



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

DIAL-IN INFORMATION

PHONE NUMBER: 1-346-248-7799  
MEETING ID: 891 0955 5046  
PASSWORD: 052120

**PLANNING COMMISSION AGENDA**

**MAY 21, 2020 – 6:30 P.M.**

**VIRTUAL MEETING**

<https://us02web.zoom.us/j/89109555046?pwd=c0wxWVRwNk5SNNlZEFYK0I0YMXIDz09>

*Pursuant to Governor Rickett's "Executive Order No. 20-03 Coronavirus Public Meetings Requirement Limited Waiver," the La Vista Planning Commission will be conducting their meetings virtually via Zoom. Members of the public and the media are welcome to attend and participate in this meeting virtually.*

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – March 19, 2020***
- 3. *Old Business***
- 4. *New Business***
  - A. *Replat – Alpine Village South Addition Replat 1 – CLR Development, LLC***
    - i. Staff Report – Cale Brodersen**
    - ii. Applicant Presentation**
    - iii. Recommendation – Replat**
- 5. *Comments from the Floor***
- 6. *Comments from the Planning Commission***
- 7. *Comments from Staff***
- 8. *Adjournment***

*The public is welcome and encouraged to attend all meetings. If special accommodations are required please contact City Hall prior to the meeting at (402) 331-4343. A copy of the Open Meeting Act is posted in the Council Chamber. Citizens may address the Planning Commission about items not on the agenda under "comments from the floor". Comments should be limited to five minutes. We ask for your cooperation in order to provide for an organized meeting.*



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION MINUTES**  
**MARCH 19, 2020 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, March 19, 2020 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present via teleconference were: Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, Harold Sargus, Josh Frey, Mike Circo, Jason Dale, Patrick Coghlan, and Deputy Community Development Director, Chris Solberg. Members absent were: None. Also, in attendance in the Council Chambers were Bruce Fountain; Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician, and Chairman Wetuski.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public via teleconference. Governor Pete Ricketts issues Executive Order No. 20-03 – Corona Virus – public meeting requirement limited waiver. Such order allowed for the governing body to meet by telephone conferencing. Notice of the phone number was given to the public through the City of La Vista website and through social media and was posted at the entrance of the meeting facility.

**1. Call to Order**

The meeting was called to order by Chairman Wetuski 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – February 20, 2020**

*Krzywicki* moved, seconded by *Circo*, to approve the February 20th minutes. **Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Circo, Alexander and Malmquist. Nays: None. Abstain: Dale. Absent: None. Motion Carried, (9-0-1)**

**3. Old Business**

*None.*

**4. New Business**

**A. Final Plat – Echo Hills Replat Four – West Management, LLC**

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the applicant, West Management LLC, is looking for approval for a final plat for Lot 3 Echo Hills, being replatted as Lots 1-4 Echo Hills Replat Four for the purpose of development including an assisted living and memory care facility, multi-family housing and a commercial

area that may include a restaurant, retail space and drive-thru coffee shop. Brodersen reminded the commission that in December they reviewed some items for Echo Hills which included the Future Land Use Map, Comprehensive Plan Amendment, a Rezoning, A Planned Unit Development and the Preliminary Plat. They are now looking at the second round of items which includes this Final Plat and two Conditional Use Permits. He then mentioned that in relation to the Final Plat, a Subdivision Agreement has been drafted by the applicant and is under review by the City and will need to be finalized before the Final Plat is approved by City Council. Staff recommends approval of the Final Plat for Lot 3 Echo Hills, being replatted as Lots 1-4 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

- ii. **Applicant Presentation-** Brett West said that he had nothing to present on this item but would be happy to answer any questions.

Krzywicki mentioned that he had sent an email to Solberg about a possible discrepancy between the number of parking stalls on Lot 2 and the number of parking listed on the exhibits in the Conditional Use Permits.

Solberg said that he had forwarded that onto Brodersen to review.

Brodersen said that he did look into it and mentioned that in the staff report, under the parking requirements, the provided stalls for Lot 2 says 514 and that is an error. He said that the number is 497, which is listed in exhibit B in the Conditional Use Permit items. Brodersen said that the 514 was taken from an old PUD site plan, but they had asked the developer to make a change, which caused a reduction in the amount of parking stalls. He said that there may be some confusion in the landscaping plan because it lists 207 spaces for Lot 2 and that is referring to the interior spaces and was listed there because they used the number of interior parking spaces to calculate some of the requirements for landscaping.

Krzywicki asked that any motion made reflect what was just indicated.

