

BELLEVUE PLANNING COMMISSION

Thursday, November 21, 2024 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 October 24, 2024 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 rezone Lots 1 and 2, Perez Addition Replat Two, being a replat of Lot 1, Perez Addition Replat One and Lot 4, Perez Addition, from RE-PS and RE to RE-PS and RE with site plan approval, for the purpose of single-family residential development; and small subdivision plat Lots 1 and 2, Perez Addition Replat Two. Applicant: Jonathan Revis. General location: 10711 Old 36th Street. Case #'s: Z-2410-11, S-2410-17.

4. CURRENT BUSINESS

a. Approve the 2025 Planning Commission Uniform Review Schedule

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, October 24, 2024, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, October 24, 2024, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Hankins, Jacobson, Sims, Taylor-Jones, Aerni, Ackley, and Lasenburg. Absent were Commissioners Bennett, and Perrin. Also present was Tammi Palm, Planning Director.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posted 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.

Mayor Rusty Hike awarded Commissioner Jacobson with the Jewel of Bellevue Award for over 20 years of dedicated service to the City of Bellevue. Jacobson is retiring from the Planning Commission, and this will be his last meeting.

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

Motion was made by Ackley, seconded by Hankins, to approve the minutes of the September 26, 2024, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

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

Motion was made by Taylor-Jones, seconded by Lasenburg, 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.

Aerni explained the public hearing procedures.

PUBLIC HEARING was held on a request to approve the 2024 Comprehensive Plan Update and Long-Range Transportation Plan. Applicant: City of Bellevue. Case #173.

Aerni asked staff for updates. Palm stated there were no updates and gave a brief summary of the request.

Palm stated in attendance tonight are Ms. Vivian Fung and Mr. Ted Ritschard two, of the people from Olsson Studio who have assembled the Comprehensive Plan and the Long-Range Transportation Plan. She said the current plan was done in 2008 so it was time for an updated plan. Palm said this document is extremely important and is used daily. She stated this document is a step-by-step action plan that gives clear next steps for growth and development for the City of Bellevue. Palm stated for the last twelve months the team has worked closely with multiple advisory groups. She said Olsson completed data analyses, which included understanding market conditions and the built environment. Palm stated the plan contains vision, values, goals, and strategies for the city's future. She said it covers topics such as land use, development, place-making, transportation, and more. Palm stated this is a complete action plan ready to be used.

Vivian Fung, Olsson, 2111 S. 67th Street, Ste. 200, Omaha, NE, stated she is a certified community planner and has served as project manager for this process.

Ted Ritschard, Olsson, 2111 S 67th Street, Ste. 200, Omaha, NE stated he is a civil engineer but a transportation planner through years of experience. He thanked staff for the pleasure of working on the Comprehensive and Transportation Plan. He said the engagement process was one of the most remarkable planning processes that he has been involved in. Ritschard stated the community has been very engaged and it is very appreciated.

Fung stated the goal is to present the core recommendations of the plan, get feedback, discuss the next steps, and then move on to approval of the plan. She said phase one of the plan was a discovery and understanding process looking at where the city has been and where it is today. Fung stated this encompassed an existing conditions analysis, economic and market study, site visits, photographic inventory, an assessment of demographics, policy review, and an analysis of existing plans. Fung stated the second phase was engagement and communication. She stated these included, but were not limited to, a project website that has remained live throughout the entirety of the process, social media promotions, Bellevue TV, press releases, and printed mailers. She said Olsson performed an extensive community engagement process including a stakeholder and technical committee and several in-person and virtual opportunities. Fung stated phase three was idea generation, plan

MINUTE RECORD

Bellevue Planning Commission Meeting, October 24, 2024, Page 2

development, and refinement. She said this process used community input, market study, and data analysis results to generate ideas and ensure the document would align with the city's vision. Fung stated several internal and external quality control measures were applied by Olsson. Fung said the final step was positioning for implementation. She stated Olsson developed the plan recommendation and goals and strategies and a thorough detailed action plan. Fung said the document is arranged in a pyramidal flow of information; community vision (vision statement), values (community and transportation), goals, strategies, and actions. She stated each chapter of the Comprehensive Plan starts with a "big idea" graphic that captures the objectives for each topic area. Fung stated Olsson created a thorough, detailed action plan with a hot list and funding playbook. She stated this plan was looked at by city staff, now being presented to Planning Commission, and finally the City Council. She said these steps put us in a position for plan adoption and then implementation. Fung said, as Tammi stated, this will be the city's guidebook and not just a plan that sits on a shelf.

