



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

**PLANNING COMMISSION AGENDA
FEBRUARY 16, 2023 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – December 1, 2022***
- 3. *Old Business***
- 4. *New Business***
 - A. *Replat – Centech Business Park Replat 7 – Walnut Acres, LLC***
 - i. *Staff Report — Cale Brodersen, Associate City Planner***
 - ii. *Recommendation***
- 5. *Adoption of the 2023 Schedule of Planning Commission Hearings / City of La Vista Review Schedule***
- 6. *Nominating Committee Formation***
- 7. *Comments from the Floor***
- 8. *Comments from the Planning Commission***
- 9. *Comments from Staff***
- 10. *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 three minutes. We ask for your cooperation in order to provide for an organized meeting.



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, DECEMBER 1, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, December 1, 2022, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. 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. The following Planning Commission members were present and absent:

PRESENT: Gayle Malmquist, Patrick Coghlan, Harold Sargus, Kevin Wetuski, Austin Partridge, John Gahan, and Mike Krzywicki

ABSENT: Jason Dale, Mike Circo, and Kathleen Alexander

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer.

1. Call to Order

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

2. Approval of Joint Planning Commission & City Council Workshop November 14, 2022

Motion: Wetuski moved, seconded by Malmquist, to **approve** the November 14, 2022, minutes.

RESULT:	Motion carried 5-0-2
MOTION BY:	Wetuski
SECONDED BY:	Malmquist
AYES:	Coghlan, Sargus, Krzywicki, Malmquist, Wetuski
NAYS:	None
ABSTAINED:	Gahan, Partridge
ABSENT:	Dale, Circo, Alexander

Approval of Meeting Minutes from November 17, 2022

Motion: Gahan moved, seconded by Coghlan, to **approve** the November 17, 2022, minutes.

RESULT:	Motion carried 4-0-2
MOTION BY:	Malmquist
SECONDED BY:	Coghlan
AYES:	Coghlan, Alexander, Malmquist, Partridge
NAYS:	None
ABSTAINED:	Gahan, Circo
ABSENT:	Wetuski, Dale, Sargus, Krzywicki

3. Old Business

None.

4. New Business

A. Comprehensive Plan Amendments – Revised Future Land Use Plan and Future Land Use Map – City of La Vista

- i. **Staff Report – Bruce Fountain, Community Development Director:** Fountain provided a recap of the joint workshop that the Planning Commission had with City Council regarding the future land use plan and market analysis. He gave an overview of the plan and showed the changes to the future land use map that are suggested by the plan.

- ii. **Public Hearing: Sargus Opened the Public Hearing**

Dean Hokanson spoke about the lower Southport West property that he owns, and said that he is happy that multi-family housing is being considered as a potential option for that site. He said that his only concern with the plan is the potential of only allowing a lower-density project, which will not work economically for his partners. He stated that he is currently under contract with a multi-family housing developer that is interested in the site and feels that a higher-density project would be better for the overall Southport development. He also asked for clarification on the definition of Urban-Commercial.

Sargus closed the Public Hearing.

Fountain said the Urban-Commercial land use designation in the plan showed the density as being 12 plus, meaning that it could accommodate 12 units per acre or greater. It's setting 12 as the lower end and can go higher, depending on the project and development. He discussed the need identified in the plan for missing middle housing and that La Vista currently has a lack of housing choice and variety. We have more than our share of typical suburban apartment complexes, so we are looking for

something different , such as townhomes and condominiums and other types of missing middle housing options. He said the density will depend on what the overall project brings together, but that it could allow for higher density provided that it is not the typical suburban multi-family development.

Krzywicki referenced the packet that was sent out to Planning Commissioners that included the RDG presentation. He mentioned that it showed that in the last several years, an overwhelming number of the residential units that have been approved have been multifamily. He also discussed the balance of residential units in the City that are owner-occupied versus renter-occupied, and that La Vista has the highest percentage of nonowner-occupied residential in the area. He concluded that focusing on housing diversity, as discussed in the plan, could allow for more opportunities to develop owner-occupied housing.

Fountain said that the plan does not dictate whether newly constructed residential units must be for sale or for rent. City staff can encourage the development of homeownership opportunities, but it’s not something that can be regulated. He said the most important part is providing a variety of choices for housing. The demographic data shows that La Vista’s population is aging, and a lot of people don’t have an option for where to live in La Vista outside of their large home, so different housing options would allow for them to stay in La Vista, simultaneously opening up those single-family houses for new families.

