

**BELLEVUE PLANNING COMMISSION +++Amended Agenda+++**

Thursday, October 27, 2022 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

**1. CALL TO ORDER:**

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of August 25, 2022 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

**2. CONSENT AGENDA/PUBLIC HEARINGS:**

**3. PUBLIC HEARINGS:**

a. Request to approve the Redevelopment Plan for Lot 21A, Old Orchard Place, and Tax Lot 8A, all located in the Southeast ¼ of Section 22, T14N, R13E of the 6th P.M. Sarpy County, Nebraska. Applicant: Habitat for Humanity of Sarpy County, Inc. General location: 10th Street and Kasper Street. Case #: ECD-58.

b. Request to annex miscellaneous Rights-of-Way. Applicant: City of Bellevue.

**4. CURRENT BUSINESS**

a. Election of Officers

b. Discussion regarding start time for Planning Commission meeting \*\*

**5. ADJOURNMENT**

# MINUTE RECORD

Bellevue Planning Commission Meeting, August 25, 2022, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, August 25, 2022 at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Compton, Hankins, Ritz, Aerni, Cutsforth, Ackley, Bennett, and Jacobson. Absent was Commissioner Perrin. Also present were Tammi Palm, Planning Department Manager, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Gretna Guide and News and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Cutsforth announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Bennett, seconded by Ackley, to approve the minutes of the July 28, 2022, regular meeting as presented. Upon roll call, Compton, Hankins, Ritz, Aerni, Ackley, Bennett, and Jacobson voted yes. Cutsforth abstained. Motion carried.

Cutsforth asked if there were any updates or additions to staff reports. Palm advised there were no updates or additions.

Motion was made by Jacobson, seconded by Compton, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Cutsforth explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone the Irregular Westerly 724.67' of Tax Lot 11, located in the Northwest ¼ of Section 14, and the Irregular Tract in the Northwest Corner of Tax Lot 12, located in the Southwest ¼ of Section 14, except rights-of-way, all located in T13N, R13E of the 6th P.M., Sarpy County, NE, from AG to ML for the purpose of industrial development. Applicant: HRC Development, LLC. Location: Ft. Crook Rd. and Fairview Rd. Case #: Z-2207-09.

Cutsforth asked staff for updates. Palm stated there were no updates but provided a brief summary. Palm stated this property is located on the southeast corner of Fort Crook Road and Fairview Road. She said a prior owner had submitted a preliminary plat and light manufacturing zoning request approximately ten years ago which was approved. There was a similar zoning request two years ago that was withdrawn prior to a City Council vote. Palm stated the Future Land Use Map designates this area as light industrial therefore staff is supportive of the request. She stated the applicant will submit a preliminary plat in the near future. Palm stated the ML (Light Manufacturing) zoning is in conformance with the Comprehensive Plan and the city's overall vision for this area.

Doug Kellnar, 10836 Old Mill Rd., Omaha, NE was present on behalf of the applicant.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Cutsforth closed the public hearing.

Ackley stated other than the name of the applicant this application is the same as a previous request. Palm stated the new owners are requesting the same zoning as the previous owner.

MOTION was made by Ackley, seconded by Aerni to recommend APPROVAL of a request to rezone the Irregular Westerly 724.67' of Tax Lot 11, located in the Northwest ¼ of Section 14, and the Irregular Tract in the Northwest Corner of Tax Lot 12, located in the Southwest ¼ of Section 14, except rights-of-way, all located in T13N, R13E of the 6th P.M., Sarpy County, NE, from AG to ML for the purpose of industrial development. Applicant: HRC Development, LLC. Location: Ft. Crook Rd. and Fairview Rd. Case #: Z-2207-09. APPROVAL based upon conformance with the Zoning Ordinance and Comprehensive Plan, as well as a lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING ON September 20, 2022.**

PUBLIC HEARING was held on a request for a conditional use permit for Lot 1, Tiller's 5th Addition, for the purpose of auto sales. Applicant: Legion LED Trucks, LLC. Location: 1620 Wilshire Dr., Ste. 300. Case #: CUP-2207-04.

# MINUTE RECORD

Bellevue Planning Commission Meeting, August 25, 2022, Page 2

Cutsforth asked staff for updates. Palm stated there were no updates but provided a brief summary. Palm stated Jerry Teeter owns LED Trucks, LLC and is requesting a conditional use permit to allow for the sale of the LED trucks at 1620 Wilshire Drive. She stated Teeter is proposing to use ten parking stalls at the northeast corner of the property for this specific use. Palm stated staff approves of the application as long as sales are limited to the LED Trucks. She said staff would make the Conditional Use Permit Agreement very specific to those ten stalls and the LED Truck sales only on this property.

Jerry Teeter, 11418 S 44<sup>th</sup> St., Bellevue, NE, advised the State of Nebraska is requiring LED Trucks, LLC to have a dealer's license to sell the LED trucks from this location. He stated the trucks are normally stored in a warehouse and most likely won't ever be stored on the Wilshire property but the State of Nebraska does not recognize different types of dealership licenses so the property must meet all the requirements of the State.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Cutsforth closed the public hearing.

Hankins asked staff if there were issues or comments from the other tenants in the building. Palm stated Mr. Teeter owns the building, so she has not had conversations with the other tenants.

Jacobson asked for more detail on LED lighting and if there would be any negative impact on adjoining properties. Teeter stated if the trucks are on the property, they would not be lit. He mentioned the trucks are equipped with an automatic light sensor to read the environmental brightness and automatically adjust the screen accordingly.

Ritz asked staff if a line item should be added to the CUP (Conditional Use Permit) Agreement to state Mr. Teeter is only allowed to sell LED trucks at this location. Palm stated paragraph 3.d. of the CUP states no more than ten LED trucks shall be for sale at any one time, but indicated more detail could be added prior to the request moving to City Council.

Ritz asked the applicant if he would be opposed to adding such language. Teeter stated he does want the ability to sell a car on a one-to-one transaction. He stated a limitation as to what is parked on the property is acceptable. Palm stated a line could be added stating only LED trucks shall be for sale on the property. Ritz stated he would be in support of that. Discussion ensued regarding language to be added to prevent the property from becoming a used car lot.

Aerni stated for the record he is a property owner within 300 feet of the property but does not have a conflict of interest so he would be voting on the request.

MOTION was made by Jacobson, seconded by Ritz on a request for a conditional use permit for Lot 1, Tiller's 5th Addition, for the purpose of auto sales. Applicant: Legion LED Trucks, LLC. Location: 1620 Wilshire Dr., Ste. 300. Case #: CUP-2207-04. APPROVAL based upon modifications made by Commissioner Ritz and compliance with the requirements of the Zoning Ordinance and lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING ON September 20, 2022.**

PUBLIC HEARING was held on a request to amend Section 5.23.02 (12), City of Bellevue Zoning Ordinance, regarding permitted uses in the BGM (Metropolitan General Business District) zoning district regarding multi-family residential density. Applicant: Alex Perry. Case #: 173.

Cutsforth asked staff for updates. Palm stated there were no updates but provided a brief summary. Palm stated this text amendment would apply only to the BGM district which is unique to the Olde Towne Bellevue area. She stated currently as a permitted use in the BGM zone, multi-family residential development is allowed as long as it is constructed to the density of the RG-8 (General Residential – 800 square feet per unit) district. Palm said the applicant is proposing that it be reduced to a minimum density of 600 square feet of lot area per unit outside of the first four units. She stated staff has researched adjoining jurisdictions and found this falls in line with what they allow. Palm said staff approves of the request as long as it states all necessary infrastructure is available as determined by city staff.

Jeff Gehring, 4222 Davenport St., Omaha, NE, stated the redevelopment plan for this property was recently approved by the Planning Commission. He stated the project is now being called Bridge Flats which goes before the City Council next month. Gehring stated the request is for a slight increase in

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Bellevue Planning Commission Meeting, August 25, 2022, Page 3

density to attract the type of retailers that everyone would like to see in this area. He said the area is called the Frontier District and it will attract other developments in the area.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Cutsforth closed the public hearing.