Ritschard stated the plan is unique because it contains the comprehensive plan and the transportation plan together, which is rare. He said this allowed Olsson to shape the big ideas and future outcome around what was important to Bellevue. The plan of becoming known as a walkable community will help to attract the appropriate types of investors and will support those growth areas with mobility connections to serve all users. Ritschard said for communities like Bellevue, transportation investments are one way to have direct control over the outcome of other ideas in the comprehensive plan like quality of life and creating a sense of place. Ritschard stated when creating destination and district we also must connect them, so this transportation plan supports the comprehensive plan directly. He said Olsson provided an active transportation framework which focuses on key corridors that connect those destinations and provides a network for active transportation users and intersection improvements to enhance safety. Ritschard said the plan also looks at east/west connections. Ritschard stated it is also recommending an update to design standards per roadway classification. He said the plan also has recommendations for through and local truck routes.

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

Jacobson stated this is a contemporary approach as to how comprehensive planning takes place. He said the document is usable for commissioners, staff and the public.

Ackley questioned if the future land use map and destination maps coloring should match. Fung stated the reason for that is the city boundary area, but it could be expanded if annexed. Ackley questioned another area. Fung stated they can be better aligned. Ackley questioned staff if the land use map is used for decisions for applications. Palm stated that is correct; one is the future land use map and the other is showing specific districts which is why there is a slight difference. Ackley questioned on page 136, 2.06 discusses unsightly or dilapidated structures and affordable housing which are listed as short-term goals but stated they should be a continuous goal.

MOTION was made by Jacobson, seconded by Ackley to recommend APPROVAL of a request to approve the 2024 Comprehensive Plan Update and Long-Range Transportation Plan with comments reflected by Commissioner Ackley. Applicant: City of Bellevue. Case #173. Upon roll call, Hankins, Jacobson, Sims, Taylor-Jones, Aerni, and Ackley voted yes Lasenburg abstained with conflict. MOTION carried.

This item will proceed to City Council for PUBLIC HEARING on November 19, 2024.

There was discussion regarding the election of officers.

MOTION was made by Sims, seconded by Ackley, to NOMINATE Scott Hankins to serve as Planning Commission Chair. Hankins was approved by acclamation.

MOTION was made by Jacobson, seconded by Ackley, to NOMINATE Randall Lasenburg to serve as Vice Chair. Lasenburg was approved by acclamation.

Meeting adjourned at 6:55 p.m.



Dianna Van Horn
Planning Secretary

3.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT #1

CASE NUMBERS: Z-2410-11
S-2410-17

FOR HEARING OF:
REPORT #1: November 21, 2024

I. GENERAL INFORMATION

A. APPLICANT:

Jonathan Revis
10711 Old 36th
Bellevue, NE 68123

B. PROPERTY OWNERS:

Jonathan Revis
10711 Old 36th
Bellevue, NE 68123

Tara Cunningham Batley
14012 Woolworth Circle
Omaha, NE 68144

C. GENERAL LOCATION:

10711 Old 36th Street

D. LEGAL DESCRIPTION:

Lots 1 and 2, Perez Addition Replat Two, being a replatting of Lot 1, Perez Addition Replat One and Lot 4, Perez Addition, all located in the Northwest ¼ of Section 28, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, Perez Addition Replat Two, from RE-PS and RE to RE-PS and RE.

2. Small Subdivision Plat Lots 1 and 2, Perez Addition Replat Two.

F. EXISTING ZONING AND LAND USE:

RE-PS and RE/Vacant and Single-Family Residential

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a change of zone and small subdivision plat approval to facilitate the construction of a single-family residence on proposed Lot 2.

H. SIZE OF SITE:

The site is approximately 13 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Lot 1, Perez Addition Replat One, is presently vacant, while Lot 4, Perez Addition is developed with a single-family residence.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Agricultural/Multi-Family Residential, AG and RG-20
- 2. **East:** Agricultural/Single Family Residential, RE
- 3. **South:** Single Family Residential/RE
- 4. **West:** Agricultural, AG

C. REVELANT CASE HISTORY:

1. On September 22, 2005, the Planning Commission recommended denial of the request to rezone Lots 1 through 4, inclusive, Perez Addition, being a platting of Tax Lots 23 and 24, located in the West ½ of Section 28, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RE for the purpose of single-family residential development; and small subdivision plat Lots 1 through 4, Perez Addition. The City Council approved the aforementioned request on October 24, 2005.