Partridge said that he looks at the Land Use Plan through the lens of being the youngest member of the Commission, as someone who is starting a family, and as someone who has a lot of experience living in the large multi-unit apartment complexes. He expressed his excitement that the City is looking at those missing middle options for housing that would provide attractive housing options for people at all stages of their lives.

- iii. **Recommendation:** Coghlan moved, seconded by Malmquist, to recommend **approval** of the proposed amendments to the City’s Comprehensive Plan including a revised Future Land Use Plan and a revised Future Land Use Map.

RESULT:	Motion carried 7-0
MOTION BY:	Coghlan
SECONDED BY:	Malmquist
AYES:	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki
NAYS:	None
ABSTAINED:	None
ABSENT:	Dale, Circo, Alexander

5. Comments from the Floor

None.

6. Comments from the Planning Commission

Wetuski said that this is his last meeting as a Planning Commission member before beginning his first term as a City Council member, and wanted to thank everyone.

1. Comments from Staff

2. Adjournment

Sargus adjourned the meeting at 6:54 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

AGENDA ITEM 4A

**Replat—Centech Business Park Replat 7—
Walnut Acres, LLC**



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

CASE NUMBERS: PRP23-0001;

FOR HEARING ON: FEBRUARY 16, 2023
REPORT PREPARED ON: FEBRUARY 7, 2023

I. GENERAL INFORMATION

A. APPLICANT(S):

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

B. PROPERTY OWNERS:

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

C. LOCATION: 7769 S 133rd Street, generally located between Chandler Road and Centech Road off S 133rd Street.

D. LEGAL DESCRIPTION: Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

E. REQUESTED ACTION(S): Approval of a replat to combine Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

F. EXISTING ZONING AND LAND USE: I-1 Light Industrial Zoning District. Both properties are currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to combine the two properties to allow for the construction of a 29,000 square foot industrial building. No building user has been identified at this time.

H. SIZE OF SITE: Approximately 2.68 acres.

II. BACKGROUND INFORMATION

A. 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	Industrial	I-1 Light Industrial	Millard Sprinkler
East	Industrial	I-1 Light Industrial	Vacant Property/Cell Tower
South	Industrial	I-1 Light Industrial	Dr. Pepper Snapple Group
West	Industrial	I-1 Light Industrial	Vacant Property

B. RELEVANT CASE HISTORY:

1. On October 30, 2015, Lot 24 Centech Business Park was split into Lots 1 and 2 Centech Business Park Replat 3 with an administrative plat. Per Section 3.08.01 of La Vista's Subdivision Regulations, properties previously created through an administrative plat must be subsequently subdivided or combined through a formal replat process.

C. APPLICABLE REGULATIONS:

1. Section 5.13 of the City of La Vista Zoning Ordinance – I-1 Light Industrial Zoning District
2. La Vista Subdivision Regulations

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for industrial development.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to this site will be maintained through 2 driveways that will connect directly to S 133rd Street.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirement for flex space for industrial uses is one space per 3,000 square feet of gross floor area, Per Section 7.06 of the La Vista Zoning Ordinance. For the proposed 29,000 square foot building, this requirement would equate to 10 parking stalls. The current

proposed site plan depicts 32 parking stalls, well above the initial required amount. Another review of conformance with the parking requirements will be conducted at time of building permit application, to incorporate any proposed office (or other use types) that may increase the off-street parking requirements.

IV. REVIEW COMMENTS

- A. A full Post Construction Stormwater Management Plan, inclusive of a drainage study, will need to be submitted and reviewed prior to issuance of a building permit. As more than 1 acre of land will be disturbed, a grading permit will also be required for this project.
- B. The easements referenced as the 5' Side Yard Utility Easements that bisect the proposed Lot 1 Centech Business Park Replat 7 in the Preliminary Plat will need to be vacated as proposed on the Final Plat as to ensure the absence of utilities within the proposed buildable area of the lot. Easements will need to be vacated prior to the recording of the Final Plat, or at a minimum, commitments need to be obtained from such utility providers that easements will be released immediately upon recording of the Final Plat.