- iii. **Recommendation:** *Krzywicki moved, seconded by Dale, to recommend for approval the Final Plat for Lot 3 Echo Hills, being replatted as Lots 1-4 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance. As well as making the changes that Brodersen had mentioned for the stalls. Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Circo, Alexander, Dale, and Malmquist. Nays: None. Abstain: None. Absent: None. Motion Carried, (9-0)*

**B. Conditional Use Permit – Lot 3 Echo Hills/Proposed Lot 1 Echo Hills Replat Four – West Management, LLC**

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the applicant, West Management LLC, is looking for the approval for a Conditional Use Permit for the construction and operation of an assisted living and memory care facility on proposed Lot 1 Echo Hills Replat Four. He said that this will include 60 assisted living units and 20 memory care units, all of which would be at market rate. Brodersen said that each building, before construction, must be approved through the city's design review process and are requiring that be substantially complete before the Conditional Use Permits can be executed. He said that those processes are underway and that the design review architect has gotten back the first round of comments, so that is moving forward. Staff recommends approval of the Conditional Use Permit for Lot 1 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.
- ii. **Applicant Presentation:** Brett West spoke on behalf of the applicant and project. He went over the layout and design of the assisted living and memory care facilities with the planning commission. He then invited the Planning Commission to ask questions.
- iii. **Public Hearing: Wetuski Opened the Public Hearing**  
  
**Wetuski closed the Public Hearing.**
- iv. **Recommendation:** Frey moved, seconded by Gahan to recommend approval for the Conditional Use Permit for Lot 1 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Circo, Alexander, Dale, and Malmquist. Nays: None.**  
**Abstain: None. Absent: None. Motion Carried, (9-0)**

**C. Conditional Use Permit – Lot 3 Echo Hills/Proposed Lot 2 Echo Hills Replat Four – West Management, LLC**

- i. **Staff Report – Cale Brodersen:** Brodersen stated the applicant, West Management LLC, is requesting a Conditional Use Permit for the construction and operation of multi-family housing on proposed Lots 2 Echo Hills Replat Four. He said that this would include four, three-story apartment buildings that would include a total of 210 market-rate apartment units. Staff recommends approval of the Conditional Use Permit for Lot 2 Echo Hills Replat Four contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance. He said that he will include the corrected parking in the staff report.

ii. **Applicant Presentation:** Brett West spoke on behalf of the applicant and project. He went over the design and layout of the apartment buildings. He then invited the Planning Commission to ask questions.

iii. **Public Hearing: Wetuski Opened the Public Hearing**

**Wetuski closed the Public Hearing**

iv. **Recommendation:** Malmquist moved, seconded by Frey to make a recommendation to approve the Conditional Use Permit for Lot 2 Echo Hills Replat Four contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Circo, Alexander, Dale, and Malmquist. Nays: None. Abstain: None. Absent: Dale and Coghlan. Motion Carried, (9-0)**

## 5. Comments from the Floor

**No member of the public came forward.**

## 6. Comments from the Planning Commission

**None.**

## 7. Comments from the Staff

Brodersen said that the Echo Hills items are slated to go to city council on April 21<sup>st</sup>. He also mentioned that there will be no meeting on April 2<sup>nd</sup> and that we will keep the Commission updated on future meetings. He thanked the Commission for being patient with us and having to call in for the meeting.

Solberg said that he also wanted to thank the Planning Commission for adjusting so quickly to having to call in for the meeting. He also thanked Fountain, Brodersen, and Engberg on making this change to this new format so quickly.

Circo asked how the public was notified of the changes to how the meetings were being held for Planning Commission and City Council.

Fountain said that they were notified primarily through social media and the website.

Fountain thanked everyone for adjusting to how the meeting was held and for the chairman coming in for the meeting. He also mentioned that City Hall and the Community Development offices are now closed to the public. He said that staff will be there as allowed, answering phone calls and dealing with the public as much as we can. Fountain said that there is also information

on our webpage regarding to this as well. He said that our inspectors are continuing to do exterior and new construction inspections but are not doing remodels or inhabited structures at this time.

**8. Adjournment**

Wetuski adjourned the meeting at 6:57 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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## **AGENDA ITEM 4A**

**Replat—Alpine Village South Addition Replat 1—  
CLR Development, LLC**



CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBERS: PRP20-0001;

FOR HEARING OF: MAY 21, 2020  
REPORT PREPARED ON: MAY 12, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

CLR Development, LLC  
Attn: Cliff Cole  
14804 W 114<sup>th</sup> Terrace  
Lenexa, KS 66215

**B. PROPERTY OWNERS:**

- 1) CLR Development, LLC  
Attn: Cliff Cole  
14804 W 114<sup>th</sup> Terrace  
Lenexa, KS 66215
- 2) Kenneth & Pamela Denfeld  
7920 S 84<sup>th</sup> Street  
La Vista, NE 68128
- 3) Clean Machine II, LLC  
Attn: Eli Zimmerman  
8440 Granville Parkway  
La Vista, NE 68128

**C. LOCATION:** Northwest of the intersection of 84<sup>th</sup> Street and Brentwood Drive.

**D. LEGAL DESCRIPTION:** Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South.

**E. REQUESTED ACTION(S):** Approval of a replat for Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South, being replatted as Lots 1-3 Alpine Village South Addition Replat 1.

