

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
JUNE 16, 2020 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
ALPINE VILLAGE SOUTH ADDITION REPLAT 1 CLR DEVELOPMENT, LLC NORTHWEST OF 84 <sup>TH</sup> ST & BRENTWOOD DR	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSISTANT PLANNER

**SYNOPSIS**

A resolution has been prepared to approve a replat for three previously developed properties totaling approximately 3.81 acres generally located northwest of the intersection of 84<sup>th</sup> Street and Brentwood Drive, for the purpose of adjusting the property lines. The new lots will be known as Lots 1-3 Alpine Village South Addition Replat 1.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A resolution has been prepared to approve 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. Part of the access driveway and parking lot for the southernmost retail strip center on Lots 22B and 21A2 Alpine Village South currently sits on part of the neighboring lots containing the car wash and Godfather's Pizza restaurant. This replat has been arranged by the property owners for the three existing lots to adjust the property lines and correct this issue.

The La Vista Planning Commission met on May 21, 2020 to review the proposal and voted unanimously to recommend approval of the replat to City Council. A more detailed staff report is attached.

## RESOLUTION NO.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE REPLAT FOR LOTS 21A1, 21A2, 22B, 22A1B, & 22A1A1 ALPINE VILLAGE SOUTH & OUTLOT 1A1 GRANVILLE SOUTH, TO BE REPLATTED AS LOTS 1 THROUGH 3 ALPINE VILLAGE SOUTH ADDITION REPLAT 1, A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a replat for Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South, to be replatted as Lot 1 through 3 Alpine Village South Addition Replat 1; and

WHEREAS, the City Engineer has reviewed the replat; and

WHEREAS, on May 21, 2020, the La Vista Planning Commission reviewed the replat and unanimously voted to recommended approval to the La Vista City Council;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the replat for Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South, to be replatted as Lot 1 through 3 Alpine Village South Addition Replat 1, a subdivision located in the Northeast Quarter of the Southeast Quarter of Section 15, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, generally located northwest of the intersection of 84th Street and Brentwood Drive be, and hereby is, approved.

PASSED AND APPROVED THIS 16TH DAY OF JUNE, 2020.

CITY OF LA VISTA

ATTEST:

\_\_\_\_\_  
Douglas Kindig, Mayor

\_\_\_\_\_  
Pamela A. Bueth, CMC  
City Clerk



CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBERS: PRP20-0001;

FOR HEARING OF: JUNE 16, 2020  
REPORT PREPARED ON: MAY 27, 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:**

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
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 – Replats

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. **PLANNING COMMISSION RECOMMENDATION – REPLAT:**

The Planning Commission unanimously voted to recommend 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.

VII. **ATTACHMENTS TO REPORT:**

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

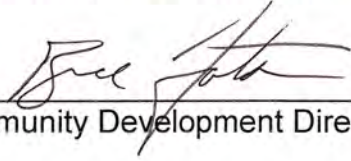
VIII. **COPIES OF REPORT SENT TO:**

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



5/27/2020

Prepared by: Assistant Planner



5/26/2020

Community Development Director

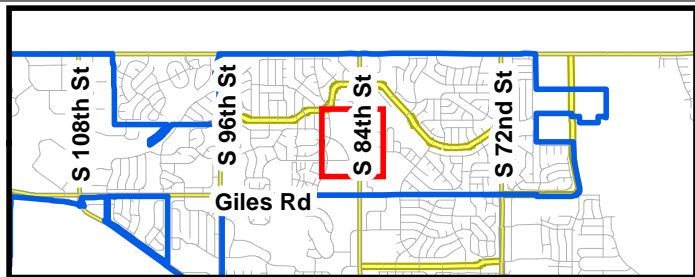
Date

I:\Community Development\Planning Department\City Council\Staff Reports\2020\PRP20-0001 - Alpine Village South Addition Replat  
1.docx





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, Hateh, 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

[www.cityoflavista.org](http://www.cityoflavista.org)  
[info@cityoflavista.org](mailto:info@cityoflavista.org)



FINAL PLAT  
Alpine Village South Addition Replat 1  
Lots 1, 2 and 3

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

Add whats in parenthesis

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 hereon 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 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, 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 84<sup>th</sup> Street, S 02 degrees 20 minutes 50 seconds E, 1066.93 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 58 seconds W, 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, 28.17 feet; thence S 42 degrees 02 minutes 01 seconds West, 28.17 feet; thence S 87 degrees 26 minutes 06 seconds W, 136.05 feet; thence S 68 degrees 17 minutes 09 seconds W, 129.72 feet; thence N 80 degrees 31 minutes 33 seconds W, 11.84 feet to a point on the northerly right-of-way line of Granville Parkway; thence along said Granville Parkway, N 37 degrees 16 minutes 06 seconds W, 103.44 feet the beginning of a curve, to the left, concave southwesterly, having a radius of 1036.63 feet; thence northwesterly along said curve, an arc length of 56.15 feet, and having a chord bearing of N 28 degrees 54 minutes 53 seconds W, 56.14 feet, to the end of said curve; thence leaving the northerly right-of-way of said Granville Parkway, and along the southerly line of Lot 21B, said Alpine Village South, N 56 degrees 48 minutes 57 seconds E, 339.15 feet to the westerly corner of said Lot 22B; thence along the West line of said Lot 21A2, N 40 degrees 20 minutes 22 seconds W, 572.85 feet to the Northwest corner of said Lot 21A2, being the Southwest corner of said Lot 221A; thence along the West line of said Lot 21A1, 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 21 minutes 14 seconds E, 105.10 feet to the POINT OF BEGINNING. Said parcel contains 3.81 acres, more or less.

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 subdivided, 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 hereon.

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 subdivided, said real estate in accordance with this plat.

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Kenneth J. Denfeld, Trustee Date  
Trustees of Denfeld Revocable Living Trust Pamela A. Denfeld, Trustee 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 subdivided, said real estate in accordance with this plat.

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President/Manager, Clean Machine II, LLC Date

Mayor  
ATTEST: City Clerk

REVIEW OF SARPY COUNTY SURVEYOR/ENGINEER

This plat, ALPINE VILLAGE SOUTH ADDITION REPLAT 1, was review 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

DEVELOPER/OWNERS:

CLR DEVELOPMENT  
14804 West 114th Terrace  
Lenexa, Kansas 66215  
913-530-8671  
(owner of proposed Lot 1)

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

Clean Maching 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@boundarylinesurveys.com

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

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COUNTY OF SARPY )

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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

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.

- There will be no grading or phasing plans with this project.
- There are no known plans to substantially change the layout of existing buildings and/or parking.
- There are approximately 126 parking spaces on total property.
- Total building coverage on proposed subdivision is approximately 11.7%.
- All buildings are one-story.
- Bearings and distances derived from Sokkia GPS RTK Rover and Nebraska State Planes coordinate system, NAD 84 data, converted from gird to ground.

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

NOTE:

LEGEND:

Pins set?



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

Project  
CLR144  
Jan. 21, 2020  
REV:

Field Book  
336  
Page  
5

Sheet  
1 of 1  
Scale  
1" = 80'

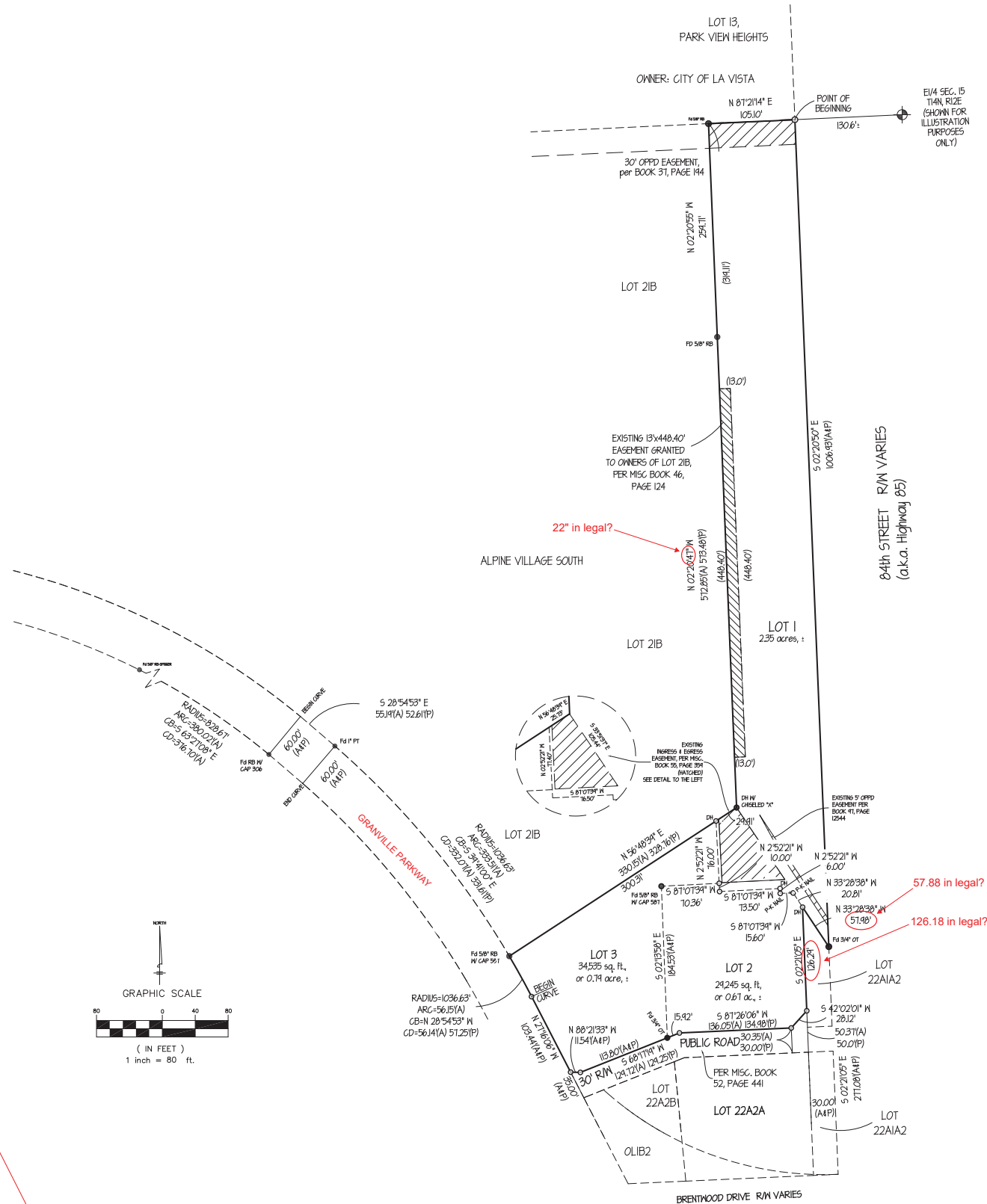
Drawn  
SLH  
Checked  
SDD

Subdivisional corner  
Property corner found  
Property corner set  
Computed location  
DH Hole

OT Open top pipe  
PT Pitch top pipe  
RB Rebar  
SI Solid iron pin  
PK Concrete nail

(P) Record bearing/distance  
(A) Measured bearing/distance  
(C) Calculated bearing/distance  
(S) Previous survey bearing/distance  
Set Corners: 5/8"x24" rebar with orange cap stamped: "LS-581" unless otherwise noted on drawing

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



Preliminary Plat  
for major subdivision  
Alpine Village South Addition Replat 1  
Lots 1, 2 and 3

Put in title block.

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

1 DISTANCE DIFFERENCE  
FROM THE LEGAL  
3-18-2020  
TT

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:

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SURVEYOR'S CERTIFICATION:

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision as required by Sections 81-8108 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.

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

NOTE:

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%

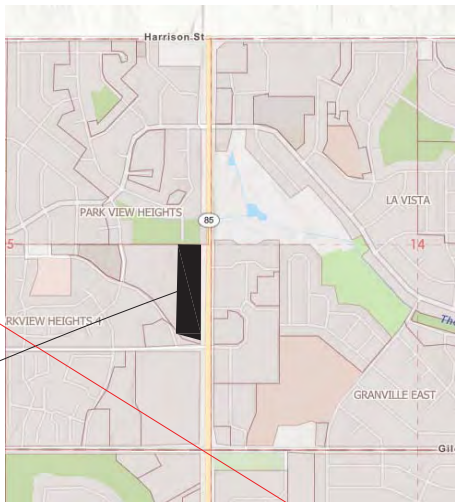
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Lot areas:

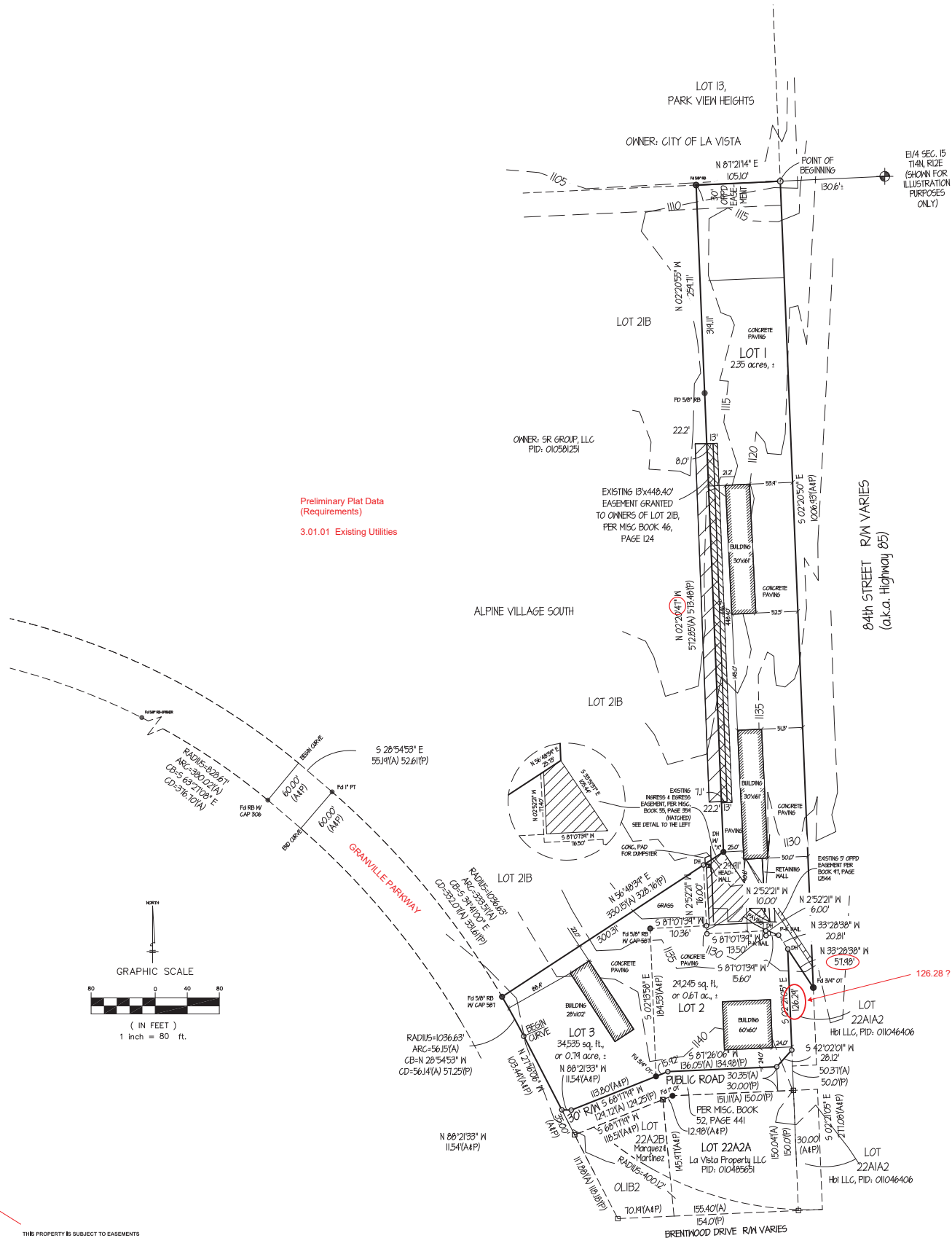
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Lot 3	34,535 sq. ft.	0.79 of an acre
	166,146 sq. ft.	3.81 acres



Vicinity Map

Preliminary Plat Data  
(Requirements)

3.01.01 Existing Utilities



DEVELOPER/OWNERS:

CLR DEVELOPMENT  
14804 West 114th Terrace  
Lenexa, Kansas 66215  
913-630-8671  
(owner of proposed Lot 1)

Kenneth L. and Pamela A. Denfield  
11280 NW East Road  
Portland, Oregon 97229  
(owner of proposed Lot 2)

Clean Maching 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@boundarylinesurveys.com



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

Project  
04/144  
Date  
Jan. XX, 2020  
REV:

Field Book  
336  
Page  
5

Sheet  
1 of 1  
Scale  
1" = 80'

Drawn  
SLH  
Checked  
SDD

Subdivisional corner  
● Property corner found  
○ Property corner set  
□ Computed location  
DH Drill hole

OT Open top pipe  
PT Pinch top pipe  
RB Rebar  
SI Solid iron pin  
PK Concrete nail

(P) Record bearing/distance  
(A) Measured bearing/distance  
(C) Calculated bearing/distance  
(S) Previous survey bearing/distance  
Set Corners: 5/8"x24" rebar with orange cap stamped: "LS-587"  
unless otherwise noted on drawing

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



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, 21B, 22A1A, and 22A1A1, all located in Alpine Village South, an addition to the City of La Vista, Nebr. 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, S 00 degrees 20 minutes 50 seconds E, 1006.93 feet to the Northeast corner of Lot 22A1A2, said Alpine Village South, thence along the easterly line of said Lot 22A1A2, N 13 degrees 28 minutes 38 seconds W, 57.98 feet to the southeasterly corner of said Lot 22A1B; thence along the East line of said Lot 22A1B, S 02 degrees 31 minutes 00 seconds E, 126.28 feet; thence S 47 degrees 02 minutes 01 seconds West, 28.12 feet; thence S 87 degrees 26 minutes 06 seconds W, 136.65 feet; thence S 68 degrees 17 minutes 19 seconds W, 129.72 feet; thence N 04 degrees 21 minutes 33 seconds W, 11.58 feet to a point on the westerly right-of-way line of Overville Parkway; thence along said Overville Parkway, N 27 degrees 16 minutes 06 seconds W, 103.44 feet to the beginning of a curve, to the left, measure westerly, having a radius of 1036.63 feet; thence northwesterly along said curve, an arc length of 56.15 feet, said having a chord bearing of N 28 degrees 54 minutes 53 seconds W, 56.14 feet, to the end of said curve; thence along the northerly right-of-way line of said Overville Parkway, and along the westerly line of Lot 21B, said Alpine Village South, N 65 degrees 48 minutes 39 seconds E, 138.15 feet to the westerly corner of said Lot 22B; thence along the West line of said Lot 21A2, N 03 degrees 20 minutes 47 seconds W, 572.85 feet to the Northeast corner of said Lot 21A2, being the Southeast corner of said Lot 22A1A1; thence along the West line of said Lot 21A1, N 02 degrees 20 minutes 55 seconds W, 299.71 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, 145.10 feet to the POINT OF BEGINNING. Said parcel contains 3.81 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision as required by Sections 81-8108 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.

Stephen L. Humphries LS-587  
Date

XXXX/2020  
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.	

- There will be no grading or phasing plans with this project.
- There are no known plans to substantially change the layout of existing buildings and/or parking.
- There are approximately 126 parking spaces on total property.
- Total building coverage on proposed subdivision is approximately 11.7%.
- All buildings are one-story.
- Bearings and distances derived from Sokkia GPS-RTK tower and Nebraska State Plane coordinate system, NAD 83 data, converted from grid to ground.
- City of La Vista Sewer Department maintains the sewer systems that service these lots and subdivision.
- 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

DEVELOPER/OWNERS:

CLR DEVELOPMENT  
14804 West 114th Terrace  
Lenexa, Kansas 66215  
913-530-8871  
(owner of proposed Lot 1)

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

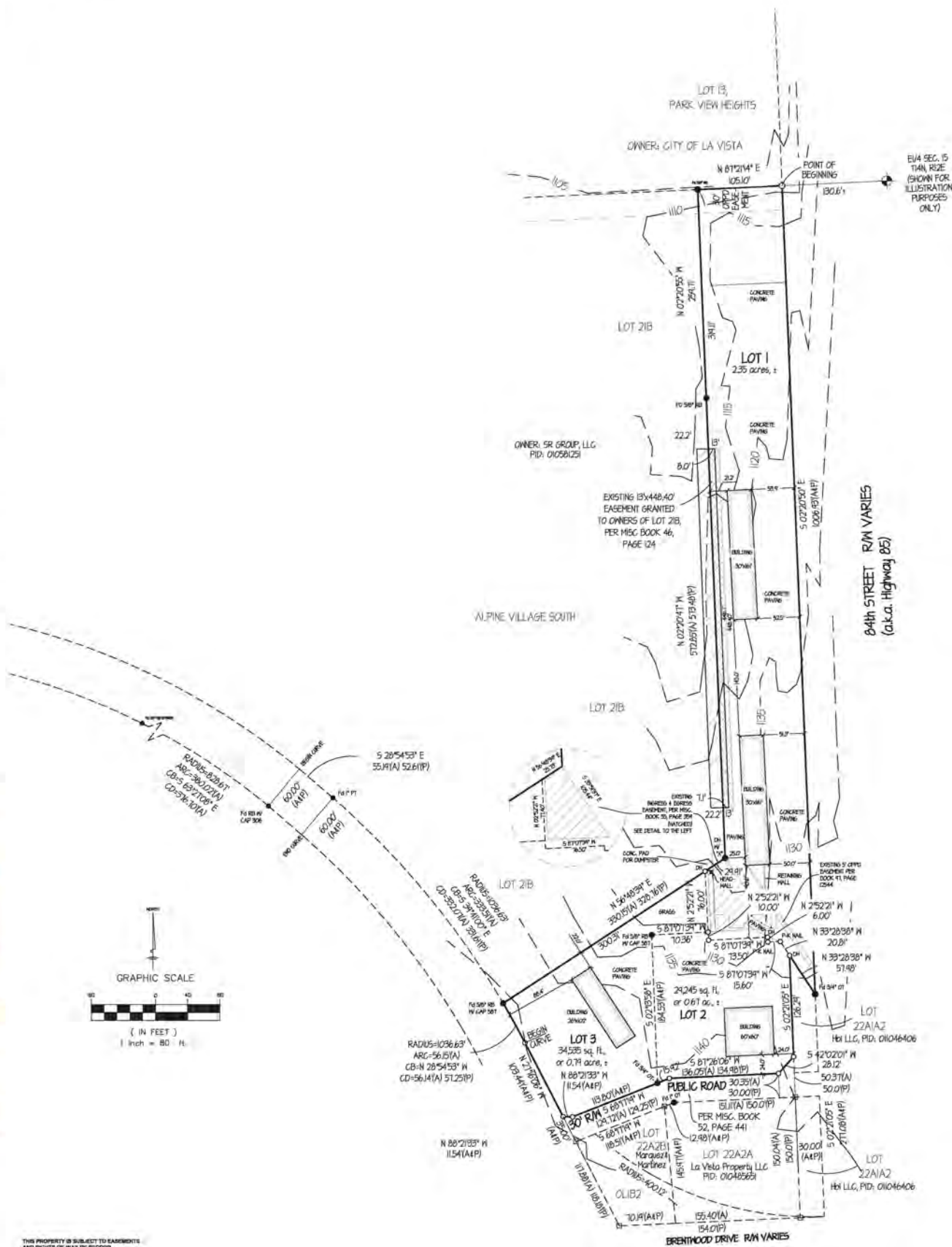
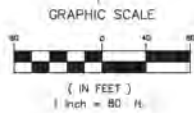
Olson Machine II, LLC  
8720 So. 119th Plaza  
Omaha, NE 68137  
(owner of proposed Lot 3)

SURVEYOR:

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



Vicinity Map



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

FINAL PLAT  
Alpine Village South Addition Replat 1  
Lots 1, 2 and 3

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 hereon 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 221A1, 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 221A1, 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 84<sup>th</sup> Street, S 02 degrees 20 minutes 50 seconds E, 1066.93 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 58 seconds W, 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 01 seconds West, 28.12 feet; thence S 87 degrees 26 minutes 06 seconds W, 136.05 feet; thence S 68 degrees 17 minutes 09 seconds W, 129.72 feet; thence N 80 degrees 51 minutes 33 seconds W, 11.84 feet to a point on the northerly right-of-way line of Granville Parkway; thence along said Granville Parkway, N 37 degrees 16 minutes 06 seconds W, 103.44 feet the beginning of a curve, to the left, concave southwesterly, having a radius of 1056.63 feet; thence northwesterly along said curve, an arc length of 56.15 feet, and having a chord bearing of N 28 degrees 54 minutes 53 seconds W, 56.14 feet, to the end of said curve; thence leaving the northerly right-of-way of said Granville Parkway, and along the southerly line of Lot 21B, said Alpine Village South, 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 22 seconds W, 572.85 feet to the Northwest corner of said Lot 21A2, being the Southwest corner of said Lot 221A1; thence along the West line of said Lot 21A1, 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 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 subdivided, 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, 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 hereon.

Giffon 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 subdivided, 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.

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Kenneth J. Denfeld, Trustee Date Pamela A. 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 subdivided, 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.

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President/Manager, Clean Machine II, LLC Date

REVIEW OF SARPY COUNTY SURVEYOR

This plat, ALPINE VILLAGE SOUTH ADDITION REPLAT 1, was review 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

DEVELOPER/OWNERS:

CLR DEVELOPMENT  
14804 West 114th Terrace  
Lenexa, Kansas 66215  
913-530-8671  
(owner of proposed Lot 2)

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

Clean Maching 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@boundarylinesurveys.com

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.

- There will be no grading or phasing plans with this project.
- There are no known plans to substantially change the layout of existing buildings and/or parking.
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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

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 Deputy Community Development Director 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

Deputy Community Development Director

BOUNDARYLINE SURVEYS  
OEHME-NIELSEN & ASSOCIATES, INC.  
13514 Discovery Drive - Omaha, NE 68137 (402) 334-2032 - fax 334-9446

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

Project  
09/14/24  
Jan. 21, 2020  
REV:

Field Book  
336  
Page  
5

Sheet  
1 of 1  
Scale  
1" = 80'

Drawn  
SLH  
Checked  
SDD

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Set Corners: 5/8"x24" rebar with orange cap stamped: "LS-587" unless otherwise noted on drawing

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