V. STAFF RECOMMENDATION – REPLAT:

Staff recommends approval of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista's Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:

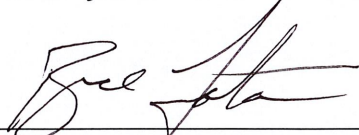
- A. Vicinity Map
- B. Review letter
- C. Preliminary Plat
- D. Paving, Grading, & Utility Exhibit

VII. COPIES OF REPORT SENT TO:

- A. Victor Pelster, Walnut Acres, LLC
- B. Jeff Darnish, Cornerstone Surveying
- C. David Harnisch, E&A Consulting
- D. Public Upon Request



Prepared by: Associate Planner



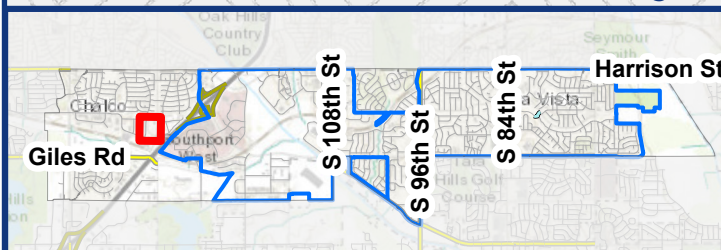
Community Development Director

2/8/23



Date



Vicinity Map - Centech Business Park Replat 7



Legend

-  Property Lines
-  Replat Boundary





January 31, 2023

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

RE: Replat – Centech Business Park Replat 7 – Initial Review Letter
7769 S 133rd Street

Mr. Pelster

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. Per Section 3.03.02, please include the proposed grades on the preliminary plat, with contours at intervals of five feet or less.
2. Per Section 3.03.12, please include all easements for public utility and right-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
3. Per Section 3.03.20, please provide copies of the following: sanitary sewer plan, surface storm drainage plan, street profile plan inclusive of proposed street improvements (if applicable), and a post-construction storm water management plan.
4. Per Section 3.05.11, if there are no mortgage holders for this property, please provide a statement to that effect from a title company. If there is a mortgage holder for this property, a lien holder title block must be included on the final plat, as per Section 3.05.18.

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

5. Per Section 3.05.16, please provide a block/space for the Certificate of County Register of Deeds.
6. Per Section 3.08.03.2, the side lot line easement between Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3 will need to be released with any telecom and/or utility provider that may be within the easement. Easements will need to be released prior to recording of the Replat. These 5' utility easements should also be removed from the plat document once released by the utility providers.
7. The final plat document has been submitted to Sarpy County Public Works for review, and additional, potential revisions to the plat document may be forthcoming.

Please resubmit 2 paper copies of the revised preliminary and final plats, and other requested plans (along with an electronic copy) and any other supporting documentation to the City for further review. Dates for Planning Commission and City Council meetings will be determined based upon your resubmittal. To be considered for the February 16th Planning Commission meeting, we would need a complete resubmittal no later than 12:00pm next Monday, February 6th to allow for further review and packet preparation. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,

A handwritten signature in blue ink that reads "Cale Brodersen". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Cale Brodersen, AICP
Associate City Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

cc:

Jeff Darnish, Cornerstone Surveying
David Harnisch, E & A Consulting Group, Inc.
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

PRELIMINARY PLAT
CENTECH BUSINESS PARK REPLAT 7
LOT 1

BEING A REPLAT OF LOT 25, CENTECH BUSINESS PARK AND LOT 1,
CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE
SE 1/4 OF SECTION 13, T14N, R11E, 6TH P.M., SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

LOT 1, CENTECH BUSINESS PARK REPLAT 7, BEING A REPLATTING OF LOT 25,
CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH
SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.
- CONTAINS AN AREA OF 116,815 SQUARE FEET MORE OR LESS. (2.682 ACRES ±)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA UNDER
THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE
LAND DEPICTED ON THIS ACCOMPANYING SURVEY PLAT; THAT SAID SURVEY PLAT IS A TRUE DELINEATION
OF THE SURVEY PERFORMED AND WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION; THAT
SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN,
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE
LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JEFFREY L. DAHARSH R.L.S. #826
CORNERSTONE SURVEYING, LLC
14225 DAYTON CIRCLE, SUITE 15
OMAHA, NE 68137
DATE