2. On December 21, 2023, the Planning Commission recommended approval of the request to rezone Lots 1 and 2, Perez Addition Replat One, being a replat of Lot 3, Perez Addition, located in the Northwest 1/4 of Section 28, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from RE to RE-PS with site plan approval, for the purpose of single-family residential development; small subdivision plat Lots 1 and

2, Perez Addition Replat One; and waiver of Section 6-4, Subdivision Regulations. The City Council approved this request on February 6, 2024.

D. APPLICABLE REGULATIONS:

1. Chapter 5, Subdivision Regulations, regarding Small Subdivision Plats.
2. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.
3. Section 5.17, Zoning Ordinance, regarding -PS Planned Subdivision District.
4. Section 5.29, Zoning Ordinance, regarding Air Installation Compatible Use Zone; Clear Zone, Accident Potential Zones I and II, Noise Zones, and Height and Obstruction Criteria.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as residential estates.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. Access is proposed from a private easement obtained from the surrounding property owners.

D. UTILITIES:

This area is not served by sanitary sewer.

E. ANALYSIS:

1. Jon Carrell, on behalf of TD2 Engineering and Surveying, is requesting approval of a rezoning (with site plan approval) and small subdivision plat for Lots 1 and 2, Perez Addition Replat Two, for the purpose of single-family residential development.
2. The applicant was previously approved for a rezoning, site plan approval and small subdivision plat to facilitate the construction of his home. Since that time, the

applicant desires to relocate the proposed residence through acquiring additional property, hence the proposed request.

3. This area is comprised of acreages and low density residential, primarily due to its location in the Air Installation Compatible Use Zone (AICUZ) of Offutt Air Force Base. The AICUZ overlay regulates and restricts development within the zone as a safety measure. Additionally, there is floodplain and floodway in this vicinity.

4. The property is presently zoned RE-PS and RE. Staff recommended the -PS overlay due to the property's location within the AICUZ zone.

All traditional setbacks of the RE zoning district will remain in place.

5. The proposed site plan shows the boundary of the Accident Potential Zone II (APZ II zone) within the AICUZ. The property owner's proposed residence will lie outside the APZ II zone. The home will be within the noise contour. Preliminary reviews were done with Offutt AFB. They had no issues with the proposed platting as long as the home remains outside of the APZ zone. The applicant has shown the proposed building envelope outside of this area on the site plan.

6. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning, Sarpy County Public Works Department, Sarpy County Deputy Administrator, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Krista Hoffart, Offutt AFB, stated as long as the home remains outside of the APZ, Offutt has no objection to this request.

Public Works Engineer Matt Knight requested technical revisions to the plat. These comments have since been satisfied by the applicant's engineer.

7. The Future Land Use Map of the Comprehensive Plan shows this area as being residential estates. The request is in conformance with the Comprehensive Plan.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, and lack of perceived negative impact upon the surrounding area.

V. **PLANNING COMMISSION RECOMMENDATION**

Under Review

VI. **ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map.
2. 2024 GIS aerial photo of the property.
3. Zoning justification letter received November 13, 2024.
4. Small subdivision plat received October 29, 2024.
5. Site plan received October 7, 2024.