**F. EXISTING ZONING AND LAND USE:** C-1 – Shopping Center Commercial District & Gateway Corridor District (Overlay District). Lot 22A1B is occupied by a Godfather's Pizza restaurant, Lot 22A1A1 by a car wash, and Lots 21A1, 21A2, and 22B by two strip center retail buildings.

**G. PURPOSE OF REQUEST:** The applicant wishes to clean up the property lines between the three previously developed properties. Part of the driveway and parking lot servicing the southernmost

strip center retail building currently sits on two properties not owned by CLR Development, LLC (Lot 22A1A1 & Lot 21A1 Alpine Village South). CLR Development, LLC is looking to purchase a portion of each lot to correct the issue, and all the property owners have consented to this replat to adjust the property lines to reflect this purchase.

**H. SIZE OF SITE:** Approximately 3.81 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes downward to the north and to the west.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	High-Density Residential & Parks & Recreation	R-3 High-Density Residential, Gateway Corridor Overlay District, & R-1 Single Family Residential	Shadow Ridge Apartments & La Vista Municipal Pool
East	Mixed-Use	MU-CC Mixed-Use City Centre District & Gateway Corridor Overlay District	City Centre Development
South	Commercial	C-1 Shopping Center Commercial, Gateway Corridor Overlay District	Sol's Jewelry & Loan & Lina's Mexican Restaurant
West	Commercial & High-Density Residential	C-1 Shopping Center Commercial, Gateway Corridor Overlay District, & R-3 High-Density Residential	ReRUNS R Fun & Shadow Ridge Apartments

**C. RELEVANT CASE HISTORY:**

1. Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South were created using a deed split. Since the use of deed splits are not allowed per La Vista's current subdivision regulations, the lots are not currently considered legal, developable lots. This replat will correct this issue

**D. APPLICABLE REGULATIONS:**

1. Section 5.10 of the Zoning Regulations – C-1 Shopping Center Commercial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)

3. Section 3.07 of the Subdivision Regulations – Replots

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the Comprehensive Plan currently designates the lots for commercial uses.

**B. OTHER PLANS:** Not applicable.

**C. TRAFFIC AND ACCESS:**

1. There will be no changes regarding access and traffic circulation throughout the current lots.

**D. UTILITIES:**

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

**IV. REVIEW COMMENTS:**

A. The property owner(s) for each property affected will be required to sign the final plat to acknowledge their agreement with the altered property lines prior to its recording.

**V. STAFF RECOMMENDATION – REPLAT:**

Staff recommends approval of the Replat for Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South, being replatted as Lots 1-3 Alpine Village South Addition Replat 1, as the request is consistent with the City's subdivision regulations.

**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Review Letters
3. Preliminary Plat
4. Final Plat

**VII. COPIES OF REPORT SENT TO:**

1. Steve Humphries, Boundaryline Surveys
2. Scott Meyerson, Likes, Meyerson, Hatch, LLC
3. Public Upon Request



Prepared by: Assistant Planner

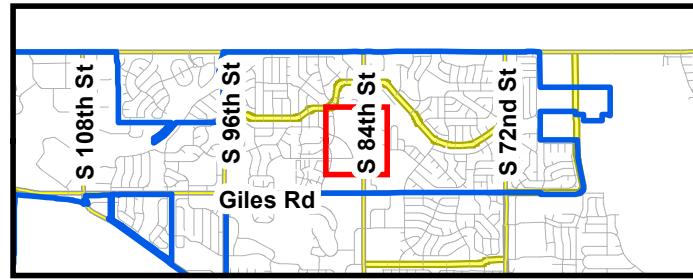


Community Development Director

5/13/2020  
Date



## Project Vicinity Map



## Alpine Village South Addition Replat 1 Replat

5/14/2020

CAS





March 30, 2020

Steve Humphries  
Boundaryline Surveys  
13514 Discovery Drive  
Omaha, NE 68137

RE: Administrative Plat Application – Initial Review  
Alpine Village South Addition Replat 1

Mr. Humphries,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the Replat, the City has the following comment:

Preliminary Plat

1. Please address the redlines submitted by Sarpy County Public Works that were sent to you on or about March 18, 2020. (see attached)
2. Section 3.03.07 – Plat indicates existing buildings are single story, but the buildings appear to be multi-story.
3. Section 3.03.09 – Lot areas should be measured in square feet.

Final Plat

1. Please address the redlines submitted by Sarpy County Public Works that were sent to you on or about March 18, 2020. (see attached)
2. Section 3.05.09 – Lot areas should be measured in square feet.