GENERAL NOTES

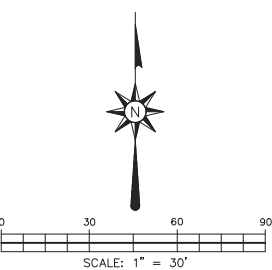
- ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM.
- UTILITIES SHOWN ARE THOSE THAT WERE EITHER LOCATED OR MAPPED BY THE UTILITY
COMPANIES (TICKET NO. 223630775 & 23004003). ANY OTHER UTILITY LINES IN THE AREA ARE
UNKNOWN TO US. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION/CONSTRUCTION.
- EASEMENTS SHOWN ARE THOSE THAT APPEAR IN TITLE COMMITMENTS PROVIDED BY OLD
REPUBLIC NATIONAL TITLE INSURANCE COMPANY (ISSUING AGENT TITLECORE NATIONAL, LLC), FILE
NO. 22-114224-C DATED DECEMBER 13, 2022 (LOT 25, CENTECH BUSINESS PARK) AND BY
CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT TITLECORE NATIONAL, LLC), FILE NO.
22-114230 DATED NOVEMBER 10, 2022 (LOT 1, CENTECH BUSINESS PARK REPLAT 3). NO
EASEMENTS WERE RESEARCHED BY CORNERSTONE SURVEYING, LLC.
- NO ENVIRONMENTAL ISSUES ARE ADDRESSED IN THIS SURVEY.
- NO IRRIGATION EQUIPMENT (SPRINKLER SYSTEMS) IS SHOWN IN THIS SURVEY.
- SANITARY SEWER AND STORM SEWER PIPE SIZES ARE SHOWN USING INFORMATION FROM SARPY
COUNTY PUBLIC WORKS MAPS AND FROM VISUAL EVIDENCE OBSERVED INSIDE EACH SEWER
STRUCTURE. CORNERSTONE SURVEYING, LLC CANNOT GUARANTEE ALL PIPE SIZES ARE CORRECT.
- GAS AND WATER MAINS SHOWN ARE APPROXIMATE. THESE LINES WERE NOT LOCATED BY M.U.D.
AND ARE SHOWN USING THE MAPS THEY PROVIDED.

FLOOD ZONE INFORMATION

SURVEYED PROPERTY LIES IN FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.
INFORMATION PROVIDED BY FEMA'S FLOOD INSURANCE RATE MAP NUMBER 31153C0061H,
WITH AN EFFECTIVE DATE OF MAY 3, 2010.

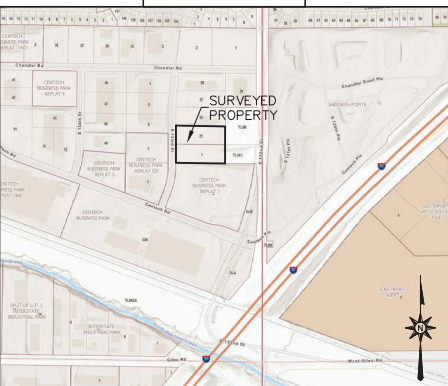
T.L. 5B
SE1/4 13-14-11
OWNER: BETTY J. DEMONTIGNY
ZONING "I-1"

T.L. 5A1
SE1/4 13-14-11
OWNER: JOSEPH W. DEMONTIGNY
ZONING "I-1"



LEGEND	
PROPERTY CORNER FOUND	●
REBAR W/ CAP #308 (UNLESS NOTED)	○
PROPERTY CORNER SET	○
REBAR W/ CAP #365 (UNLESS NOTED)	○
PROPERTY LINE	---
MEASURED DIMENSION	(M)
RECORD DIMENSION	(R)
MANHOLE	⊗
SEWER CLEANOUT	⊕
GRATE INLET	⊞
LIGHTPOLE	⊙
POWERPOLE	⊙
DOWN GUY	+
UTILITY RISER	⊞
FENCELINE	—+—
WATER/GAS VALVE	+
BOLLARD	•
EXISTING SPOT ELEVATION	—1124—
EXISTING 1' INTERVAL CONTOUR	---1125---
EXISTING 5' INTERVAL CONTOUR	---
UNDERGROUND WATER LINE	W
UNDERGROUND GAS LINE	G
UNDERGROUND ELECTRIC LINE	E
UNDERGROUND TELEPHONE LINE	T
UNDERGROUND COMMUNICATION LINE	COMM
UNDERGROUND TRAFFIC SIGNAL LINE	SG
UNDERGROUND CENTURYLINK LINE	CTL
UNDERGROUND FIBER OPTICS LINE	FO
UNDERGROUND COX COMM. LINE	COX
OVERHEAD ELECTRIC LINE	OWE
STORM SEWER LINE	ST
SANITARY SEWER LINE	SAN
BUSH	+
PINE TREE	⊙
DECIDUOUS TREE	⊙

