elevation - Back of Building
1/4"=1'-0"

	FRONT		LEFT		RIGHT		REAR	
	AREA	% OF TOTAL	AREA	% OF TOTAL	AREA	% OF TOTAL	AREA	% OF TOTAL
TOTAL	2030.61		901.79		895.6		1581.79	
BRICK	779.04	38.36%	500	55.45%	641.82	71.66%	1017.62	64.33%
STONE	203.63	10.03%	152.99	16.97%	153	17.08%	44.21	2.79%
ACM	419.54	20.66%	20.46	2.27%	20.46	2.28%	0	0.00%
GLASS/DOOR	433.96	21.37%	174.74	19.38%	27.47	3.07%	439.53	27.79%
METAL TRIM	194.05	9.56%	53.61	5.94%	52.85	5.90%	80.43	5.08%



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 ELDS JOB NO. 24-160

Casey's
 CASEY'S CONSTRUCTION DIVISION
 One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: 26722 ADAMS STREET VALLEY, NE	PUBLISHED: 06/10/25 DATE OF REVISION: 07/16/25
PROTOTYPE AND VERSION: 2025 - U4 - V.01	DRAWING INFORMATION: EXTERIOR ELEVATIONS A-202



FRONT



BACK



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION