



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

**PLANNING COMMISSION AGENDA  
JANUARY 7, 2021 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – December 10, 2020***
- 3. *Old Business***
- 4. *New Business***
  - A. *Final Plat – Lot 1 I-80 Business Park 2<sup>nd</sup> Addition – Dorwill, LLC***
    - i. *Staff Report – Chris Solberg***
    - ii. *Recommendation***
- 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**  
**DECEMBER 10, 2020 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, December 10, 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: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Mike Circo, Jason Dale, John Gahan, Kathleen Alexander, and Josh Frey. Members absent were: Patrick Coghlan and Harold Sargus. Also, in attendance were Chris Solberg, Deputy Community Development Director; Pat Dowse, City Engineer; and Meghan Engberg, Permit Technician.

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.

**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 – November 19, 2020**

*Gahan* moved, seconded by *Malmquist* to approve the November 19th minutes. **Ayes: Krzywicki, Dale, Wetuski, Circo, Frey, and Malmquist. Nays: None. Abstain: Gahan and Alexander. Absent: Coghlan and Sargus. Motion Carried, (6-0-2)**

**3. Old Business**

None.

**4. New Business**

**A. Preliminary Plat – Lot 1 I-80 Business Park 2<sup>nd</sup> Addition – Dorwill, LLC**

- i. **Staff Report – Christopher Solberg, AICP:** Solberg stated that the applicant, Dorwill, LLC, is asking for a Preliminary Plat for Lot 1 I-80 Business Park 2<sup>nd</sup> Addition and 2 pieces of former DOT Right of Way near I-80 in the I-80 Business Park 2<sup>nd</sup> Addition Replat 1. This area is Northwest of the intersection of S. 118<sup>th</sup> St. and Harry Anderson Avenue.

Solberg said that this is the first step of many for them to develop the property. Staff recommends approval of the Preliminary Plat for Lot 1 I-80 Industrial Park 2<sup>nd</sup>

Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance.

Krzywicki asked if the location of the single entrance into the property would cause any issues in relation to the intersection.

Solberg said that he isn't sure of the distance, but it's the best location. They were requested to go from Harry Anderson Ave. and turn directly onto the property that way. He said that there probably isn't enough queuing down there off of 118<sup>th</sup> St. to cause concern about traffic coming in and out and entering into that queue.

Richard Essi, the applicant said that he is requesting the lots be combined and offered to answer any questions the Commission may have.

- ii. **Recommendation:** Gahan moved, seconded by Malmquist, to recommend approval of the Preliminary Plat for lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations and Zoning Ordinance. **Ayes: Krzywicki, Dale, Wetuski, Alexander, Dale, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Coghlan and Sargus. Motion Carried, (8-0)**

**B. Conditional Use Permit – 7423 S 139<sup>th</sup> St. – Black Sage Arms, LLC**

- i. **Staff Report – Christopher Solberg, AICP:** Solberg stated that the applicant, Black Sage Arms, LLC, is requesting a Conditional Use Permit for a home occupation for a gunsmithing business on Lot 29 Stonybrook South, generally located at the intersection of S. 139<sup>th</sup> St. and Margo St. Staff recommends approval of the Conditional Use Permit for Lot 29 Stonybrook South, subject to any revisions deemed necessary by the City Attorney, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

- ii. **Public Hearing; Wetuski opened the Public Hearing.**

The applicant, Louis Wagner, spoke on behalf of his request. He said that he has been in business for 13 years selling various parts and pieces having to do with firearms. He said that he is currently working on his certification for gunsmithing. Wagner said that he does have the equipment at his home and that he is trying to take his hobby to the next level. He said that there will not be any signage or anything to detract from the neighborhood. Wagner also said that he has 3 active security cameras, one is monitored by ADT and he is working with the Fire Marshall to make sure everything is set up properly. He then invited the Commission to ask any questions they may have.

Malmquist asked how long he had been gunsmithing.

Wagner said that he is not currently gunsmithing because he is working towards getting his license, but he has about 30 years of experience with firearms. He said that he wants to teach new firearm owners how to care for them and use them properly.

Frey brought up that there was a neighbor that didn't sign and asked if there was a reason they didn't sign.