VICINITY MAP
LA VISTA, NEBRASKA



PRELIMINARY PLAT
CENTECH BUSINESS PARK REPLAT 7
LOT 1

BOOK 22-14
PAGE 33-38
PROJECT
NO. 220289
DATE
FEBRUARY 3, 2023

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

ZONING REGULATIONS

PROPERTY IS CURRENTLY ZONED "I-1"
LIGHT INDUSTRIAL DISTRICT (I-1)
PER THE CITY OF LA VISTA, NEBRASKA

PERMITTED USES: PER CITY OF LA VISTA, NE

LOT AREA ----- 10,000 SQ. FT. MINIMUM
LOT WIDTH ----- 100 FT. MINIMUM
FRONT YARD ----- 35 FT.
SIDE YARD ----- 30 FT.
REAR YARD ----- 25 FT.
MAX HEIGHT ----- 45 FT.
MAX LOT COVERAGE ----- 65%

NOTE: THERE MAY ALSO BE RESTRICTIVE COVENANTS THAT CONTROL SETBACK AND HEIGHT
REQUIREMENTS. SEE INST. NO. 1995-09613 AND INST NO. 1996-25585 OF THE RECORDS OF
SARPY COUNTY. CORNERSTONE SURVEYING LLC DOES NOT TAKE ANY RESPONSIBILITY FOR
SETBACK AND HEIGHT REQUIREMENTS FOR FUTURE DESIGN.

OWNER:
THEODORE PELSTER, MANAGER
WALNUT ACRES, LLC
9808 S 148TH STREET
OMAHA, NE 68138
(402)677-5952

SURVEYOR:
JEFFREY L. DAHARSH
CORNERSTONE SURVEYING, LLC
14225 DAYTON CIRCLE, SUITE 15
OMAHA, NE 68137
(402)451-2088

ARCHITECT:
ROBERT ENGEL
ROBERT W. ENGEL & ASSOCIATES ARCHITECTS
2443 S 156TH CIRCLE
OMAHA, NE 68130
(402)330-8287

CIVIL ENGINEER:
DAVID HARNISCH
E&A CONSULTING GROUP
10909 MILL VALLEY RD, SUITE 100
OMAHA, NE 68154
(402)895-4700

LOT 5
CENTECH BUSINESS PARK
OWNER: CENTECH, LLC
ZONING "I-1"