Please submit updated plat documents in digital form to the City for further review. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,

Cale Brodersen  
Assistant Planner  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

Attachments

cc:

Chris Solberg, Senior Planner  
Bruce Fountain, Community Development Director  
Scott Meyerson, Likes, Meyerson, Hatch, LLC

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Buildings & Grounds**  
8112 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

# FINAL PLAT

## Alpine Village South Addition Replat 1

Lots 1, 2 and 3

Add what's in parenthesis

Reviewed by MWF - 3/18/20  
REVIEWED BY MRS 03-18-2020

### Register of Deeds

**SURVEYOR'S CERTIFICATION:**  
I hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, and that this plat meets or exceeds the "Minimum Standards for Surveys" adopted by the Nebraska State Board of Examiners for Land Surveyors. Further, I hereby certify that I have made a boundary survey of the subdivision described herein and that permanent markers will be set (or have been set) at all lot corners, angle points and at the ends of all curves within the subdivision to be known as Alpine Village South Addition Replat 1 (being a replatting of Lots 21A1, 21A2, 22A1B and 22A1A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County) described as follows:

**Nebraska:**

A parcel of land located in Lots 21A1, 21A2, 22A1B and 22A1A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 21A1; thence along the East line of said Lot 21A1, Lot 21A2, and Lot 22B, said line being the West right-of-way line of 84th Street, 50 degrees 20 minutes 55 seconds E, 106.15 feet to the Northeast corner of Lot 21A1; thence 57.88 feet to the northeasterly corner of said Lot 22A1B, thence along the East line of said Lot 22A1B, S 02 degrees 21 minutes 05 seconds E, 126.18 feet; thence S 42 degrees 02 minutes 00 seconds W, 28.12 feet; thence S 87 degrees 36 minutes 06 seconds W, 136.05 feet; thence N 02 degrees 21 minutes 00 seconds E, 129.21 feet; thence S 87 degrees 36 minutes 06 seconds W, 11.81 feet to a point on the northerly right-of-way line of Granville Parkway, thence along Granville Parkway, N 27 degrees 16 minutes 06 seconds W, 103.44 feet the beginning of a curve, to the left, concave northwesterly, having a radius of 105.63 feet; thence northwesterly along said curve, an arc length of 56.15 feet, and having a chord bearing of N 78 degrees 54 minutes 53 seconds E, 56.15 feet, to the end of said curve; thence along the northerly right-of-way line of Granville Parkway, N 56 degrees 48 minutes 22 seconds E, 330.15 feet to the westerly corner of said Lot 22B; thence along the West line of said Lot 21A2, N 02 degrees 20 minutes 22 seconds E, 572.85 feet to the Northwest corner of said Lot 21A2, being the Southwest corner of said Lot 22A1A1; thence along the West line of said Lot 21A1, N 02 degrees 20 minutes 55 seconds E, 259.71 feet to a point on the North line of said Lot 21A1; thence along the North line of said Lot 21A1, N 87 degrees 21 minutes 14 seconds E, 105.10 feet to the POINT OF BEGINNING. Said parcel contains 3.81 acres, more or less.

XX/XX/2020  
Stephen L. Humphries LS-587  
Date

No Street dedication is this necessary

**OWNER DEDICATION:**  
I have the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

Only the land contained in this plat is guaranteed. Any encumbrances or special assessments are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:....

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown herein.

Clifton Cole, President/Manager of CLR Development, LLC Date

**OWNER DEDICATION:**  
I have the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as ALPINE VILLAGE SOUTH REPLAT 1, an addition to the City of La Vista, Nebraska. All Streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:....

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown herein.

Kenneth J. Denfeld, Trustee Date  
Trustees of Denfeld Revocable Living Trust  
Pamela A. Denfeld, Trustee Date

**OWNER DEDICATION:**  
I have the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as ALPINE VILLAGE SOUTH REPLAT 1, an addition to the City of La Vista, Nebraska. All Streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:....

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown herein.

President/Manager, Clean Machine II, LLC Date

**REVIEW OF SARPY COUNTY SURVEYOR/ENGINEER:**  
This plat, ALPINE VILLAGE SOUTH ADDITION REPLAT 1, was reviewed by the office of Sarpy County Public Works on this \_\_\_\_ day of \_\_\_\_ 2020.

Sarpy County Public Works

SEE ATTACHED FOR THE SARPY COUNTY REVIEW BLOCK (PREFERRED)

**SARPY COUNTY TREASURER'S CERTIFICATE:**  
This is to certify that I find no regular or special taxes due or delinquent against the property described by the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Sarpy County Treasurer Date

### CURRENT and PROPOSED ZONING

C-1 DISTRICT, SHOPPING CENTER COMMERCIAL

Requirements

Site area no minimum

minimum lot area no minimum

minimum lot width 150 feet

minimum set back and side yards front yard: 25' side yard: 10' rear yard: 25'

maximum height 45'

maximum lot coverage 60%

If parking in front of buildings, then front yard setback is to be a minimum of 50 feet, instead of 25'.

See City Zoning ordinance for more requirements, or contact City of La Vista Planning Department, 402-331-4343.