Ackley asked staff if the previous proposal reviewed by the Planning Commission had 53 Units and if this proposal would allow for more units. Palm stated it does, and that is correct.

MOTION was made by Aerni, seconded by Jacobson to recommend APPROVAL of a request to amend Section 5.23.02 (12), City of Bellevue Zoning Ordinance, regarding permitted uses in the BGM (Metropolitan General Business District) zoning district regarding multi-family residential density. Applicant: Alex Perry. Case #: 173. APPROVAL of amendment as presented. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING ON September 20, 2022.**

PUBLIC HEARING was held on a request to rezone Lot 1, Roca De Salvacion Addition, being replat of Lots 1, 2, and 3, Block 1, Vey's Hill Haven Addition and the South 40' of Lot 3, and all of Lots 4, 5, and 6, Block 2, Vey's Hill Haven Addition, together with ½ of vacated 37th Street adjacent thereto, from BG and RS-72 to RS-72 for the purpose of a church; and small subdivision plat Lot 1, Roca De Salvacion Addition. Applicant: Fortino Ramirez. General location: 8806 S 36th Street. Case #'s: Z-2206-08, S-2206-16.

Cutsforth asked staff for updates. Palm stated there were no updates but provided a brief summary. Palm stated the request is two-fold; the first being the rezoning and small subdivision plat and the second being the conditional use permit to allow a church, which is the next agenda item. She stated from a platting and zoning prospective this property is a series of smaller lots abutting the recently vacated 37<sup>th</sup> Street. Palm said currently there are two separate zonings, RS-72 (Single-Family Residential – 7,200 Square Foot Zone) and BG (General Business). She said the BG zoning reverts back to when this property was in Sarpy County's jurisdiction and the property was likened to the Bellevue Berry Farm. Palm stated the applicant is requesting to replat the property into one lot and rezone to RS-72 to be consistent with the adjacent zoning.

Fortino Ramirez, 2858 Sprague St., Omaha, NE, stated he is the civil engineer helping the church group with this project. He stated the intent is to construct a new assembly hall which would require the small subdivision plat and rezoning request. Ramirez stated there is an existing barn and residence which will remain in place. He stated the barn will be used for church activities and the residence will be used for counseling and living quarters for the pastor.

David Nuss, 3707 Marie St., Bellevue, NE, stated he was not aware that 37<sup>th</sup> Street had been vacated and he has been using it for 4 years. Nuss stated the traffic is a concern and property taxes will increase. He stated the access to South 35<sup>th</sup> Street is a poor design because of the traffic. Nuss asked if there would be new sewer and water infrastructure and who will pay for that.

Pat Kochenderfer, 3509 Faulk Ave., Bellevue, NE, stated she has searched Sarpy County public records and found that the property was bought in 2018 and a sign was put on the property which read Roca De Salvacion which means rock of salvation and this property was now a church. She stated she is not sure if any church services were ever performed at the property. Kochenderfer stated a month ago Code Enforcement was called to the property for several violations of the Zoning Ordinance. She said she has Googled the owners name and it came back to a church at 4757 N. 24<sup>th</sup> St., Omaha, NE, which is now for sale. Kochenderfer stated she does not understand why the residence is listed in Sarpy County as religious related, tax-exempt property. She stated Mr. Ramirez wrote a letter to the Planning Commission on June 24<sup>th</sup> stating the existing usage of the lots and structures is minimal to none. She stated she is surprised there was no traffic data attached to the staff report, because a Bellevue police officer told her there were approximately 5,500 vehicles that travel north and south on 36<sup>th</sup> street daily. She said 36<sup>th</sup> street has become its own speedway which is another concern.

Dave Chase, 3510 Faulk Ave., Bellevue, NE, stated his concern is the driveway accessing 36<sup>th</sup> street which is not safe because of the large volume of traffic and visibility for oncoming traffic. He stated the city does not need more tax-free property.

There was no one else present to speak in favor of, or opposition to this request. Subsequently, Cutsforth closed the public hearing.

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Palm addressed some of the questions. She said with regards to 37<sup>th</sup> Street being vacated, she said 37<sup>th</sup> street is unimproved so technically no one should be driving on it. She stated the abutting property owners would have been notified of the application to vacate. Palm stated this property will be connected to the sanitary sewer system which will come from the north and extend south to this property. She stated the site plan shows a retention basin on the northeast corner of the property which is a dry basin. She said the basin is designed to capture the first half inch of runoff and release it slowly over time. Palm said the property owner cannot negatively impact the neighbors as far as drainage. Palm stated city staff (including the city engineers) review the grading, utilities, drainage plan, and the site plan as a whole so those documents have been reviewed and found to be acceptable. She stated the tax-exempt status is a question for the Sarpy County Assessor as the city does not appraise or grant property tax exemptions. Palm stated Tom Dargy with the Bellevue Police Department and the Public Works Department reviewed the application and had no comment with regards to traffic.

Fortino Ramirez stated there is no access to Lot 3B which is a private lot and has always been private. He stated a new sewer line will be brought from the north down on the east side of 36<sup>th</sup> Street to the property. Ramirez stated the new sewer will provide the opportunity for adjacent property owners to tie into the system. He stated they used national standards to set the driveway which are based on posted speeds in the area.

MOTION was made by Hankins, seconded by Ackley, to reopen the public hearing. Upon roll call, all present voted yes.

David Nuss stated the new driveway location on 36<sup>th</sup> Street is going to be a hazard. He stated they should use the existing driveway on Veys St. because it would be safer.

There was no one else present to speak in favor of, or opposition to this request. Subsequently, Cutsforth closed the public hearing.

Hankins stated he was at the property today but doesn't recall what the posted speed limit on 36<sup>th</sup> Street is. Palm stated it is 35 MPH. Hankins asked if most of the activities would be on Sundays. Ramirez stated mass is on Sundays.

Ackley stated the topography is steep coming down 36<sup>th</sup> Street so is it their intent to cut into the hill with a slope going up and then flattening it out at the top. Ramirez said that is the intent. Discussion ensued regarding different access points and impact to the neighborhood.

Ritz questioned why they had requested to have one large lot and not split it into two lots with the residence on one lot and the church on the other lot. Palm stated she suggested that because the existing residence will be used as a parsonage and it is easier to control one lot under the Conditional Use Agreement.

Aerni asked staff if this would be an opportunity to ask the applicant to improve Veys Street. Palm stated that will be part of the CUP (Conditional Use Permit) and the applicant will have to make some improvements, but it will not have to be improved to full street standards. Discussion ensued regarding the use and tax exemption of the house on Lot 8 which is not part of this application. Aerni asked staff if sidewalks will have to be installed along 36<sup>th</sup> Street. Palm stated with any building permit sidewalks are required to be installed unless a waiver is granted by the Public Works Department or City Council.

MOTION was made by Jacobson, seconded by Bennett to recommend APPROVAL of a request to rezone Lot 1, Roca De Salvacion Addition, being replat of Lots 1, 2, and 3, Block 1, Vey's Hill Haven Addition and the South 40' of Lot 3, and all of Lots 4, 5, and 6, Block 2, Vey's Hill Haven Addition, together with ½ of vacated 37th Street adjacent thereto, from BG and RS-72 to RS-72 for the purpose of a church; and small subdivision plat Lot 1, Roca De Salvacion Addition. Applicant: Fortino Ramirez. General location: 8806 S 36th Street. Case #'s: Z-2206-08, S-2206-16. APPROVAL based upon conformance with the Zoning Ordinance, and lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING ON September 20, 2022.**

PUBLIC HEARING was held on a request for a conditional use permit for Lot 1, Roca De Salvacion Addition, for the purpose of a church. Applicant: Fortino Ramirez. General Location: 8806 S 36th Street. Case#: CUP-2206-03.

Cutsforth asked staff for updates. Palm stated there were no updates.