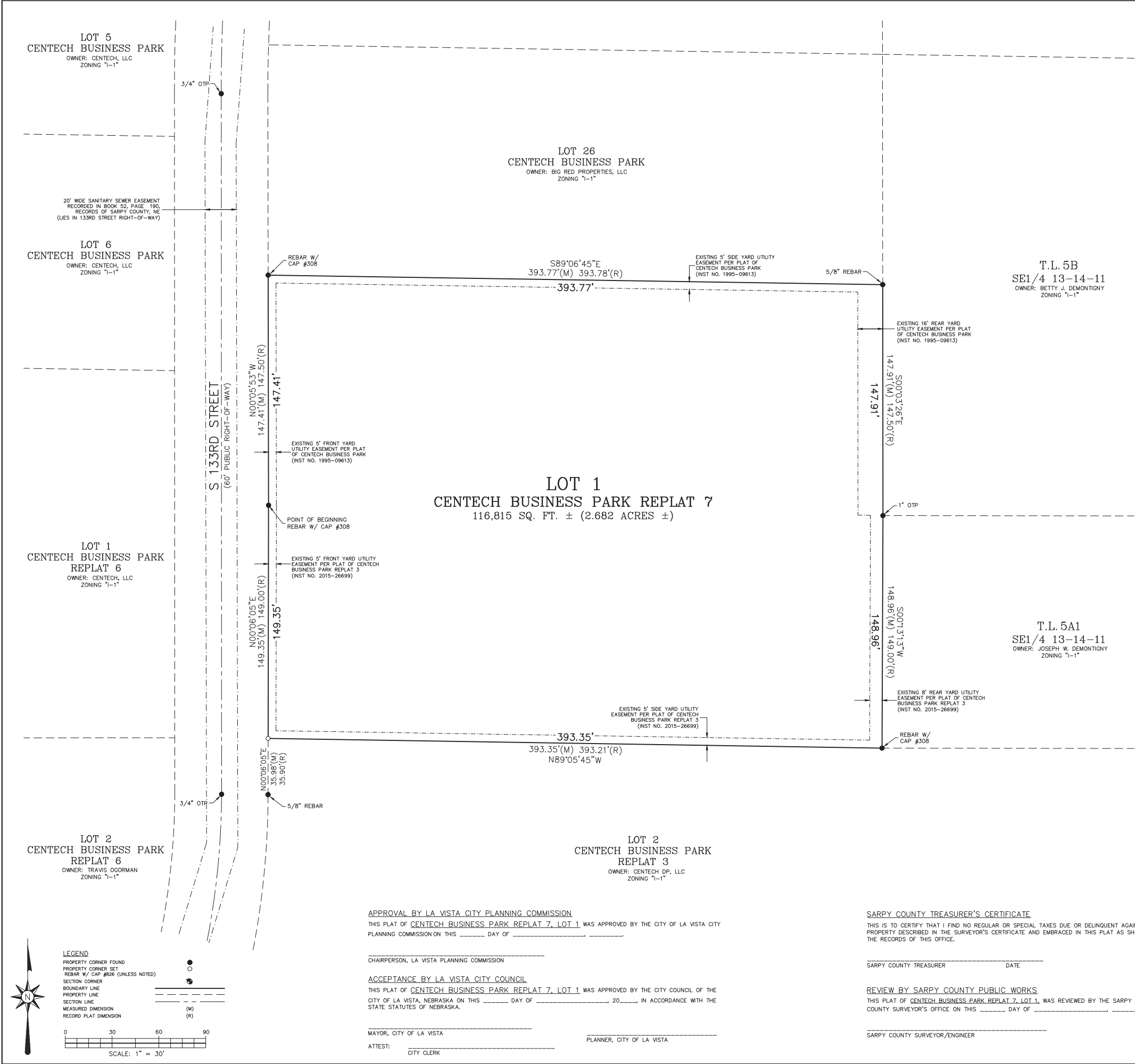
LOT 6
CENTECH BUSINESS PARK
OWNER: CENTECH, LLC
ZONING "I-1"

LOT 1
CENTECH BUSINESS PARK
REPLAT 6
OWNER: CENTECH, LLC
ZONING "I-1"

LOT 2
CENTECH BUSINESS PARK
REPLAT 6
OWNER: TRAVIS OGORMAN
ZONING "I-1"



THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING
DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE
FEATURES. THE UNDER GROUND UTILITIES HAVE NOT BEEN PHYSICALLY
LOCATED. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES
SHOWN COMPREHEND ALL THE UTILITIES IN THE AREA, EITHER ABANDONED
OR IN SERVICE NOR DOES HE WARRANT THE LOCATION OF SAID
UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE
OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE
INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON
AS ACCURATELY AS POSSIBLE.



FINAL PLAT
CENTECH BUSINESS PARK REPLAT 7
LOT 1

BEING A REPLAT OF LOT 25, CENTECH BUSINESS PARK AND LOT 1,
CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE
SE 1/4 OF SECTION 13, T14N, R11E, 6TH P.M., 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 "CENTECH BUSINESS PARK REPLAT 7" (THE LOTS NUMBERED AS SHOWN), BEING A REPLATING OF LOT 25, CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25, CENTECH BUSINESS PARK; THENCE N00°05'53"W (AN ASSUMED BEARING) FOR 147.41 FEET ALONG THE WEST LINE OF SAID LOT 25 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S 133RD STREET); THENCE S89°06'45"E FOR 393.77 FEET ALONG THE NORTH LINE OF SAID LOT 25; THENCE S00°03'26"E FOR 147.91 FEET ALONG THE EAST LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF SAID LOT 1, CENTECH BUSINESS PARK REPLAT 3; THENCE S00°13'13"W FOR 148.96 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE N89°05'45"W FOR 393.35 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE N00°06'05"E FOR 149.35 FEET ALONG THE WEST LINE OF SAID LOT 1 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S 133RD STREET) TO THE POINT OF BEGINNING. TOTAL PARCEL CONTAINS AN AREA OF 116,815 SQUARE FEET MORE OR LESS. (2.682 ACRES ±)