VII. **COPIES OF REPORT TO:**

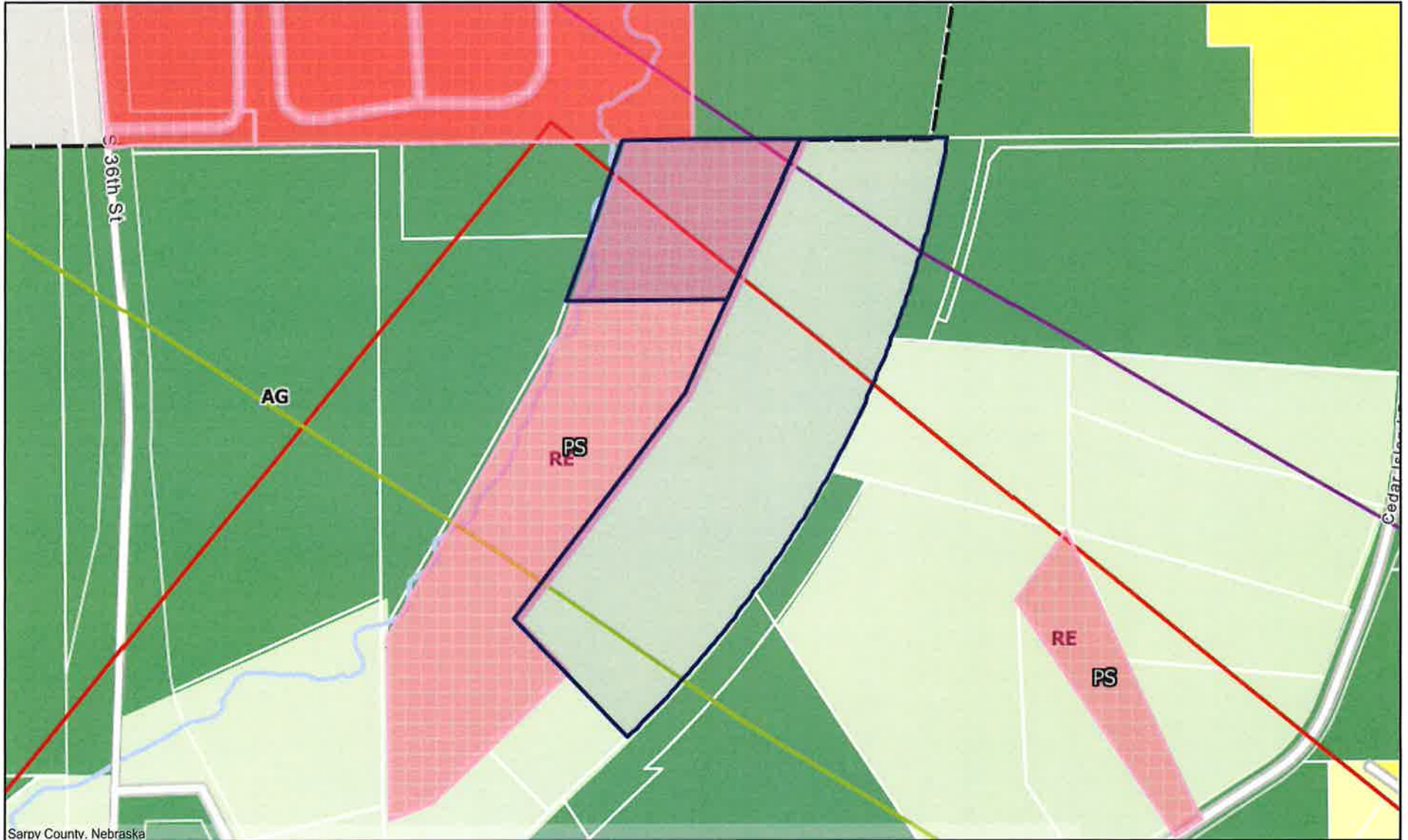
1. Jon Carrell, TD2
2. Jonathan Revis
3. Public Upon Request

Assistant Planning Manager

Jammi R. Palm 11/14/2024

Planning Director

Date of Report



Sarpy County, Nebraska



Map Scale 1: 4514

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



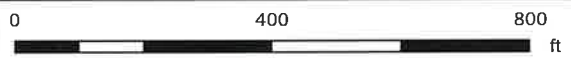


SARPY COUNTY
NEBRASKA

10715 Old 36th Street



Sarpy County, Nebraska



Map Scale 1: 4514

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



November 13, 2024

Ms. Tammi Palm
Planning Director
City of Bellevue

RE; Letter of Justification

Jonathan Revis is requesting to rezone Lots 1 and 2 Perez Addition Replat Two from RE and RE-PS to RE and RE-PS to allow for the development of a single-family residential home.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Revis", with a horizontal line extending to the right.

RECEIVED
NOV 13 2024
PLANNING DEPT.

PEREZ ADDITION REPLAT TWO

LOTS 1 AND 2

BEING A REPLATING OF LOT 1, PEREZ ADDITION REPLAT ONE AND LOT 4, PEREZ ADDITION, BOTH SUBDIVISIONS IN SAPPY COUNTY, NEBRASKA, LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 28, T14N, R13E OF THE 6TH P.M. SAID SAPPY COUNTY.

RECEIVED
OCT 29 2024
PLANNING DEPT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT NO ENCUMBRANCES HAVE BEEN FOUND OR SHOWN AT ALL ACCESSIBLE CORNERS OF SAID SURVEY AND THAT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS PEREZ ADDITION REPLAT TWO, LOTS 1 AND 2, BEING A REPLATING OF LOT 1, PEREZ ADDITION REPLAT ONE AND LOT 4, PEREZ ADDITION, BOTH SUBDIVISIONS IN SAPPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 1.

THENCE ON THE NORTH LINE OF LOT 4, PEREZ ADDITION N89°27'15"E (ASSUMED BEARING) 294.70 FEET TO THE NE CORNER THERE OF;
 THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 4 ON A 2281.96 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING 527°46'24"W, CHORD DISTANCE 1425.99 FEET, AND ARC DISTANCE OF 1450.05 FEET TO THE SOUTHERLY MOST CORNER THEREOF;
 THENCE N44°08'07"W 340.11 FEET ON THE SOUTHERLY LINE OF SAID LOT 4 TO THE SW CORNER THEREOF;
 THENCE N08°59'09"E 597.65 FEET ON THE WESTERLY LINE OF SAID LOT 4;
 THENCE N24°14'38"E 215.73 CONTINUING FEET ON THE WESTERLY LINE OF SAID LOT 4 TO THE SOUTH LINE OF SAID LOT 1;
 THENCE S09°27'15"W 340.35 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF;
 THENCE N19°00'36"E 300.00 FEET ON THE WEST LINE OF SAID LOT 1 TO THE NW CORNER THEREOF;
 THENCE N89°27'15"E 375.90 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.
 CONTAINING 572,887 SQUARE FEET OR 13,152 ACRES



SEPTEMBER 24, 2024
DATE

JON L. CARRELL
NEBRASKA RLS #693

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JONATHAN REVIS, A MARRIED PERSON AND TARA CUNNINGHAM BATLEY, MARRIED PERSON, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN SAID SUBDIVISION TO BE HEREBY KNOWN AS PEREZ ADDITION REPLAT TWO, AND WE DO HEREBY RAFFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED THEIR SUCCESSORS AND ASSIGNS TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING ALL FRONT AND SIDE LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF THE LOT.

WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR BLACK HILLS ENERGY THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES 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 ADJUTING ALL STREETS, CIRCLES, AND CUL-DE-SAC STREETS WHETHER PUBLIC OR PRIVATE.
 NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AGREED UPON USES OR RIGHTS HEREIN GRANTED.

JONATHAN REVIS TARA CUNNINGHAM BATLEY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY JONATHAN REVIS, A MARRIED PERSON
 _____ NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY TARA CUNNINGHAM BATLEY, A MARRIED PERSON
 _____ NOTARY PUBLIC