Wagner said that the neighbor didn't want to sign. He said that they didn't object to the business, they just didn't want their signature on there.

**Wetuski closed the Public Hearing as no members of the public came forward.**

- iii. **Recommendation:** Frey moved, seconded by Alexander, to recommend approval of the Conditional Use Permit for Lot 29 Stonybrook South, subject to any revisions deemed necessary by the City Attorney, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance. **Ayes: Krzywicki, Dale, Wetuski, Alexander, Dale, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Coghlan and Sargus. Motion Carried, (8-0)**

#### **C. 2021 Review Schedule**

- i. **Recommendation:** Krzywicki moved, seconded by Malmquist to approve the 2021 Review Schedule as presented. **Ayes: Krzywicki, Dale, Wetuski, Alexander, Dale, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Coghlan and Sargus. Motion Carried, (8-0)**

#### **5. Comments from the Floor**

No members of the public were present.

#### **6. Comments from the Planning Commission**

Gahan asked about the grading work being done on the East side of 108<sup>th</sup> St.

Solberg said that Rotella's purchased the McKesson building, and they are adding on to it as well as creating an overpass between Rotella's and McKesson's with a conveyor belt inside of it. He said that the addition to the McKesson's building is for cold storage.



**7. Comments from the Staff**

Solberg thanked the Commission for adjusting to this whole process we are going through and to be prepared for more adjustments that may be coming down the road. He also said that Echo Hills is currently under construction and that the new Casey's off of Harrison just opened today.

**8. Adjournment**

Wetuski adjourned the meeting at 6:48 p.m.

Reviewed by Planning Commission:

---

Planning Commission Secretary

---

Planning Commission Chair

---

Date



## **AGENDA ITEM 4A**

**Final Plat—Lot 1 I-80 Business Park 2nd Addition  
Replat 1—Dorwill, LLC**





**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PSFP20-0002;

FOR HEARING OF: JANUARY 7, 2021  
REPORT PREPARED ON: DECEMBER 21, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Dorwill, LLC  
Attn: Richard Essi  
8231 S. 107<sup>th</sup> Street  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Dorwill, LLC  
8231 S. 107<sup>th</sup> Street  
La Vista, NE 68128

**C. LOCATION:** Northwest of the intersection of S. 118<sup>th</sup> Street and Harry Anderson Avenue;

**D. LEGAL DESCRIPTION:** Lot 1 I-80 Business Park 2<sup>nd</sup> Addition, Pt Harry Andersen Ave Adj To Lot 1-80 Business Park 2<sup>nd</sup> Addition, and Pt State Row Adj To Lot 1 I-80 Business Park 2<sup>nd</sup> Addition.

**E. REQUESTED ACTION(S):** Approval of a Final Plat to combine Lot 1 I-80 Business Park 2<sup>nd</sup> Addition with two small pieces of former right-of-way sold by the State of Nebraska in 2019 to create Lot 1 I-80 Business Park 2<sup>nd</sup> Addition Replat 1.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District).

**G. PURPOSE OF REQUEST:** Create a larger parcel to allow for the potential development of a 2,800 square foot industrial building with two tenant bays. One bay would be used by the owner and one would be leased out.

**H. SIZE OF SITE:** 29,564 square feet (0.68 acres).

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes downward to the south 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                                  | NA; Interstate 80 Right of Way     | NA; Interstate 80 Right of Way  | Interstate-80                                   |
| East                                   | Industrial                         | I-1 Light Industrial, Gateway Corridor District (Overlay District)  | Vacant land                                     |
| South                                  | Industrial                         | I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District) | Progressive Casualty Insurance Company Building |
| West                                   | Industrial                         | I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District) | Interstate-80                                   |

**C. RELEVANT CASE HISTORY:**

1. Dorwill, LLC submitted an application on August 4, 2020 to the La Vista Board of Adjustment for three variances from setback requirements in the La Vista Zoning Ordinance, noting the hardships associated with the small buildable area on the lots in question and a utility easement that runs through them. The La Vista Board of Adjustment granted the following three variances from Section 5.13.05 of the La Vista Zoning Ordinance to Dorwill, LLC on September 2, 2020:
  - i. Front yard setback along S. 118<sup>th</sup> Street reduced from 35 feet to 30 feet;
  - ii. Removal of the 60 foot setback requirement for front yards with parking in the front of the property; and
  - iii. Reduction in the side yard setback along the west lot line from 30 feet to 15 feet.

**D. APPLICABLE REGULATIONS:**

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain District (Overlay District)
4. Section 7.17 of the Zoning Regulations – Landscaping Requirements
5. Article 8 of the Zoning Regulations – Board of Adjustment

### III. ANALYSIS

A. **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map designates this property for industrial development. This proposal is consistent with the comprehensive plan.

B. **OTHER PLANS:** N/A.

C. **TRAFFIC AND ACCESS:**

1. The property will have driveway access off of S 118<sup>th</sup> Street.
2. No future direct access shall be permitted onto Harry Anderson Avenue.
3. Vehicle traffic to the site will be very limited. The owner intends to use one of the two bays to store equipment and supplies for his construction business, RE Contracting. The owner also anticipates leasing the adjacent bay for a similar, low traffic generating use.
4. The minimum distance between the edge of a sidewalk and the curb shall be six (6) feet, per Section 4.2 of La Vista's Subdivision Regulations. The applicant has requested a waiver from Section 4.2 of the Subdivision Regulations to allow for a reduction in this distance for a section of the sidewalk on the northeast corner of the property due to site and elevation constraints. Section 8.01 of La Vista's Subdivision Regulations authorizes the Planning Commission to recommend and the City Council to grant waivers from the subdivision regulations after determining the following:
  - i. There are unique circumstances or conditions affecting the property that are not merely for the convenience or profit of the Subdivider;
  - ii. The waivers are necessary for the reasonable and acceptable development of the property in question; and
  - iii. The granting of the waivers will not be detrimental to the public or injurious to adjacent and nearby properties.

Staff find the waiver request reasonable as setting the sidewalk to the minimum 6' offset from the back of the curb would be difficult due to the existing terrain and topography. The City Engineer is working with the applicant to determine an appropriate distance for the sidewalk offset in the event that the waiver request is granted.

**D. UTILITIES:**

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

**E. PARKING REQUIREMENTS:**

1. Any future development on Lot 1 I-80 Business Park 2<sup>nd</sup> Addition Replat 1 will be required to meet La Vista's parking requirements.

**IV. REVIEW COMMENTS:**

- A. The building design for the proposed 2,800 square foot industrial flex building is currently under review through the City's design review process as required for developments within the Gateway Corridor Overlay District. The applicant has received initial comments from the City's third-party design review architect.
- B. Prior to issuance of final building permits, the applicant will need to submit a full drainage study for review by the City Engineer. The applicant will also need to gain approval of the FAA due to the proximity of the site to the Millard Airport.
- C. Stormwater management fees and sewer connection fees will be paid with permit fees when the building permits are issued.

**V. STAFF RECOMMENDATION – FINAL PLAT:**

Staff recommends approval of the Final Plat for Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance.

**VI. STAFF RECOMMENDATION – WAIVER FROM SECTION 4.2 OF LA VISTA'S SUBDIVISION REGULATIONS:**

Staff recommends approval of the waiver from Section 4.2 of the Subdivision Regulations to allow for a reduction in the six-foot sidewalk offset requirement for the northeast corner of Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1.

**VII. ATTACHMENTS TO REPORT:**

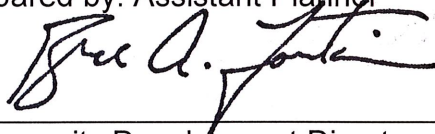
- A. Vicinity Map
- B. Review Letters
- C. Final Plat

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

- A. Rich Essi, Dorwill, LLC
- B. Public Upon Request



Prepared by: Assistant Planner

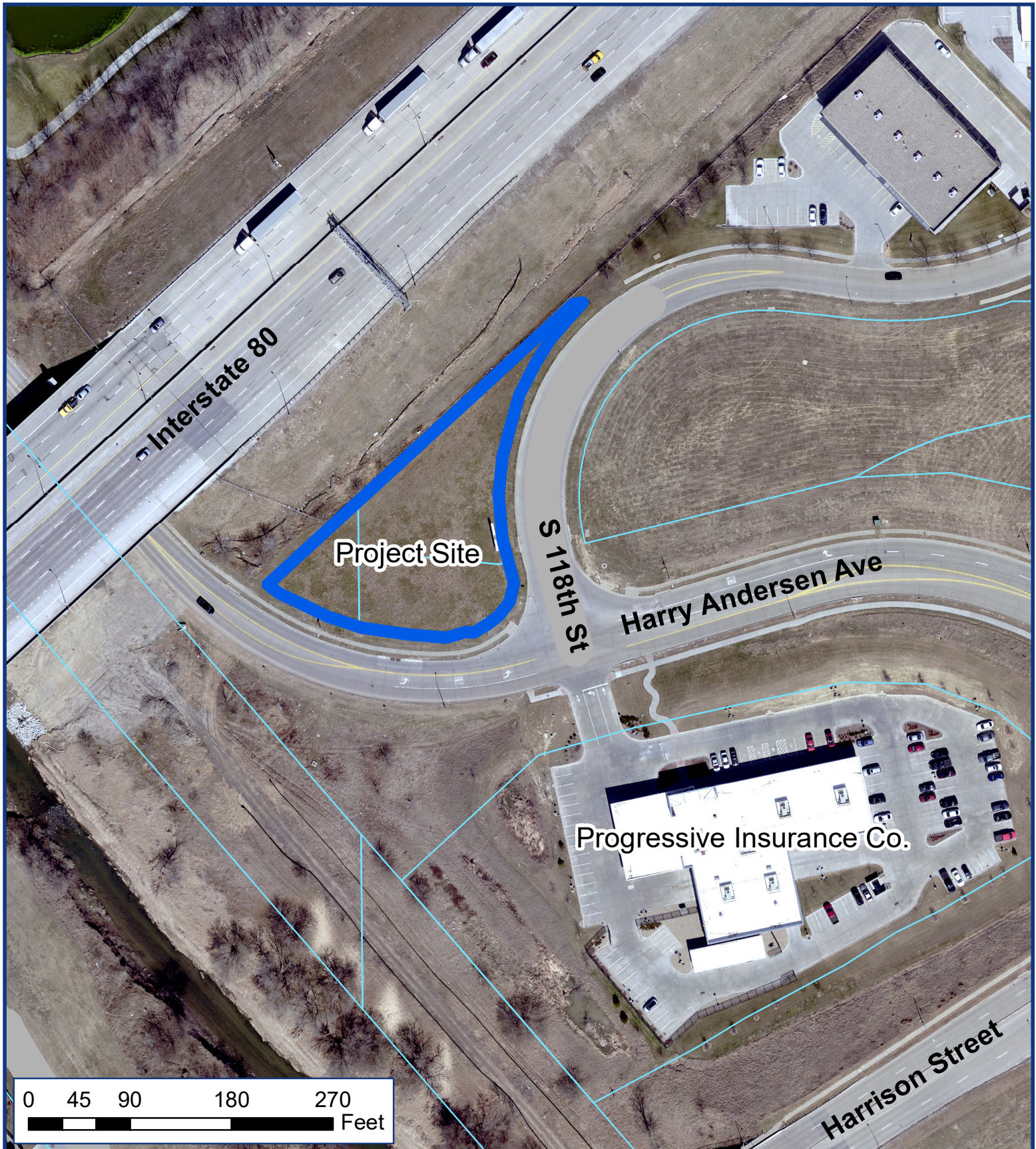


12-29-2020

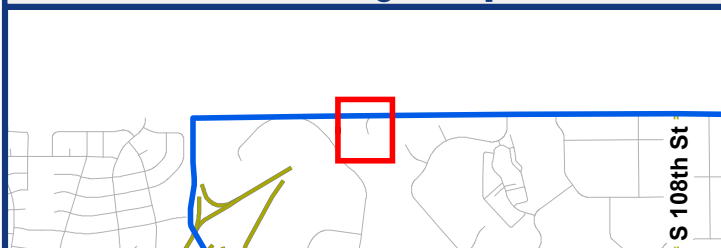
Community Development Director

Date





## Final Plat Vicinity Map



**Dorwill, LLC**  
**Lot 1 I-80 Business Park 2nd Add.**

12/21/2020 CB







October 14, 2020

Dorwill, LLC  
Attn: Rich Essi  
8231 S 107<sup>th</sup> Street  
La Vista, NE 68128

RE: Final Plat – Initial Review  
I-80 Business Park 2<sup>nd</sup> Addition Replat 1

Mr. Essi,

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

1. Section 3.05.11 – Please revise the dedication block to be consistent with Section 10.01 of La Vista’s Subdivision Regulations.
2. Section 3.05.12 – Please revise the County Treasurer block to be consistent with Section 10.07 of La Vista’s Subdivision Regulations.
3. Section 3.05.14 – Please revise the City Council block to be consistent with Section 10.04 of La Vista’s Subdivision Regulations.
4. Section 3.05.18 – If a lending institution is part of the transaction, an approval block should be provided for the institution as well.
5. General comment – Please remove the City Engineer Title Block. The City Engineer’s signature is not required.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 **P**  
402.331.4375 **F**

**Community Development**  
8116 Park View Blvd.  
402.593.6400 **P**  
402.593.6445 **F**

**Library**  
9110 Giles Rd.  
402.537.3900 **P**  
402.537.3902 **F**

**Police**  
7701 S. 96th St.  
402.331.1582 **P**  
402.331.7210 **F**

**Public Works**  
9900 Portal Rd.  
402.331.8927 **P**  
402.331.1051 **F**

**Recreation**  
8116 Park View Blvd.  
402.331.3455 **P**  
402.331.0299 **F**

6. General Comment – No direct access to Harry Anderson Avenue will be permitted. Please add a statement to plat document.
7. General Comment - Please reference the attached letter from the Sarpy County Surveyor and make the corrections as necessary.
8. General Comment – Please keep in mind that the building design will need to be approved through the City's Design Review process prior to application for building permits.

Please submit 3 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

If you have any questions regarding these comments, please feel free to contact me at any time. Thank you,



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

cc: Christopher Solberg, Deputy Community Development Director  
Bruce Fountain, Community Development Director  
Pat Dowse, City Engineer  
Jeff Daharsh, Cornerstone Surveying, LLC  
Roger Doehling, LYNC Architecture

Enclosure



November 4, 2020

Dorwill, LLC  
Attn: Rich Essi  
8231 S 107<sup>th</sup> Street  
La Vista, NE 68128

RE: Final Plat – Second Review  
I-80 Business Park 2<sup>nd</sup> Addition Replat 1

Mr. Essi,

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

1. Section 3.05.01 – Please make the name of the subdivision in emboldened text.
2. Section 3.05.11 – If there are no mortgage holders, a statement from the title company is to be provided. Otherwise, if there is a lending institution, please add a lending institution title block per Section 3.05.18.
3. Section 10.04 – The “Acceptance by La Vista City Council” approval block reads “in accordance with the State Statues of Nebraska”, please change the word Statues to Statutes.
4. General Comment: Please also include the variance details that you included in the Preliminary Plat Site Paving Plan in the notes section on the Final Plat.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

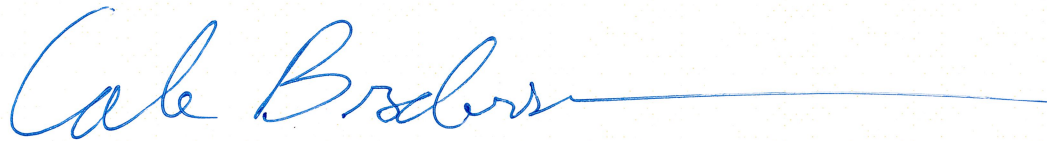
**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F



Please resubmit digitally to the City for further review. If you are able to resubmit by Tuesday, November 10<sup>th</sup> and adequately address these comments, this item may be placed on the Planning Commission Agenda for the November 19<sup>th</sup>, 2020 meeting. If this timeline is not feasible or if there are remaining items, the next Planning Commission meeting will be on December 3, 2020.

If you have any questions regarding these comments or the timeline, please feel free to contact me at any time. Thank you,

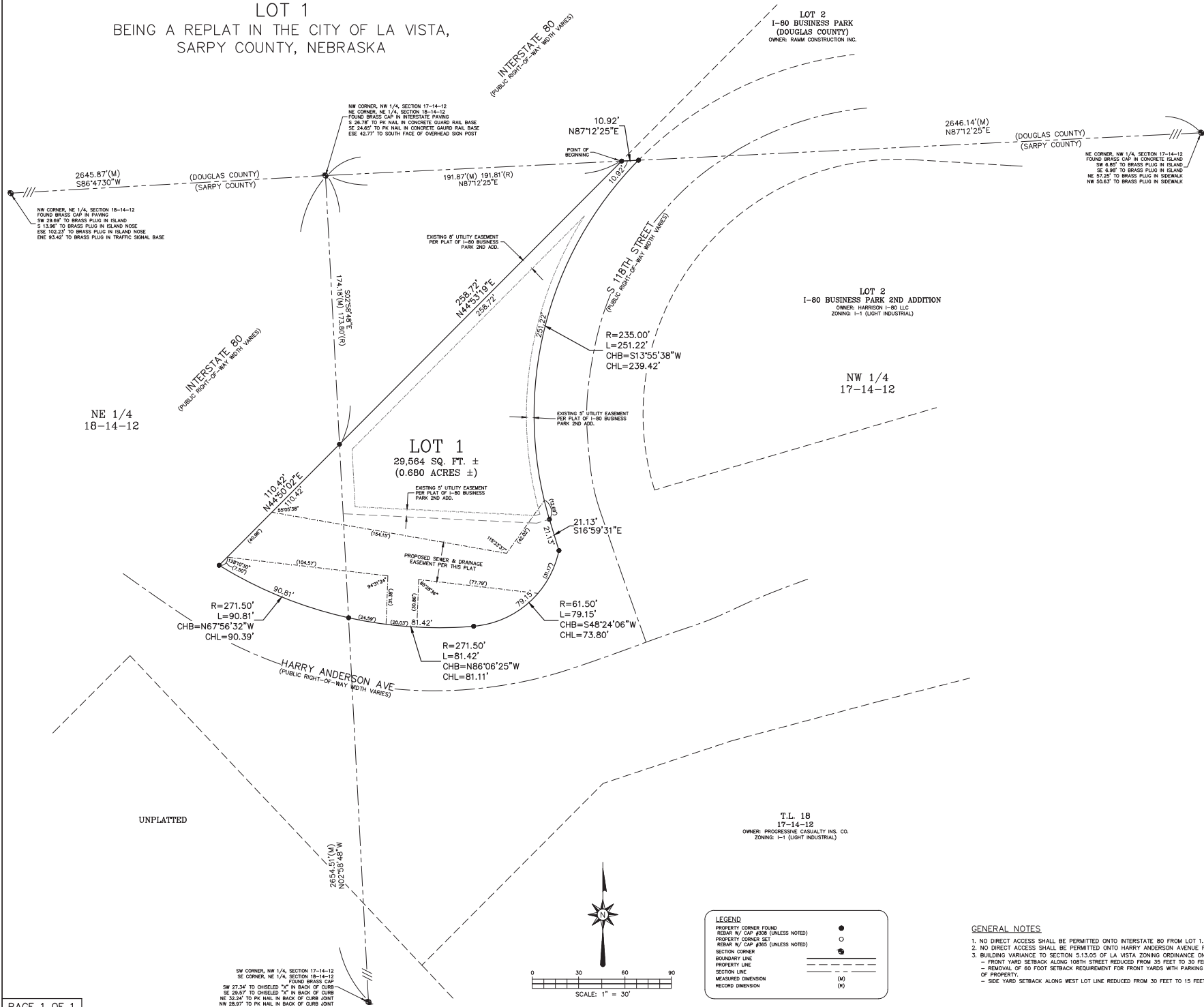


Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc: Christopher Solberg, Deputy Community Development Director  
Bruce Fountain, Community Development Director  
Pat Dowse, City Engineer  
Jeff Daharsh, Cornerstone Surveying, LLC  
Roger Doehling, LYNC Architecture  
Brad Blakeman, Blakeman Engineering

I-80 BUSINESS PARK 2ND ADDITION REPLAT 1  
LOT 1

BEING A REPLAT IN THE CITY OF LA VISTA,  
SARPY COUNTY, NEBRASKA



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 AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS "I-80 BUSINESS PARK 2ND ADDITION REPLAT 1" (THE LOTS NUMBERED AS SHOWN), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF LOT 1, I-80 BUSINESS PARK 2ND ADDITION, AN ADDITION TO THE CITY OF LA VISTA, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, BOTH IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, I-80 BUSINESS 2ND ADDITION; THENCE N87°12'25"E (AN ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) FOR 10.92 FEET ALONG THE NORTH LINE OF SAID LOT 1 (ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17); THENCE SOUTHWESTERLY ALONG A 235.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S13°55'38"W FOR 239.42 FEET) FOR AN ARC LENGTH OF 251.22 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF S 118TH STREET); THENCE S16°59'31"E FOR 21.13 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S 118TH STREET; THENCE SOUTHWESTERLY ALONG A 61.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S48°24'06"W FOR 73.80 FEET) FOR AN ARC LENGTH OF 79.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRY ANDERSON AVENUE; THENCE NORTHWESTERLY ALONG A 271.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (CHORD BEARING N86°06'25"W FOR 81.11 FEET) FOR AN ARC LENGTH OF 81.42 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRY ANDERSON AVENUE; THENCE NORTHWESTERLY ALONG A 271.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (CHORD BEARING N67°56'32"W FOR 90.39 FEET) FOR AN ARC LENGTH OF 90.81 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRY ANDERSON AVENUE; THENCE N44°50'02"E FOR 110.42 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE N44°53'19"E FOR 258.72 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 (ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80) TO THE POINT OF BEGINNING. TOTAL PARCEL CONTAINS AN AREA OF 29,564 SQUARE FEET MORE OR LESS, (0.680 ACRES ±)

GARY D. TINKHAM R.L.S. NO. 365  
CORNERSTONE SURVEYING, LLC  
14225 DAYTON CIRCLE, SUITE 15  
OMAHA, NEBRASKA 68137 DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, DORWILL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "I-80 BUSINESS PARK 2ND ADDITION REPLAT 1", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT (MUD) AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

RICHARD P. ESSI, OWNER DATE  
DORWILL, LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THE \_\_\_\_ DAY, OF \_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD P. ESSI, OWNER OF DORWILL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

SARPY COUNTY TREASURER DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF I-80 BUSINESS PARK 2ND ADDITION REPLAT 1, LOT 1, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_.

SARPY COUNTY SURVEYOR/ENGINEER

APPROVAL BY LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF I-80 BUSINESS PARK 2ND ADDITION REPLAT 1, LOT 1, WAS APPROVED BY THE CITY OF LA VISTA CITY PLANNING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF I-80 BUSINESS PARK 2ND ADDITION REPLAT 1, LOT 1, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR, CITY OF LA VISTA

ATTEST: CITY CLERK

GENERAL NOTES

- NO DIRECT ACCESS SHALL BE PERMITTED ONTO INTERSTATE 80 FROM LOT 1.
- NO DIRECT ACCESS SHALL BE PERMITTED ONTO HARRY ANDERSON AVENUE FROM LOT 1.
- BUILDING VARIANCE TO SECTION 5.13.05 OF LA VISTA ZONING ORDINANCE ON 9/02/2020.
  - FRONT YARD SETBACK ALONG 10TH STREET REDUCED FROM 35 FEET TO 30 FEET.
  - REMOVAL OF 60 FOOT SETBACK REQUIREMENT FOR FRONT YARDS WITH PARKING IN FRONT OF PROPERTY.
  - SIDE YARD SETBACK ALONG WEST LOT LINE REDUCED FROM 30 FEET TO 15 FEET.

I-80 BUSINESS PARK 2ND ADDITION REPLAT 1  
LOT 1  
CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

BOOK 20-05  
PAGE  
PROJECT  
NO. 200140  
DATE  
NOVEMBER 14, 2020

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