JEFFRY L. DAHARSH R.L.S. NO. 826
CORNERSTONE SURVEYING, LLC
14225 DAYTON CIRCLE, SUITE 15
OMAHA, NEBRASKA 68137 DATE _____

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, WALNUT ACRES, 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 CENTECH BUSINESS PARK REPLAT 7, 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 DEFINES 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 ERCT, 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.

THEODORE J. PELSTER, MANAGER DATE
WALNUT ACRES, 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 THEODORE J. PELSTER, MANAGER OF WALNUT ACRES, LLC, 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

LIEN HOLDER CONSENT:

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS CENTECH BUSINESS PARK REPLAT 7, LOT 1, (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. _____ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

CORE BANK (LIEN HOLDER)

BY: _____

(PRINT NAME OF INDIVIDUAL)

TITLE: _____

FINAL PLAT
CENTECH BUSINESS PARK REPLAT 7
LOT 1

BOOK 22-14

PAGE 33-38

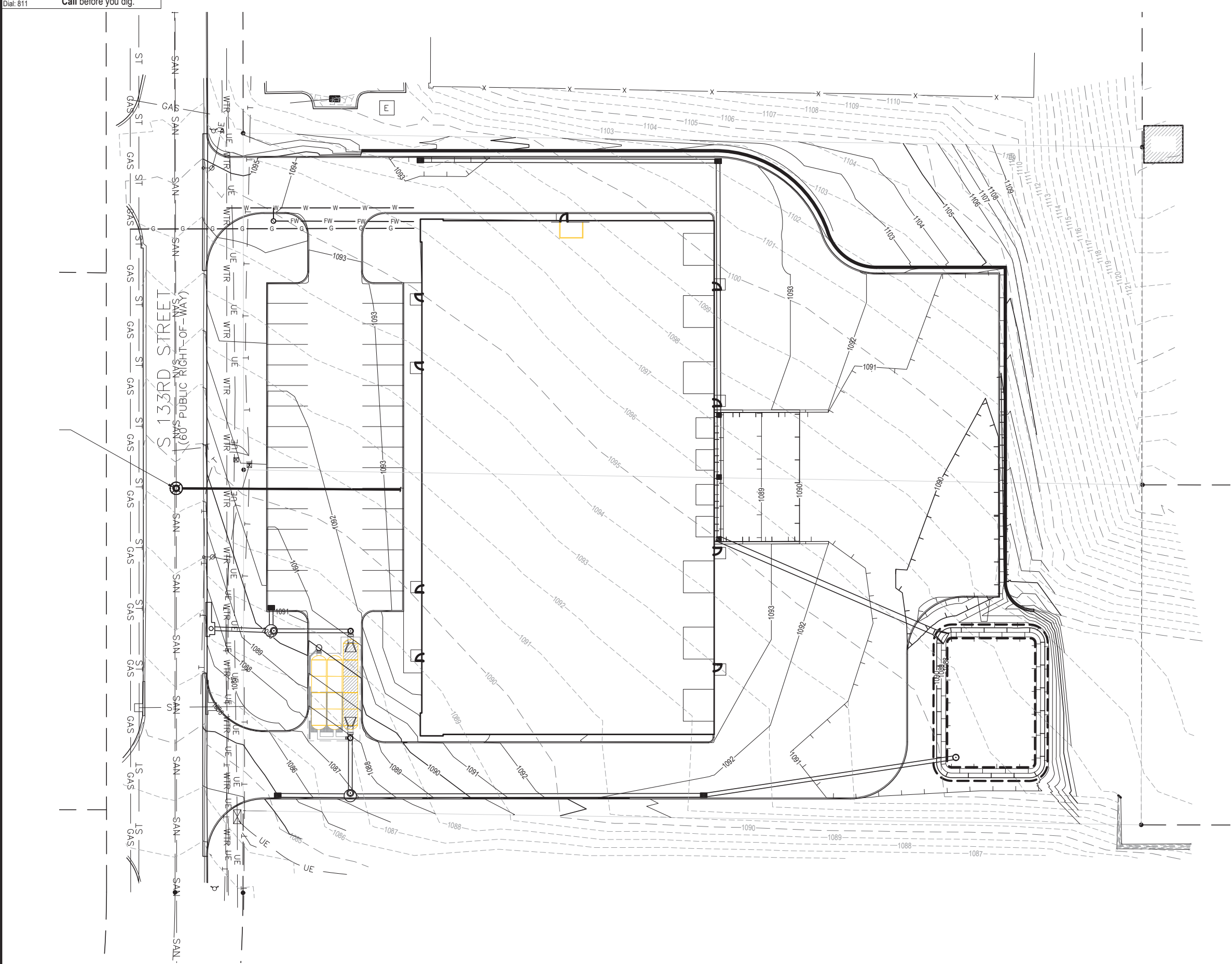
PROJECT

NO. 220289

DATE

FEBRUARY 3, 2023

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



20020020

1 inch = 20 ft.

LEGEND

Storm Sewer System

Sanitary Sewer System

PCSMP Basin Perimeter

Gas Service

Water Service

Water Service (Fire)

Post Indicator Valve

AGENDA ITEM 5

2023 Schedule of Planning Commission Hearings/ City of La Vista Review Schedule

2023 Review Schedule



For All Applications Requiring Public Hearings

Application Submittal Deadline	Final Revision & Publication Deadline	Planning Commission Meeting	City Council* Meeting
November 21, 2022	December 12, 2022	January 5, 2023	February 7, 2023
December 5, 2022	December 26, 2022	January 19, 2023	February 21, 2023
December 19, 2022	January 9, 2023	February 2, 2023	March 7, 2023
January 2, 2023	January 23, 2023	February 16, 2023	March 21, 2023
January 13, 2023	February 6, 2023	March 2, 2023	April 4, 2023
January 30, 2023	February 20, 2023	March 16, 2023	April 18, 2023