SAPPY COUNTY TREASURER'S CERTIFICATE

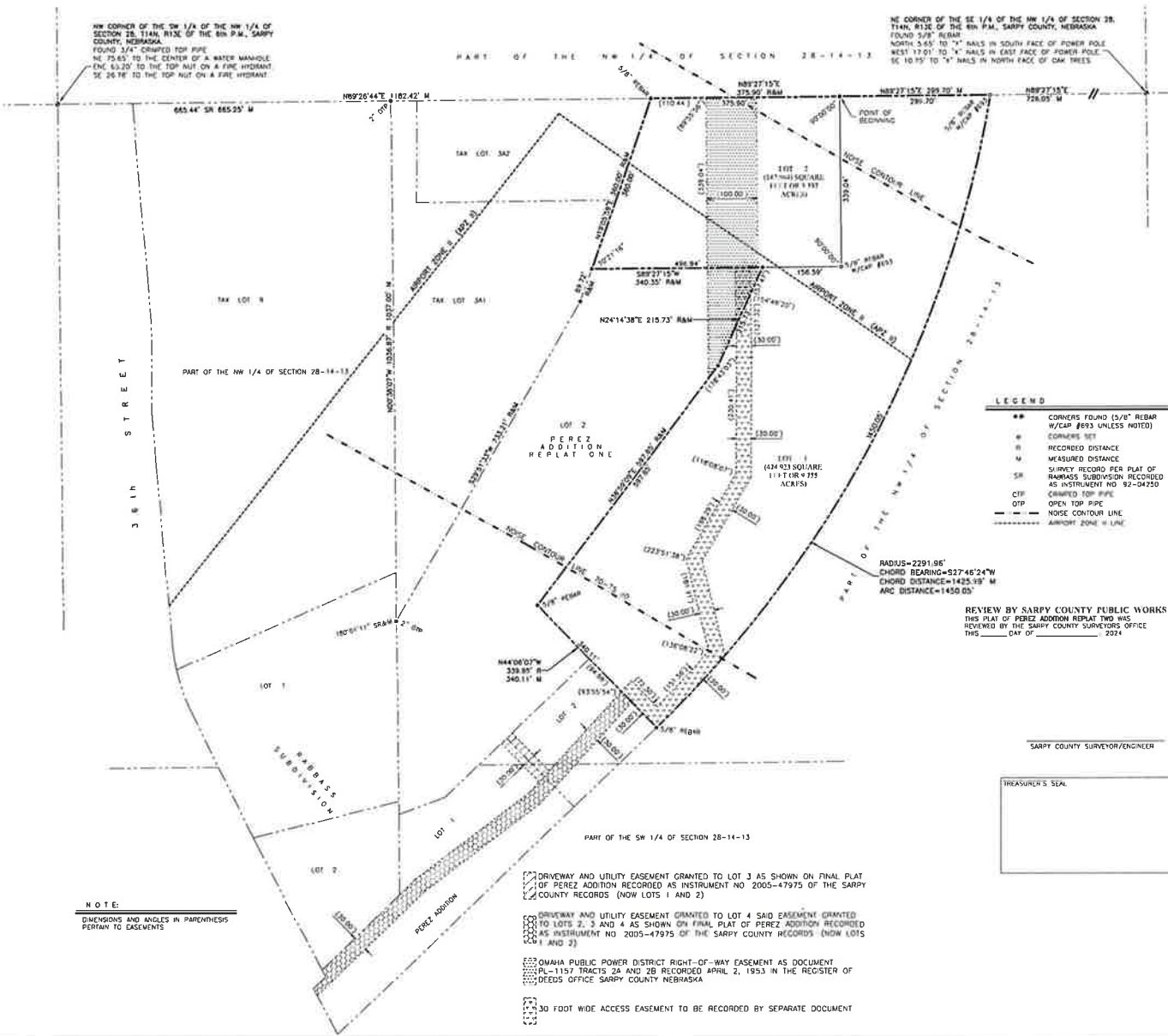
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2024.
 _____ SAPPY COUNTY TREASURER

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF PEREZ ADDITION REPLAT TWO WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2024
 _____ BELLEVUE PLANNING COMMISSIONER

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF PEREZ ADDITION REPLAT TWO WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL ON THIS _____ DAY OF _____, 2024. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.
 _____ RUSTIE HINE, MAYOR _____ SUSAN KLUTHKE, CITY CLERK



Ithompson, dreessen & dorner, inc
 10836 Old Mill Rd
 Omaha, NE 68154
 p 402.330.8860 f 402.330.5866
 jcarrell@td2co.com
 dba: TD2 Engineering & Surveying
 NE CA-0199

Survey Type

PEREZ ADDITION REPLAT TWO
LOTS 1 AND 2



Revision	Date	Description	MM-DD-YY

Job No.: B1436-23-21B
 Drawn By: RJR
 Reviewed By: JLC
 Date: SEPT. 24, 2024
 Book: 22/24
 Page: 55

CITY OF BELLEVUE
 SMALL SUBDIVISION PLAT

Sheet Number

SHEET 1 OF 1

PEREZ ADDITION REPLAT TWO

LOTS 1 AND 2

RECEIVED

OCT 29 2024

PLANNING DEPT.