### DEVELOPER/OWNERS:

CLR DEVELOPMENT  
14804 West 114th Terrace  
Omaha, NE 68115  
913-530-8671  
(owner of proposed Lot 1)

Kenneth J. and Pamela A. Denfeld  
11280 NW 1st Road  
Portland, Oregon 97229  
(owner of proposed Lot 2)

Clean Machine II, LLC  
5720 So. 119th Plaza  
Omaha, NE 68137  
(owner of proposed Lot 3)

### SURVEYOR:

Boundaryline Surveys  
13514 Discovery Drive  
Omaha, NE 68137  
402-334-2032  
Steve Humphries Neb LS-587  
drafting@boundaryline.surveys.com

1. There will be no grading or phasing plans with this project.

2. There are no known plans to substantially change the layout of existing buildings and/or parking.

3. There are approximately 126 parking spaces on total property.

4. Total building coverage on proposed subdivision is approximately 11.7%.

5. All buildings are one-story.

6. Bearings and distances derived from Sokkia GPS RTK Rover and Nebraska State Plane coordinate system, NAD 84 data, converted from grid to ground.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

The foregoing dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by

as their free will and consent.

Notary Public Date

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

The foregoing dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by

as their free will and consent.

Notary Public Date

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

The foregoing dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by

as their free will and consent.

Notary Public Date

### APPROVAL OF THE PLANNING COMMISSION OF LA VISTA, NEBRASKA

This plat, ALPINE VILLAGE SOUTH ADDITION REPLAT 1, was approved by the La Vista Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2020.

Chairperson, La Vista Planning Commission

### ACCEPTANCE BY LA VISTA CITY COUNCIL

This plat, ALPINE VILLAGE SOUTH ADDITION REPLAT 1, was approved by the City Council of the City of La Vista, Nebraska on this \_\_\_\_ day of \_\_\_\_\_, 2020, in accordance with the State Statutes of Nebraska.

Mayor

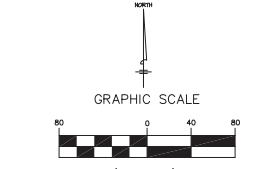
ATTEST:

City Clerk

### LEGEND:

Pins set?

GRAPHIC SCALE



### NOTE:

RADIUS=63.63' ARC=56.51' CB=28 54 53" CD=56.14(A) 51.25(P)

RADIUS=63.63' ARC=56.51' CB





April 13, 2020

Steve Humphries  
Boundaryline Surveys  
13514 Discovery Drive  
Omaha, NE 68137

RE: Administrative Plat Application – Second Review  
Alpine Village South Addition Replat 1

Mr. Humphries,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the Replat, the City has the following comments:

**Preliminary Plat**

1. Please ensure that utilities are sufficiently represented. Electrical seems adequate, but the water service lines, hydrants, and sanitary sewer are hard to see or not present.
2. If you are having issues with legibility, you may rotate north to the left which will give more space for a larger scale/larger drawing.

**Final Plat**

1. If you are having issues with legibility, you may rotate north to the left which will give more space for a larger scale/larger drawing.
2. The signature line for the Sarpy County review block is missing in the bottom left corner.

Please submit updated plat documents in digital form to the City for further review. If you have any questions regarding these comments, please feel free to contact me at any time. If the comments in this letter are satisfactorily addressed by April 23, 2020, the Replat can be placed on the agenda for the Planning Commission meeting on Thursday, May 7<sup>th</sup> at 6:30pm in the Council Chambers at City Hall (8116 Park View Blvd). Although, it is likely that this meeting will be held over either teleconference or Zoom.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Buildings & Grounds**  
8112 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

We will send more details as we receive your resubmittal and as we approach the meeting. Let me know if you have any questions at this time!

Thank you,



Cale Brodersen  
Assistant Planner  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc:

Chris Solberg, Senior Planner  
Bruce Fountain, Community Development Director  
Scott Meyerson, Likes, Meyerson, Hateh, LLC

**Preliminary Plat  
for major subdivision  
Alpine Village South Addition Replat 1**

Lots 1, 2 and 3

**LEGAL DESCRIPTION:**

A parcel of land located in Lots 21A1, 21A2, 22B, 22A1B and 22A1A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 21A1; bearing along the East line of said Lot 21A1, Lot 21A2, and Lot 22B, and line being the West right-of-way line of 8th Street, S. 02 degrees 20 minutes 50 seconds E, 1006.93 feet to the Northeast corner of Lot 22A1A2, said Alpine Village South; thence along the northerly line of said Lot 22A1A2, N 33 degrees 28 minutes 38 seconds W, 57.98 feet to the northeasterly corner of said Lot 22A1B; thence along the East line of said Lot 22A1B, S 02 degrees 21 minutes 05 seconds E, 126.28 feet; thence N 42 degrees 02 minutes 50 seconds W, 28.11 feet; thence N 37 degrees 26 minutes 06 seconds W, 160.95 feet to the northeasterly corner of said Lot 22A1B; thence N 38 degrees 21 minutes 14 seconds W, 1.52 feet to a point on the North line of the northerly right-of-way line of Granville Parkway, N 27 degrees 16 minutes 06 seconds W, 103.44 feet being the beginning of a curve, to the left, concave southwesterly, having a radius of 1036.63 feet; thence northerly along said curve, an arc of length of 56.15 feet, and having a central bearing of N 25 degrees 54 minutes 53 seconds W, 56.14 feet, to the end of said curve; thence N 56 degrees 48 minutes 39 seconds E, 330.15 feet to the westerly corner of said Lot 22B; thence along the West line of said Lot 21A2, N 02 degrees 20 minutes 47 seconds W, 572.85 feet to the Northwest corner of said Lot 21A2, being the Southwest corner of said Lot 22A1B; thence along the West line of said Lot 21A2, N 02 degrees 20 minutes 55 seconds W, 259.71 feet to a point on the North line of said Lot 21A1; thence along the North line of said Lot 21A1, N 87 degrees 23 minutes 14 seconds E, 105.10 feet to the POINT OF BEGINNING. Said parcel contains 3.81 acres, more or less.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this plan, map, survey or report was made by me or under my direct personal supervision as required by Sections 81-8105 to 81-8127 of the Nebraska State Statutes, and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

XXXX/2020

Stephen L. Humphries LS-587

Date

**CURRENT and PROPOSED ZONING**

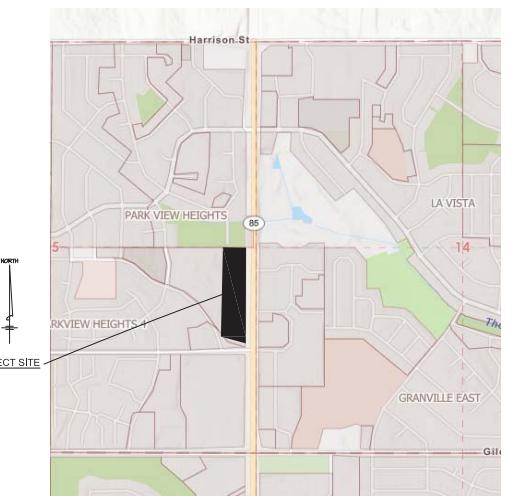
C-1 DISTRICT, SHOPPING CENTER COMMERCIAL

Requirements

Site area no minimum  
minimum lot area no minimum  
minimum lot width 150 feet  
minimum set back and side yards front yard: 25'  
side yard: 10'  
rear yard: 25'  
maximum height 45'  
maximum lot coverage 60%  
If parking in front of buildings, then front yard setback is to be a minimum of 50 feet, instead of 25'.  
See City Zoning ordinance for more requirements, or contact City of La Vista Planning Department: 402-331-4343.

1. There will be no grading or phasing plans with this project.  
2. There are no known plans to substantially change the layout of existing buildings and/or parking.  
3. There are approximately 126 parking spaces on total property.  
4. Total building coverage on proposed subdivision is approximately 11.7%.  
5. All buildings are one-story.  
6. Bearings and distances derived from Sokkia GPS RTK Rover and Nebraska State Planes coordinate system, NAD '84 data, converted from grid to ground.  
7. City of La Vista Sewer Department maintains the sewer systems that services these lots and subdivision.  
8. Black Hills Energy services the natural gas system that services these lots and subdivision.

**Lot area:**  
Lot 1 102,366 sq. ft. 2.35 acres  
Lot 2 29,245 sq. ft. 0.67 of an acre  
Lot 3 34,535 sq. ft. 0.79 of an acre  
166,146 sq. ft. 3.81 acres



Vicinity Map

THIS PROPERTY IS SUBJECT TO EASEMENTS  
AND RIGHTS-OF-WAY OF RECORD

Subdivision corner  
● Property corner found  
○ Property corner set  
□ Computed location  
■ Solid iron pin  
□ Drill hole  
OT Open top pipe  
PT Pitch top pipe  
RB Rebar  
SLH Checked SDD  
PK Concrete nail  
(P) Record bearing/distance/scale  
(A) Measured bearing/distance  
(C) Calculated bearing/distance  
(S) Previous survey bearing/distance  
Set Corners: 5/8" x 24" rebar with orange cap stamped: "LS-587" unless otherwise noted on drawing

**BOUNDARYLINE SURVEYS**  
OEHME-NIELSEN & ASSOCIATES, INC.  
1334 Discovery Drive • Omaha, NE 68135 • (402) 334-2032 • fax: 334-3646

Alpine Village South Replat 1  
CLR Development  
7504 to 7920 South 84th Street  
La Vista, NE

Project **OMA149**  
Date **Jan. XX, 2020**

Field Book **330**  
Page **5**

Sheet **1 of 1**  
Scale **1" = 80'**

Drawn **SLH**  
Checked **SDD**

# FINAL PLAT

## Alpine Village South Addition Replat 1

Lots 1, 2 and 3

### Register of Deeds

**SURVEYOR'S CERTIFICATION:**  
I, Stephen L. Humphries, a licensed professional land surveyor, registered in compliance with the laws of the State of Nebraska, and that this plat meets or exceeds the "Minimum Standards for Surveys" adopted by the Nebraska State Board of Examiners for Land Surveyors. Further, I hereby certify that I have made a boundary survey of the subdivision described herein and that permanent markers will be set (or have been set) at all lot corners, angle points and at the ends of all curves within the subdivision to be known as Alpine Village South Addition Replat 1, being a replatting of Lots 21A1, 21A2, 22B, 22A1B and 22A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County described as follows:

A parcel of land located in Lots 21A1, 21A2, 22B, 22A1B and 22A1A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 21A1; thence along the East line of said Lot 21A1, Lot 21A2, and Lot 22B, said line being the West right-of-way line of 84th Street, 5.02 degrees 20 minutes 55 seconds E, 106.15 feet to the Northeast corner of Lot 22A1B; thence 5.02 degrees 20 minutes 55 seconds E, 133.40 feet to the Northwesterly corner of said Lot 22A1B; thence along the East line of said Lot 22A1B, S 02 degrees 21 minutes 05 seconds E, 126.18 feet; thence S 02 degrees 02 minutes 00 seconds W, 28.12 feet; thence S 87 degrees 30 minutes 06 seconds W, 136.05 feet; thence S 87 degrees 30 minutes 06 seconds W, 13.21 feet; thence S 02 degrees 21 minutes 13 seconds W, 11.80 feet to a point on the northeast right-of-way line of Granville Parkway, thence along Granville Parkway, N 27 degrees 16 minutes 06 seconds W, 103.44 feet to the beginning of a curve, to the left, concave northwesterly, having a radius of 105.63 feet; thence northwesterly along said curve, an arc length of 56.15 feet, to the left, having a chord bearing of N 78 degrees 54 minutes 53 seconds W, 56.15 feet, to the end of said curve; thence along the right-of-way line of Granville Parkway, N 27 degrees 16 minutes 06 seconds W, 103.44 feet to a point on the northeast right-of-way line of Granville Parkway, thence along Granville Parkway, N 56 degrees 48 minutes 39 seconds E, 330.15 feet to the Westwesterly corner of said Lot 22B; thence along the West line of said Lot 21A2, N 02 degrees 20 minutes 55 seconds E, 330.15 feet to the Northwest corner of said Lot 21A2, being the Southwest corner of said Lot 22A1A1; thence along the West line of said Lot 21A1, N 02 degrees 20 minutes 55 seconds E, 259.71 feet to a point on the North line of said Lot 21A1; thence along the North line of said Lot 21A1, N 87 degrees 21 minutes 14 seconds E, 105.10 feet to the POINT OF BEGINNING. Said parcel contains 3.81 acres, more or less.

XX/XX/2020  
Stephen L. Humphries LS-587  
Date

**OWNER DEDICATION:**  
I/we the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as ALPINE VILLAGE SOUTH REPLAT 1, an addition to the City of La Vista, Nebraska. Other public lands shown and not heretofore dedicated, if any, dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown herein.

Clifton Cole, President/Manager of CLR Development, LLC Date

**OWNER DEDICATION:**  
I/we the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as ALPINE VILLAGE SOUTH REPLAT 1, an addition to the City of La Vista, Nebraska. All Streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown herein.

Kenneth J. Denfeld, Trustee Date  
Trustees of Denfeld Revocable Living Trust

**OWNER DEDICATION:**  
I/we the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as ALPINE VILLAGE SOUTH REPLAT 1, an addition to the City of La Vista, Nebraska. All Streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown herein.

President/Manager, Clean Machine II, LLC Date

**REVIEW OF SARPY COUNTY SURVEYOR:**  
This plat, ALPINE VILLAGE SOUTH ADDITION REPLAT 1, was reviewed by the office of Sarpy County Public Works on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Sarpy County Public Works

### SARPY COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described by the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