February 17, 2023	March 13, 2023	April 6, 2023	May 2, 2023
March 6, 2023	March 27, 2023	April 20, 2023	May 16, 2023
March 20, 2023	April 10, 2023	May 4, 2023	June 6, 2023
April 3, 2023	April 24, 2023	May 18, 2023	June 20, 2023
April 17, 2023	May 8, 2023	June 1, 2023	July 5, 2023
May 1, 2023	May 22, 2023	June 15, 2023	July 18, 2023
May 15, 2023	June 5, 2023	July 6, 2023	August 1, 2023
June 5, 2023	June 26, 2023	July 20, 2023	August 15, 2023
June 19, 2023	July 10, 2023	August 3, 2023	September 5, 2023
July 3, 2023	July 24, 2023	August 17, 2023	September 19, 2023
July 17, 2023	August 7, 2023	September 7, 2023	October 3, 2023
August 7, 2023	August 28, 2023	September 21, 2023	October 17, 2023
August 21, 2023	September 11, 2023	October 5, 2023	November 7, 2023
September 1, 2023	September 25, 2023	October 19, 2023	November 21, 2023
September 18, 2023	October 6, 2023	November 2, 2023	December 5, 2023
October 2, 2023	October 23, 2023	November 16, 2023	December 19, 2023
October 16, 2023	November 6, 2023	December 7, 2023	January 2, 2024
November 6, 2023	November 27, 2023	December 14, 2023**	January 16, 2024
November 20, 2023	December 11, 2023	January 4, 2024	February 6, 2024
December 4, 2023	December 22, 2023	January 18, 2024	February 20, 2024
December 18, 2023	January 8, 2024	February 1, 2024	March 5, 2024
December 29, 2023	January 22, 2024	February 15, 2024	March 19, 2024

Notes:

1. A pre-application meeting with city staff is required prior to the submission of any application.
2. All required submittal information must be received prior to being published for public hearing.
3. All submittal deadlines and meeting dates may be subject to change.
4. Insufficient submittals may delay hearing dates.
5. * This is the earliest date possible for the City Council hearing. City Council hearings will be determined based on the Planning Commission's action and the completion of all requirements prior to scheduling.
6. **The second December meeting has been moved to the second week due to the Holidays.