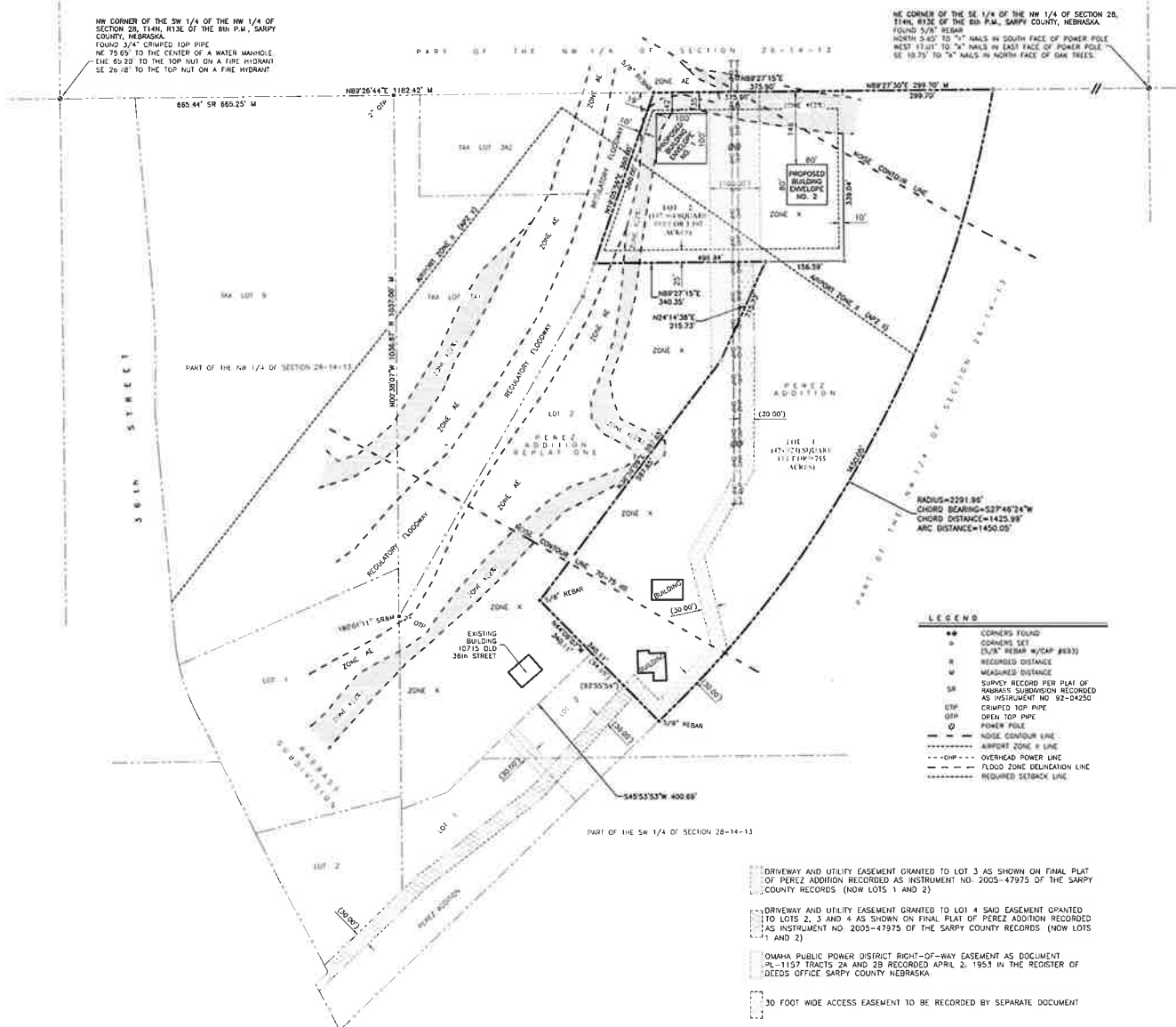


VICINITY MAP



thompson, dressen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p 402.330.9860 f 402.330.5866
jcarroll@td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Survey Type



SUBDIVIDER

JONATHAN REVIS
10707 OLD 36th STREET
BELLEVUE, NEBRASKA 68123

ENGINEER

THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA 68154

LEGAL DESCRIPTION

LOT 4, PEREZ ADDITION TOGETHER WITH LOT 1, PEREZ ADDITION REPLAT ONE, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA

NOTES

1. NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED.
2. EXISTING ZONING IS RE/WP OVERLAY. PROPOSED ZONING RE/PS.
3. LOTS 1 AND 2 ARE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.