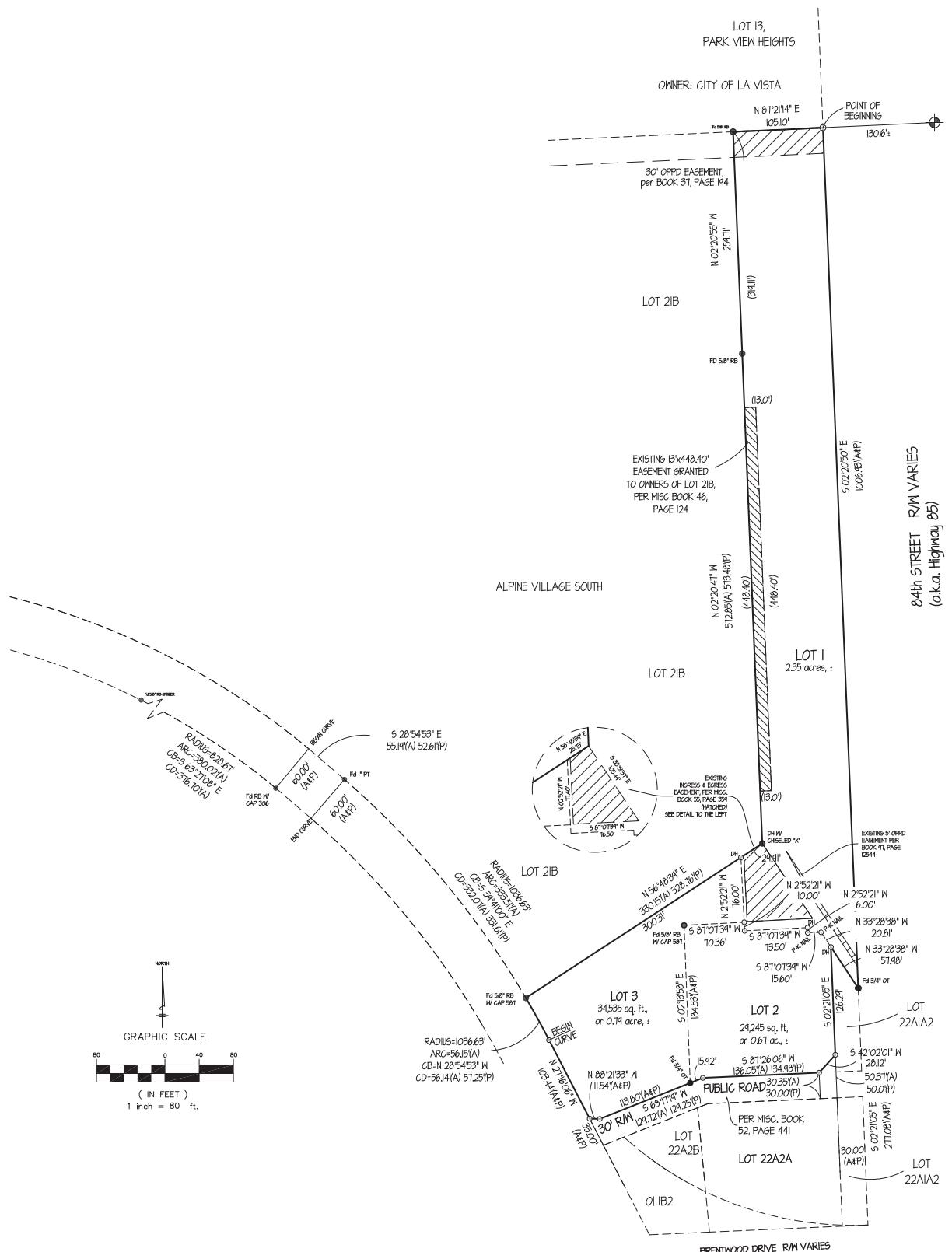
Sarpy County Treasurer Date

**BOUNDARYLINE SURVEYS**  
OEHME-NIELSEN & ASSOCIATES, INC.

Alpine Village South Replat 1  
CLR Development  
7504 to 7920 South 84th Street  
La Vista, NE

Project <b>OM449</b> Date <b>Jan. 21, 2020</b>	Field Book <b>336</b> Page <b>5</b>	Sheet <b>1 of 1</b> Scale <b>1" = 80'</b>	Drawn <b>SLH</b> Checked <b>SDD</b>	Subdivision corner <b>●</b> Property corner found <b>○</b> Property corner set <b>□</b> Computed location <b>⊕</b> Solid iron pin <b>PH</b> Drill hole	OT Open top pipe <b>PT</b> Pitch top pipe <b>RB</b> Rebar <b>SI</b> Solid iron pin <b>PK</b> Concrete nail	OT Open top pipe <b>PT</b> Pitch top pipe <b>(A)</b> Measured bearing/distance <b>(C)</b> Calculated bearing/distance <b>(S)</b> Previous survey bearing/distance <b>Set</b> Corners: 5/8" x 24" rebar with orange cap stamped: "LS-587" unless otherwise noted on drawing
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THIS PROPERTY IS SUBJECT TO EASEMENTS  
AND RIGHTS-OF-WAY OF RECORD



E14 SEC. 15  
THIN ROSE  
(SHOWN FOR  
ILLUSTRATION  
PURPOSES  
ONLY)

POINT  
OF  
BEGINNING

LOT 1B,  
PARK VIEW HEIGHTS

OWNER: CITY OF LA VISTA

N 81°21'14" E  
105.10'

POINT OF  
BEGINNING

180.6'

30' OPPD EASEMENT,  
per BOOK 31, PAGE 144

N 02°20'55" W  
254.11'

(3.0')

LOT 2B

FD 50' RB

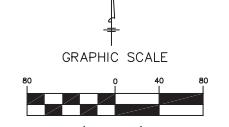
(3.0')

EXISTING 13'x48.40'  
EASEMENT GRANTED  
TO OWNERS OF LOT 2B,  
per MISC BOOK 46,  
PAGE 124

N 02°20'47" W  
572.50' (AP)

(44.84')

84TH STREET RM VARIES  
(a.k.a. Highway 95)



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