# MINUTE RECORD

Bellevue Planning Commission Meeting, August 25, 2022, Page 5

David Nuss questioned where the new sewer line would be installed. Palm displayed a site plan showing the direction of the new sewer line. Nuss stated the letter sent by the Planning Department said it was going to be a church with classrooms. Ramirez stated the classrooms are for Sunday School. Discussion ensued regarding outdoor lighting.

There was no one else present to speak in favor of, or opposition to this request. Subsequently, Cutsforth closed the public hearing.

Aerni questioned who would be paying for the new sewer line. Ramirez stated the cost is based on whoever connects to the line but at this time it looks like it will be mostly, if not all, funded by the church.

Cutsforth asked staff if this area has ever been considered for a traffic study. Palm stated not to her knowledge.

Ackley asked staff if a septic system fails and they are required to tap into the new sewer line would they be required to pay a tap fee. Palm stated that is correct. She said she sees the new sewer line as an asset because there are homes in the area that are on older septic systems and if they fail and they don't have the required lot size to install a new septic system they will have the opportunity to tap into this new infrastructure. Discussion ensued regarding the location of the crest of the hill in relation to the new driveway.

Jacobson asked staff what was planned in this area for sidewalks, trails, and street improvements. Palm stated there was no immediate plans for widening 36<sup>th</sup> St., or sidewalks north of Cornhusker Road. She stated the city is in the process of updating the Master Park Plan and all those items are being reviewed.

Jacobson stated he has traveled this area many times and if there was a fire emergency or shift change at OPPD (Omaha Public Power District) the intersection at Veys St. becomes very busy. He stated it is not an ideal situation but agrees with the location of the new access point.

Ackley asked staff if there are other alternatives to reducing speed in the area other than traffic lights or speed bumps. Palm stated the Public Works Engineers reviewed this area very closely because it is a challenging location and ultimately, they were comfortable with what is being shown on the site plan.

MOTION was made by Jacobson, seconded by Ackley to recommend APPROVAL of a request for a conditional use permit for Lot 1, Roca De Salvacion Addition, for the purpose of a church. Applicant: Fortino Ramirez. General Location: 8806 S 36th Street. Case#: CUP-2206-03. APPROVAL based upon conformance with Section 6.06, Zoning Ordinance, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING ON September 20, 2022.**

Meeting adjourned at 7:18 p.m.



Dianna Van Horn  
Planning Secretary



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City of Bellevue  
Planning Department  
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

**3.a.**

## **MEMORANDUM**

TO: Planning Commission  
FROM: Tammi Palm, Planning Manager  
DATE: October 20, 2022  
RE: Habitat for Humanity Redevelopment Plan  
Lot 21A, Old Orchard Place  
Tax Lot 8A (22-14-13)

Ken Mar, on behalf of Habitat for Humanity of Sarpy County, Inc, is requesting this agenda item be continued to the November 17, 2022, Planning Commission meeting.



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## **Agenda Item 3.b.**

**To:** Planning Commission  
**From:** Angela Curry, Assistant Planning Manager  
**Date:** October 20, 2022  
**Subject:** City of Bellevue annexation proposal

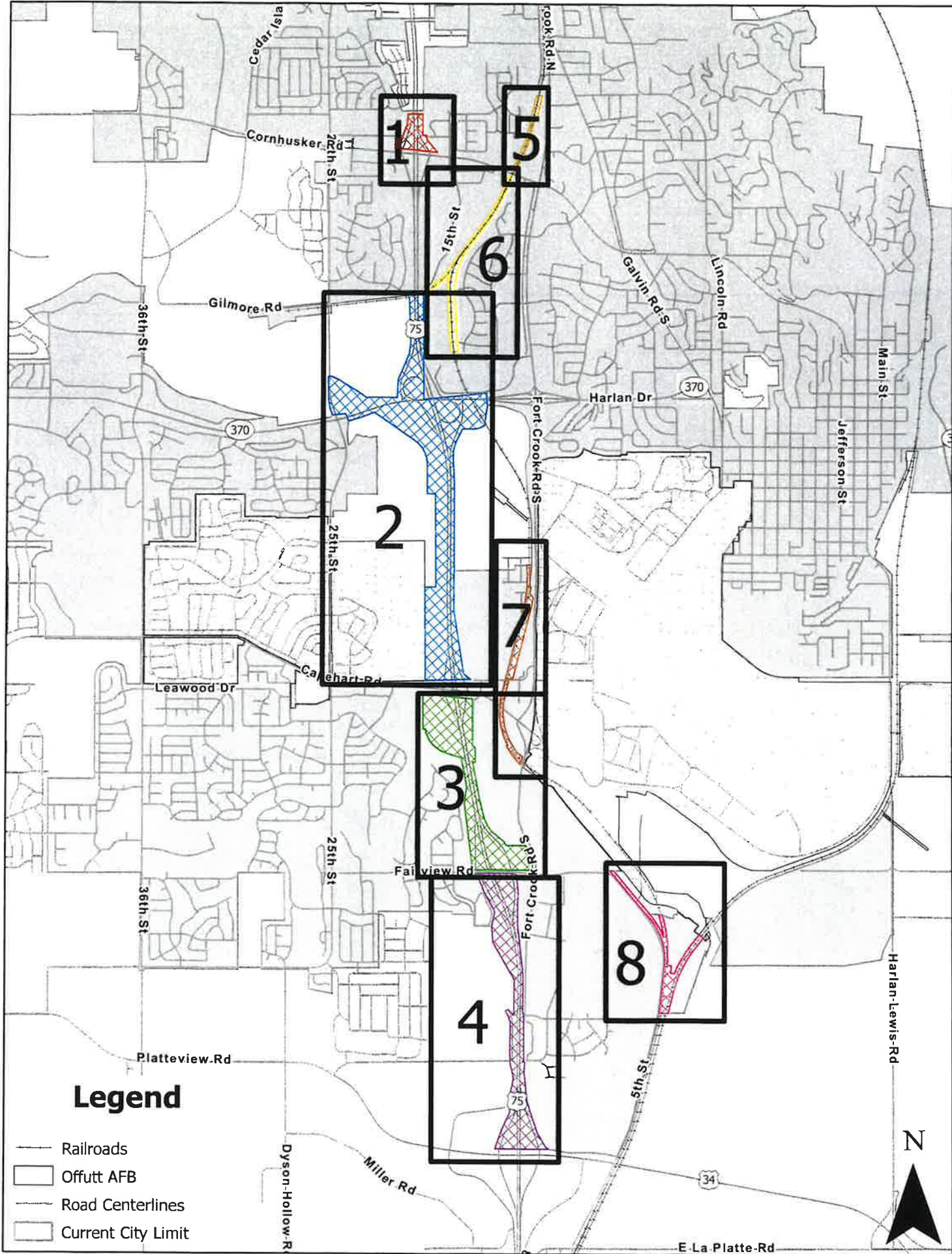
The City of Bellevue is proposing to annex into the city limits miscellaneous rights-of-way as shown on the attached maps. The city worked with Sarpy County GIS to determine legal descriptions for these areas.

These rights-of-way were inadvertently excluded in past annexation packages over the years. The overall annexation package consists of eight different areas.

The purpose of this annexation is to fill in gaps left from previous annexations. Although the railroad rights-of-way will not be impacted, the Police Department will be able to patrol the State right-of-way.