LEGEND

••	CORNERS FOUND
•	CORNERS SET
(D/A) REBAR #/CAP #/B33	
R	RECORDED DISTANCE
M	MEASURED DISTANCE
SR	SURVEY RECORD PER PLAT OF RABAY'S SUBDIVISION RECORDED AS INSTRUMENT NO. 92-24250
CRP	CRIMPED TOP PIPE
OTR	OPEN TOP PIPE
⊙	POWER POLE
---	NOISE CONTOUR LINE
---	AIRBORNE ZONE X LINE
---	OVERHEAD POWER LINE
---	FLOOD ZONE DELINEATION LINE
---	REQUIRED SETBACK LINE

DRIVEWAY AND UTILITY EASEMENT GRANTED TO LOT 3 AS SHOWN ON FINAL PLAT OF PEREZ ADDITION RECORDED AS INSTRUMENT NO. 2005-47975 OF THE SARPY COUNTY RECORDS (NOW LOTS 1 AND 2)

DRIVEWAY AND UTILITY EASEMENT GRANTED TO LOT 4 SAID EASEMENT GRANTED TO LOTS 2, 3 AND 4 AS SHOWN ON FINAL PLAT OF PEREZ ADDITION RECORDED AS INSTRUMENT NO. 2005-47975 OF THE SARPY COUNTY RECORDS (NOW LOTS 1 AND 2)

OMAHA PUBLIC POWER DISTRICT RIGHT-OF-WAY EASEMENT AS DOCUMENT PL-1157 TRACTS 2A AND 2B RECORDED APRIL 2, 1953 IN THE REGISTER OF DEEDS OFFICE SARPY COUNTY NEBRASKA.

30 FOOT WIDE ACCESS EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT

PEREZ ADDITION REPLAT TWO
LOTS 1 AND 2



Revision Dates

No.	Description	MM DD-YY

Job No.: B1436-23-21SP
Drawn By: RJR
Reviewed By: JLC
Date: SEPTEMBER 30, 2024
Book: 22/24
Page: 55

Sheet Title

CITY OF BELLEVUE
SITE PLAN

Sheet Number

SHEET 1 OF 1

PLANNING COMMISSION

Uniform Review Schedule – 2025

SUBMITTAL ^{1,2} DEADLINE FOR ALL APPLICATIONS	FINAL REVISIONS DEADLINE	PLANNING COMMISSION PUBLIC HEARING	SMALL ³ SUBDIVISION OR FINAL PLAT APPLICATIONS NOT REQUIRING ZONING ACTION	CITY COUNCIL ³ ZONING/PRELIM INARY PLAT APPLICATIONS
December 20, 2024	January 13, 2025	January 23, 2025	February 04, 2025	February 18, 2025
January 24, 2025	February 17, 2025	February 27, 2025	March 18, 2025	March 18, 2025
February 21, 2025	March 17, 2025	March 27, 2025	April 15, 2025	April 15, 2025
March 21, 2025	April 14, 2025	April 24, 2025	May 20, 2025	May 20, 2025
April 18, 2025	May 12, 2025	May 22, 2025	June 03, 2025	June 17, 2025
May 23, 2025	June 16, 2025	June 26, 2025	July 15, 2025	July 15, 2025
June 20, 2025	July 14, 2025	July 24, 2025	August 05, 2025	August 19, 2025
July 25, 2025	August 18, 2025	August 28, 2025	September 16, 2025	September 16, 2025
August 22, 2025	September 15, 2025	September 25, 2025	October 07, 2025	October 21, 2025
September 19, 2025	October 13, 2025	October 23, 2025	November 04, 2025	November 18, 2025
October 17, 2025	November 10, 2025	*November 20, 2025	December 02, 2025	December 16, 2025
November 14, 2025	December 08, 2025	*December 18, 2025	January 06, 2026	January 20, 2026
December 19, 2025	January 12, 2026	January 22, 2026	February 03, 2026	February 17, 2026

Approved by the Bellevue Planning Commission

Chairman

Date

*Please note meeting dates reflect the third Thursday of the month.

¹ A preapplication meeting with the Planning Department Staff is required PRIOR to the submission of an application for a preliminary plat.

² Preliminary plats shall be scheduled on the Planning Commission agenda upon submittal of revised plans in accordance to Section 3-6 (3) of the Subdivision Regulations

³ Dates shown for City Council hearings are shown as a guide for planning purposes only.