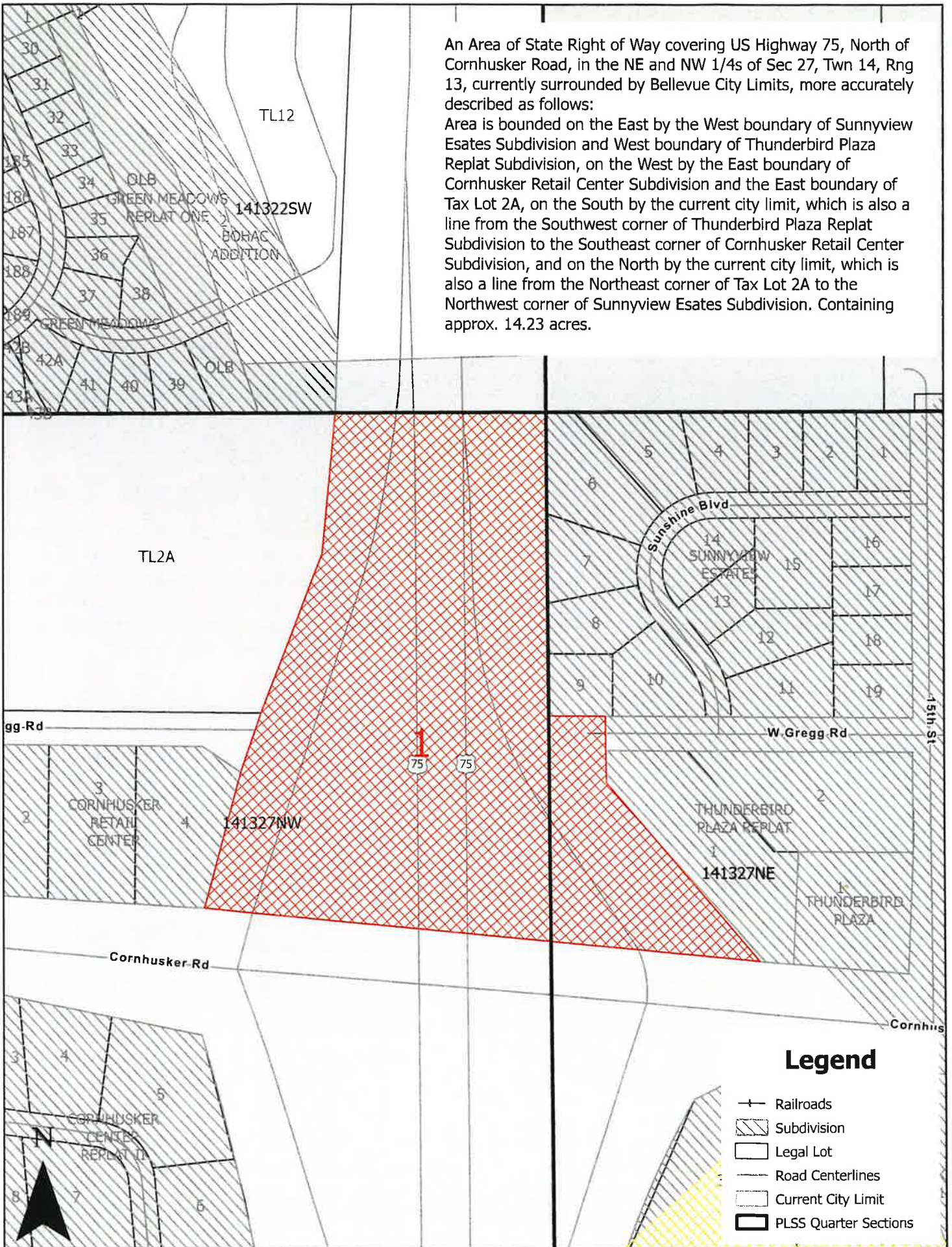
### **PLANNING DEPARTMENT RECOMMENDATION**

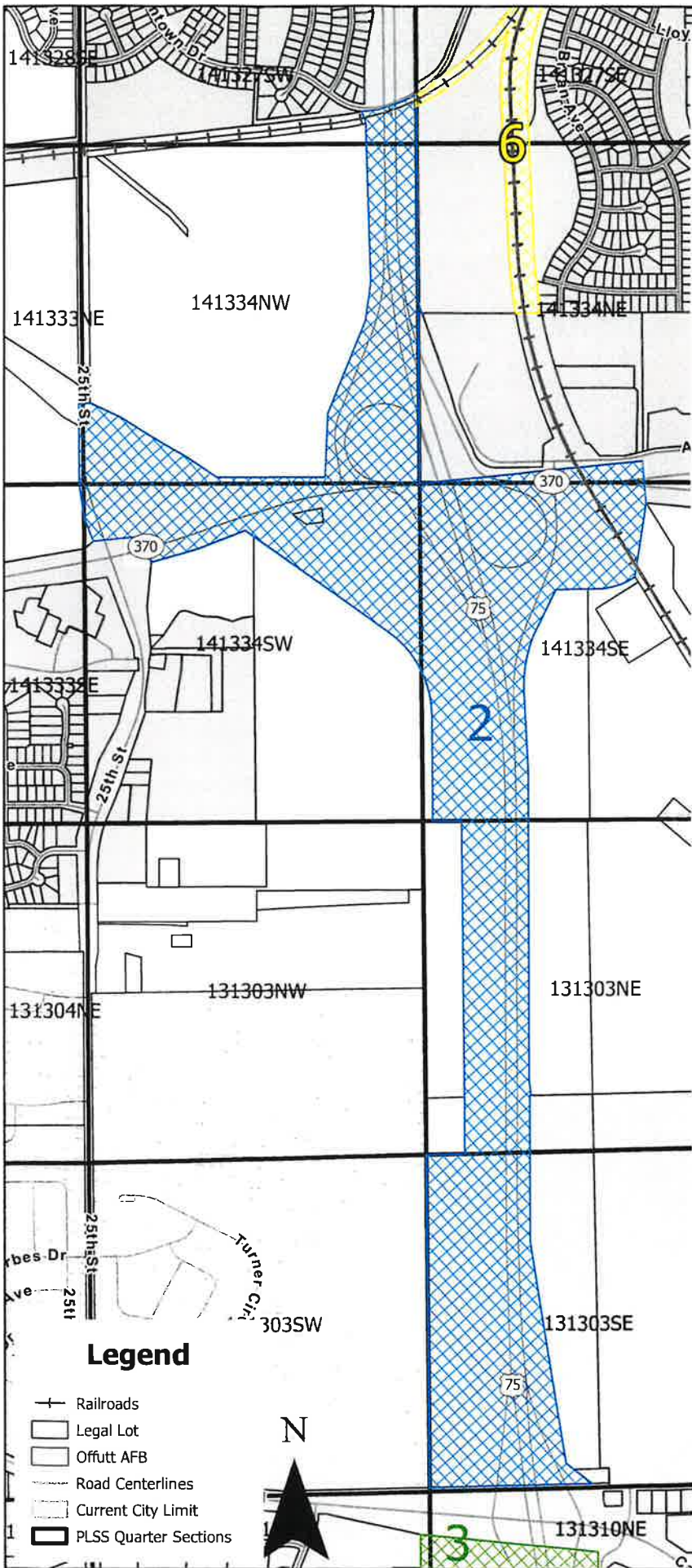
APPROVAL of the proposed annexation.



An Area of State Right of Way covering US Highway 75, North of Cornhusker Road, in the NE and NW 1/4s of Sec 27, Twn 14, Rng 13, currently surrounded by Bellevue City Limits, more accurately described as follows:

Area is bounded on the East by the West boundary of Sunnyview Estates Subdivision and West boundary of Thunderbird Plaza Replat Subdivision, on the West by the East boundary of Cornhusker Retail Center Subdivision and the East boundary of Tax Lot 2A, on the South by the current city limit, which is also a line from the Southwest corner of Thunderbird Plaza Replat Subdivision to the Southeast corner of Cornhusker Retail Center Subdivision, and on the North by the current city limit, which is also a line from the Northeast corner of Tax Lot 2A to the Northwest corner of Sunnyview Estates Subdivision. Containing approx. 14.23 acres.





An Area of State Right of Way covering US Highway 75, North of Capehart Road, Secs 27 and 34, Twn 14, Rng 13 and Sec 3, Twn 13, Rng 13, more accurately described as follows:

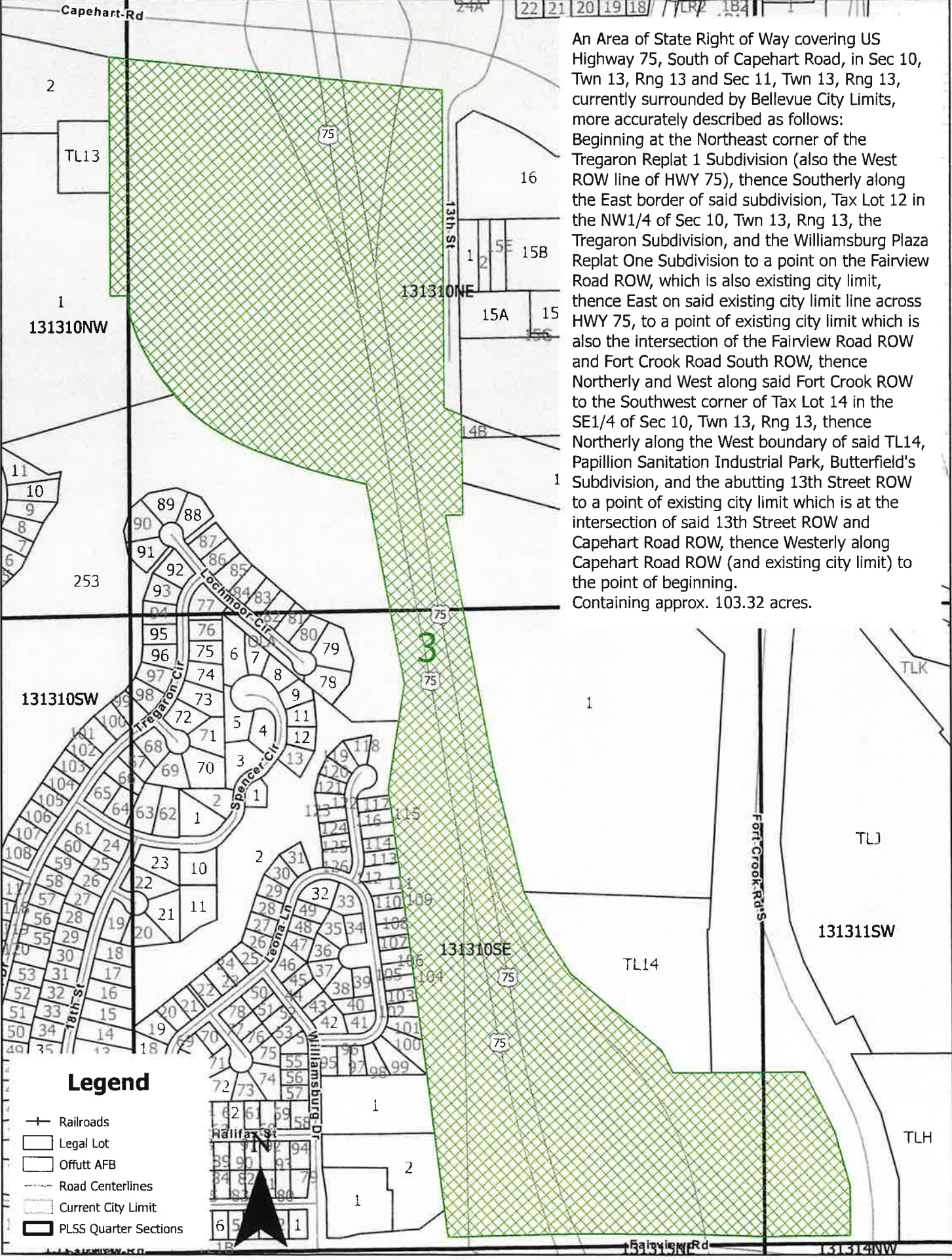
Beginning at the Southwest corner of Tax Lot 15 in the SE 1/4 of Sec 3, Twn 13, Rng 13, then Northerly on the West boundary of the following legal lots: Tax Lot 15, Tax Lot 14 (East of HWY 75), Tax Lot 11 (East of HWY 75), the W1/2 of the SE1/4 of Sec 34, Twn 14, Rng 13 (AKA Parcel #010458573), thence Easterly from the Northwest corner of last said lot to the Northeast corner of Parcel #010458573, thence northerly across existing RR ROW to the Northwest corner of Parcel #011592190. Then continuing North then West along existing city limit to a point which is basically the center point of Sec 34, Twn 14, Rng 13. Thence North to the NW corner of the SW1/4 of the NE1/4 of Sec 34, Twn 14, Rng 13, thence East to the Southwest corner of Tax Lot 10 in the NE1/4 of Sec 34, Twn 14, Rng 13, thence North along the West boundary of said Tax Lot 10 to the NW corner of the NE1/4 of Sec 34, Twn 14, Rng 13. Continuing North along the West boundary of Tax Lot 8A in the SE1/4 of Sec 27, Twn 14, Rng 13 to the Northwest corner of said TL 8A, thence continuing North across existing RR ROW, to a point on the West line of the SE1/4 of Sec 27, Twn 14, Rng 13 that intersects existing city limit, thence Westerly along said city limit (and across Hwy 75) to a point, which is also the Southeast corner of Willow Springs Subdivision. Turning Southerly from this point to cross existing RR ROW to the Northwest corner of Tax Lot 10 in the SW1/4 of Sec 27, Twn 14, Rng 13, continuing Southerly along the East boundary of said TL 10 to the Northeast corner of the NW1/4 of Sec 34, Twn 14, Rng 13 (AKA Parcel #011039132), continuing Southerly along the East boundary of said Parcel #011039132 (which is also the West boundary of the HWY 75 ROW), to the Southeast corner of said Parcel #011039132, thence West along the South boundary to the Southwest corner of said Parcel #011039132. From said point, continuing West across 25th Street to a point on the East boundary of TL 1A1B in the NE1/4 of Sec 33, Twn 14, Rng 13, thence Southerly along the East boundary of said TL 1A1B as well as TL 3BA and the following two Tax Lots in the SE1/4 of Sec 33, Twn 14, Rng 13: TL 5A1A and TL B1B, to the Southeast corner of said TL B1B. Thence Easterly along existing city limit to the corner of existing city limit at the intersection of HWY 370 and 25th Street, thence Southeasterly to the Northwest corner of Tax Lot A in Sec 34, Twn 14, Rng 13, thence Easterly along the North boundary of said TLA to the Northeast corner of said TLA, thence East and South along the North and East boundaries of Tax Lot 12 to a point on the South line of Sec 34, Twn 14, Rng 13, thence East to the Northeast corner of Tax Lot 11 (West of HWY 75) in Sec 03, Twn 13, Rng 13, thence South along the Western ROW of HWY 75 to the South line of the NE1/4 of Sec 03, Twn 13, Rng 13, thence West to the NW corner of said NE1/4 of Sec 03, Twn 13, Rng 13, thence South along the West line of said NE1/4 of Sec 03, Twn 13, Rng 13 to a point of existing city limit, which corresponds to the SE corner of Parcel #010628959, thence Easterly along said city limit and across HWY 75 to the point of beginning. Containing approx. 241.82 acres.

**Legend**

- +— Railroads
- Legal Lot
- ▭ Offutt AFB
- Road Centerlines
- ▭ Current City Limit
- ▭ PLS Quarter Sections

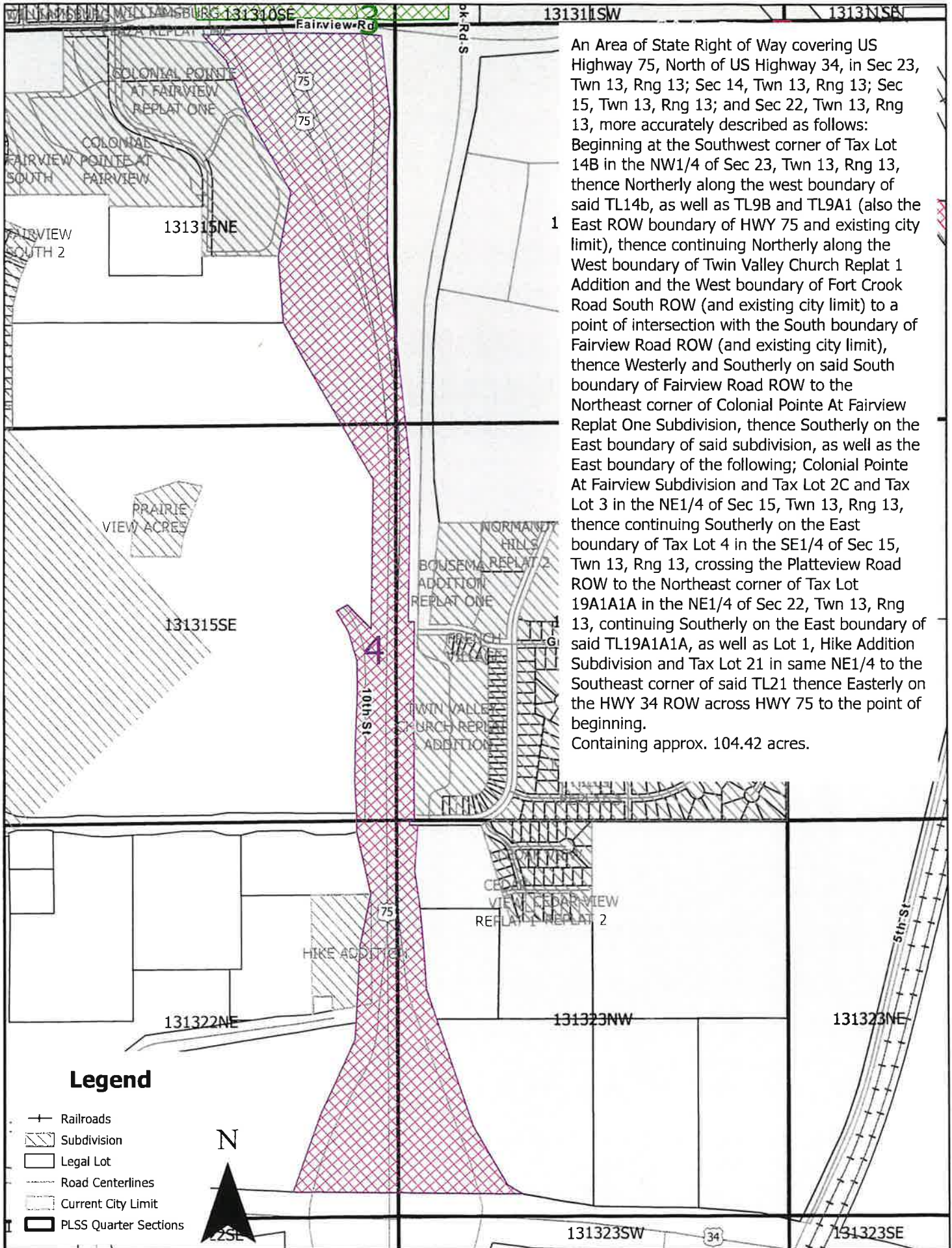


An Area of State Right of Way covering US Highway 75, South of Capehart Road, in Sec 10, Twn 13, Rng 13 and Sec 11, Twn 13, Rng 13, currently surrounded by Bellevue City Limits, more accurately described as follows:  
 Beginning at the Northeast corner of the Tregaron Replat 1 Subdivision (also the West ROW line of HWY 75), thence Southerly along the East border of said subdivision, Tax Lot 12 in the NW1/4 of Sec 10, Twn 13, Rng 13, the Tregaron Subdivision, and the Williamsburg Plaza Replat One Subdivision to a point on the Fairview Road ROW, which is also existing city limit, thence East on said existing city limit line across HWY 75, to a point of existing city limit which is also the intersection of the Fairview Road ROW and Fort Crook Road South ROW, thence Northerly and West along said Fort Crook ROW to the Southwest corner of Tax Lot 14 in the SE1/4 of Sec 10, Twn 13, Rng 13, thence Northerly along the West boundary of said TL14, Papillion Sanitation Industrial Park, Butterfield's Subdivision, and the abutting 13th Street ROW to a point of existing city limit which is at the intersection of said 13th Street ROW and Capehart Road ROW, thence Westerly along Capehart Road ROW (and existing city limit) to the point of beginning.  
 Containing approx. 103.32 acres.



**Legend**

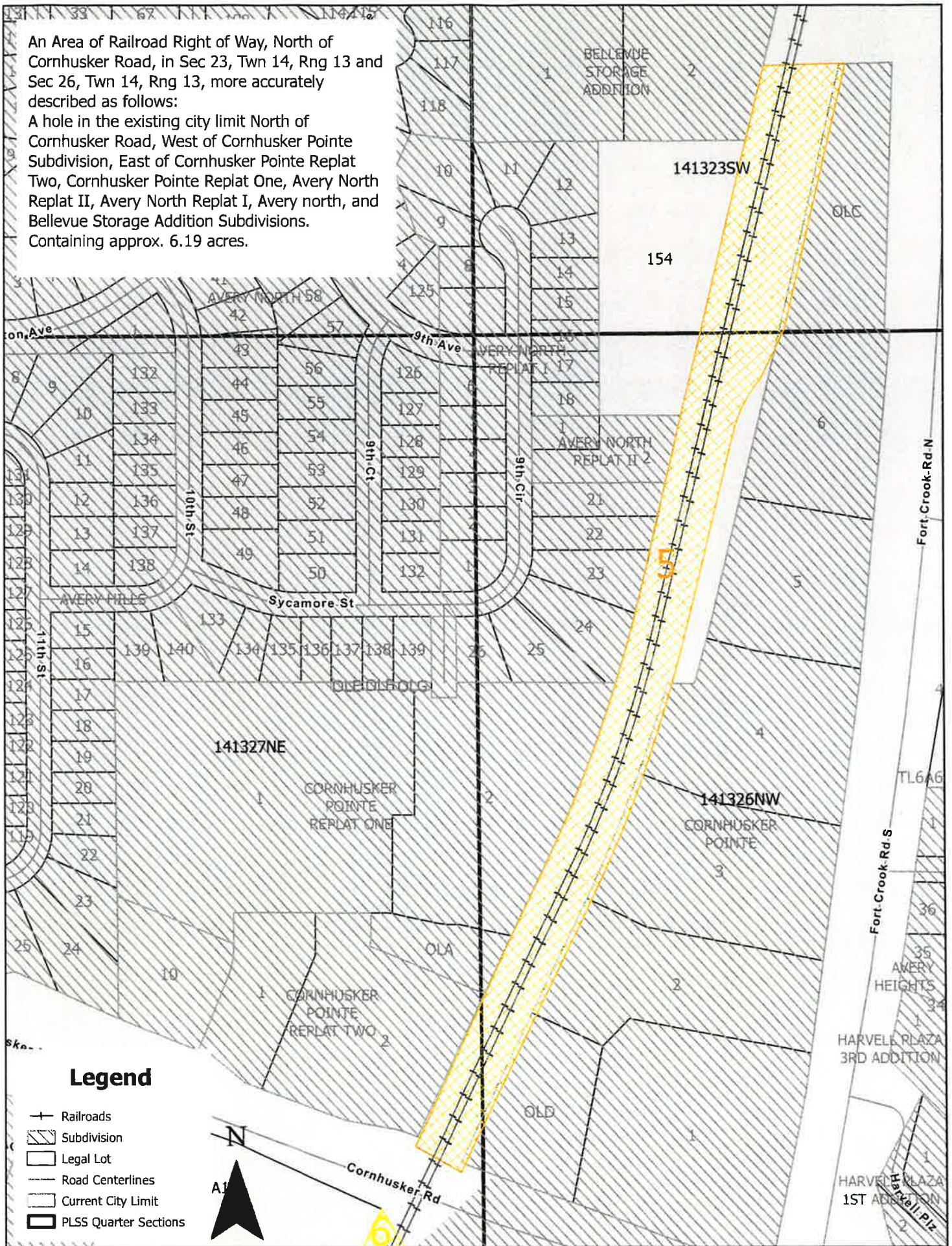
- Railroads
- Legal Lot
- Offutt AFB
- Road Centerlines
- Current City Limit
- PLS Quarter Sections



An Area of State Right of Way covering US Highway 75, North of US Highway 34, in Sec 23, Twn 13, Rng 13; Sec 14, Twn 13, Rng 13; Sec 15, Twn 13, Rng 13; and Sec 22, Twn 13, Rng 13, more accurately described as follows:  
 Beginning at the Southwest corner of Tax Lot 14B in the NW1/4 of Sec 23, Twn 13, Rng 13, thence Northerly along the west boundary of said TL14b, as well as TL9B and TL9A1 (also the  
 1 East ROW boundary of HWY 75 and existing city limit), thence continuing Northerly along the West boundary of Twin Valley Church Replat 1 Addition and the West boundary of Fort Crook Road South ROW (and existing city limit) to a point of intersection with the South boundary of Fairview Road ROW (and existing city limit), thence Westerly and Southerly on said South boundary of Fairview Road ROW to the Northeast corner of Colonial Pointe At Fairview Replat One Subdivision, thence Southerly on the East boundary of said subdivision, as well as the East boundary of the following; Colonial Pointe At Fairview Subdivision and Tax Lot 2C and Tax Lot 3 in the NE1/4 of Sec 15, Twn 13, Rng 13, thence continuing Southerly on the East boundary of Tax Lot 4 in the SE1/4 of Sec 15, Twn 13, Rng 13, crossing the Platteview Road ROW to the Northeast corner of Tax Lot 19A1A1A in the NE1/4 of Sec 22, Twn 13, Rng 13, continuing Southerly on the East boundary of said TL19A1A1A, as well as Lot 1, Hike Addition Subdivision and Tax Lot 21 in same NE1/4 to the Southeast corner of said TL21 thence Easterly on the HWY 34 ROW across HWY 75 to the point of beginning.  
 Containing approx. 104.42 acres.

An Area of Railroad Right of Way, North of Cornhusker Road, in Sec 23, Twn 14, Rng 13 and Sec 26, Twn 14, Rng 13, more accurately described as follows:

A hole in the existing city limit North of Cornhusker Road, West of Cornhusker Pointe Subdivision, East of Cornhusker Pointe Replat Two, Cornhusker Pointe Replat One, Avery North Replat II, Avery North Replat I, Avery north, and Bellevue Storage Addition Subdivisions. Containing approx. 6.19 acres.



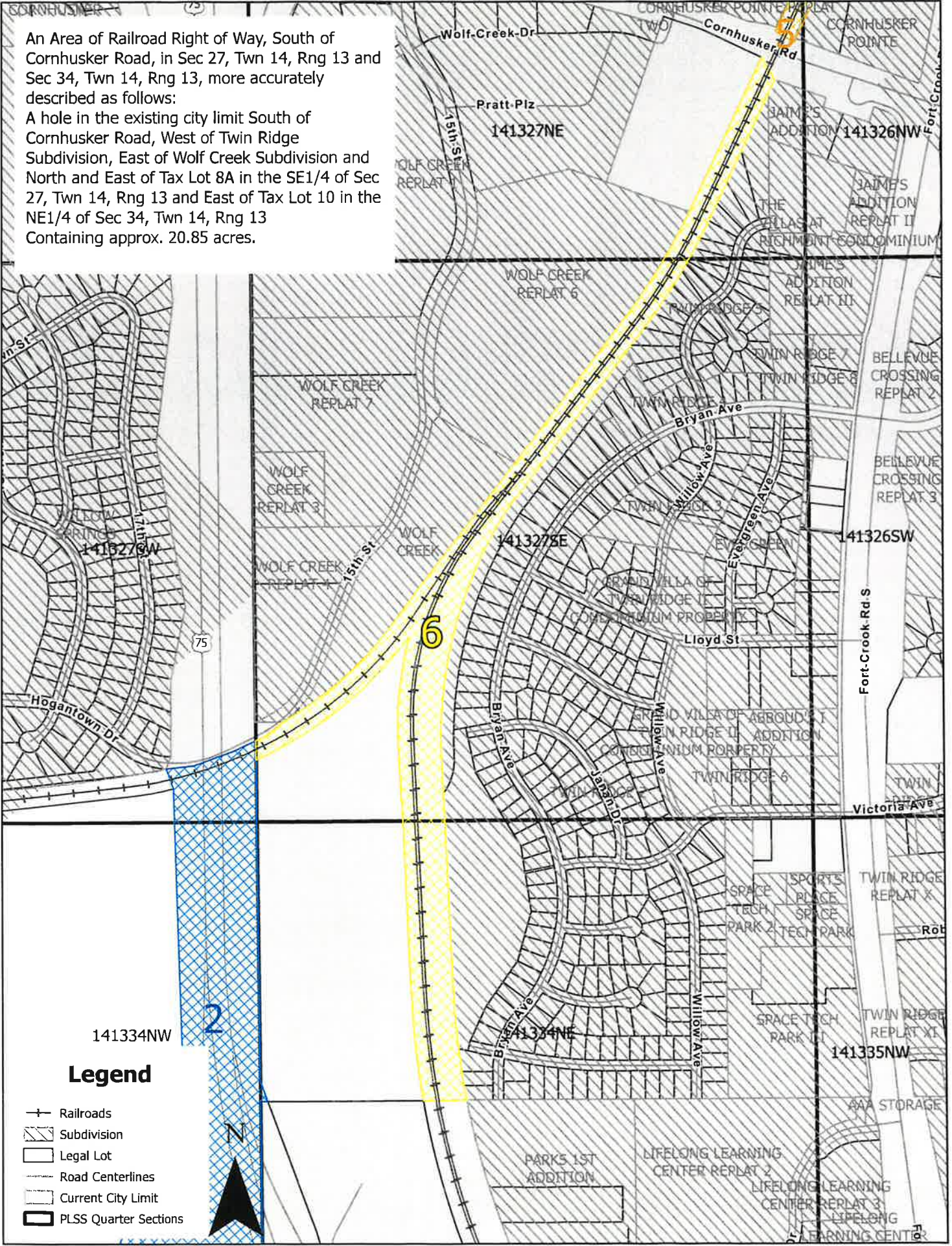
**Legend**

- +— Railroads
- ▨ Subdivision
- Legal Lot
- Road Centerlines
- ▭ Current City Limit
- ▭ PLSS Quarter Sections



An Area of Railroad Right of Way, South of Cornhusker Road, in Sec 27, Twn 14, Rng 13 and Sec 34, Twn 14, Rng 13, more accurately described as follows:

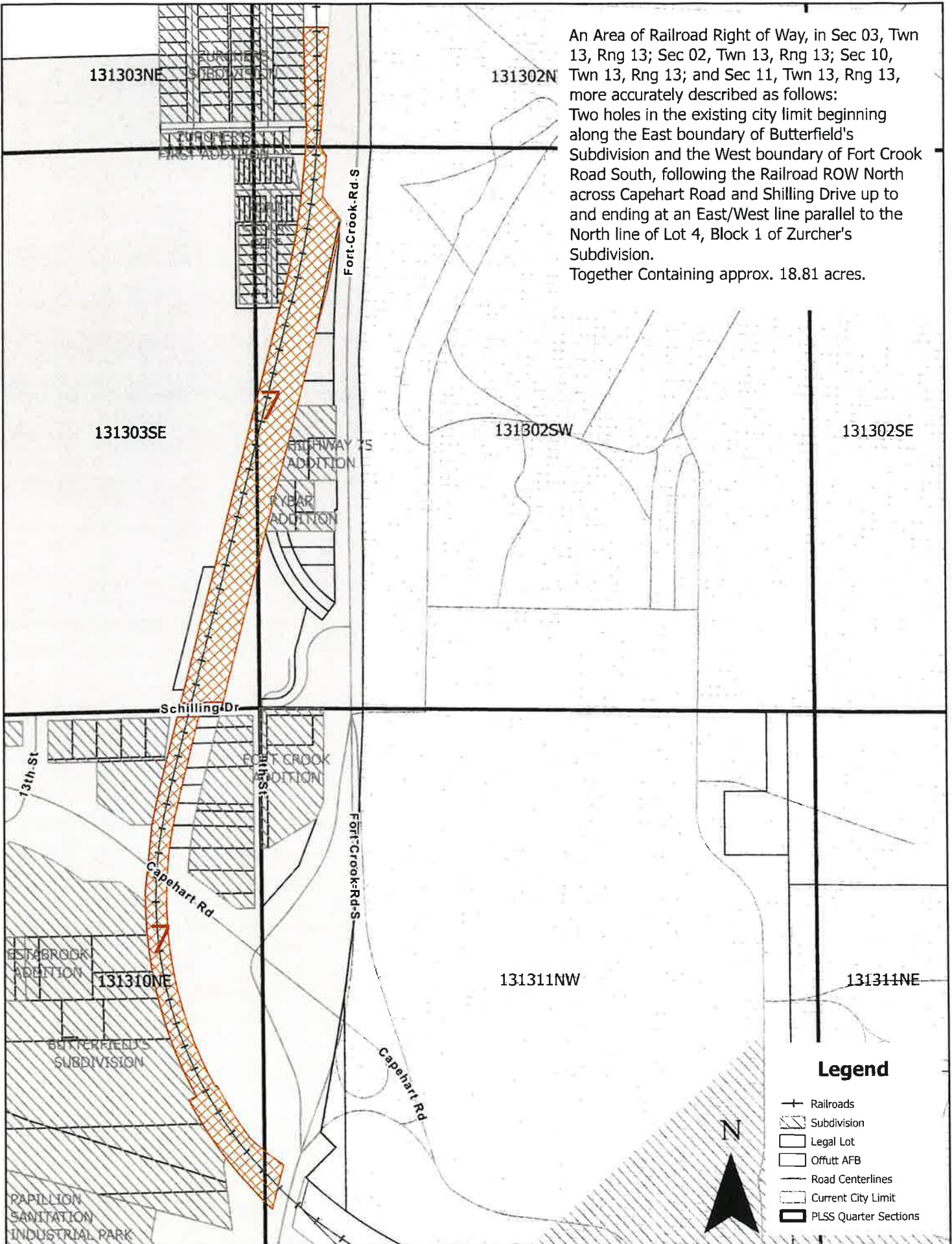
A hole in the existing city limit South of Cornhusker Road, West of Twin Ridge Subdivision, East of Wolf Creek Subdivision and North and East of Tax Lot 8A in the SE1/4 of Sec 27, Twn 14, Rng 13 and East of Tax Lot 10 in the NE1/4 of Sec 34, Twn 14, Rng 13 Containing approx. 20.85 acres.



**Legend**

- +— Railroads
- ▨ Subdivision
- Legal Lot
- Road Centerlines
- ▭ Current City Limit
- ▭ PLSS Quarter Sections

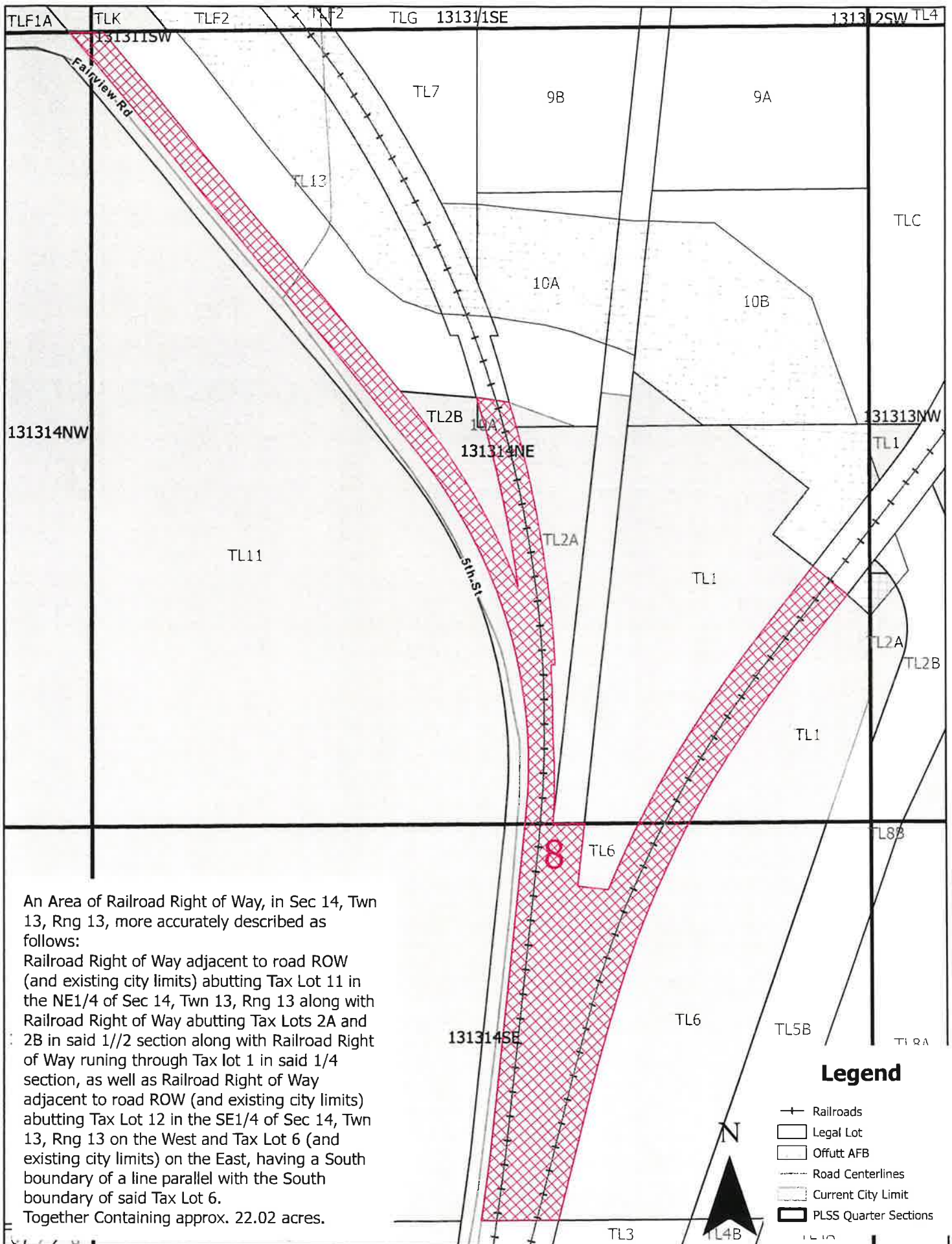
An Area of Railroad Right of Way, in Sec 03, Twn 13, Rng 13; Sec 02, Twn 13, Rng 13; Sec 10, Twn 13, Rng 13; and Sec 11, Twn 13, Rng 13, more accurately described as follows:  
 Two holes in the existing city limit beginning along the East boundary of Butterfield's Subdivision and the West boundary of Fort Crook Road South, following the Railroad ROW North across Capehart Road and Shilling Drive up to and ending at an East/West line parallel to the North line of Lot 4, Block 1 of Zurcher's Subdivision.  
 Together Containing approx. 18.81 acres.



**Legend**

- ⊕ Railroads
- ▨ Subdivision
- Legal Lot
- Offutt AFB
- Road Centerlines
- ⋯ Current City Limit
- ▭ PLSS Quarter Sections





An Area of Railroad Right of Way, in Sec 14, Twn 13, Rng 13, more accurately described as follows:  
 Railroad Right of Way adjacent to road ROW (and existing city limits) abutting Tax Lot 11 in the NE1/4 of Sec 14, Twn 13, Rng 13 along with Railroad Right of Way abutting Tax Lots 2A and 2B in said 1/2 section along with Railroad Right of Way running through Tax lot 1 in said 1/4 section, as well as Railroad Right of Way adjacent to road ROW (and existing city limits) abutting Tax Lot 12 in the SE1/4 of Sec 14, Twn 13, Rng 13 on the West and Tax Lot 6 (and existing city limits) on the East, having a South boundary of a line parallel with the South boundary of said Tax Lot 6.  
 Together Containing approx. 22.02 acres.

