

AGENDA
VALLEY CITY COUNCIL
June 21, 2022 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so during the visitor/correspondence section but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting. A person wishing to speak during the business portion of the meeting must complete a City Council Agenda Request form. This form is available on the City's website and must be completed and submitted no later than 5:00 p.m. on the Thursday preceding any City Council meeting.

--A copy of the Open Meetings Act is located on the north wall of the Council Chamber--

The Mayor and Council reserve the right to adjourn into executive session on any agenda item per Nebraska Revised Statutes 84-1410.

One copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

1. CALL TO ORDER
2. PROOF OF PUBLICATION
3. PUBLIC HEARINGS
 - 3.A. Amendment to Future Land Use Map - SW of Hwy. 275 and east of 276th St.
(Still Water Lake)
 - Open Public Hearing
 - Public comments: proponents and opponents
 - Close public hearing
 - Discussion and questions by Planning Commission Members
 - Recommendation to City Council
 - 3.B. Preliminary Plat - Still Water Lake
 - Open Public Hearing
 - Public comments: proponents and opponents
 - Close public hearing
 - Discussion and questions by Planning Commission Members
 - Recommendation to City Council

3.C. Rezoning - Still Water Lake - From TA (Transitional Ag) to R-3 Lakefront Residential and C-3 Highway Business

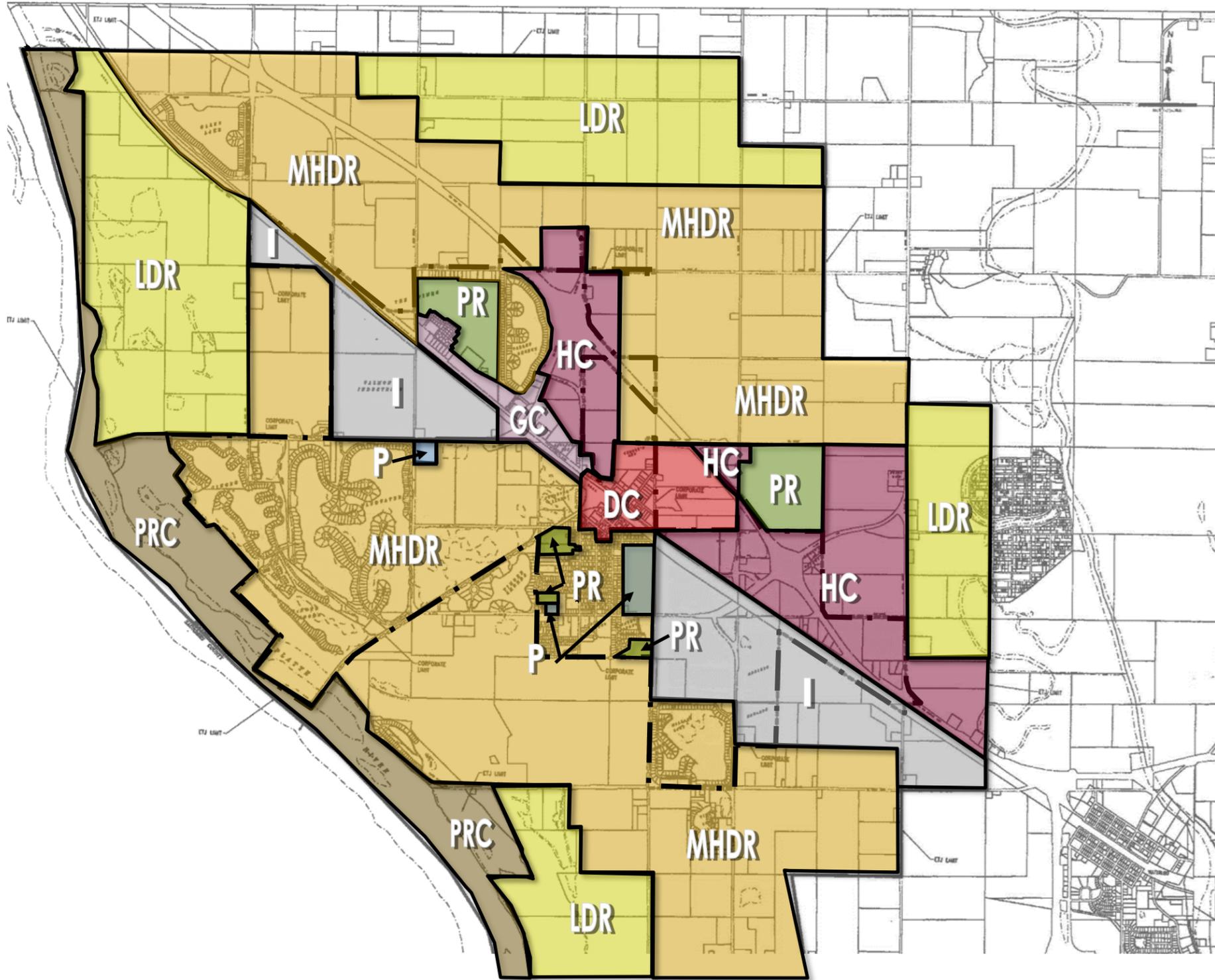
- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Recommendation to City Council

3.D. Conditional Use Permit - 28407 W. Maple Road - RV Park

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Recommendation to City Council

4. Adjourn

Figure 10.5: Future Land Use Map



City of Valley, Nebraska Future Land Use Map

LEGEND:

-  Low Density Residential
-  Medium to High Density Residential
-  Downtown Commercial
-  General Commercial
-  Highway Commercial
-  Industrial
-  Public
-  Parks and Recreation
-  Platte River Corridor
-  Corporate Limits
-  Extraterritorial Jurisdiction

AMENDMENT
TO FUTURE
LAND USE PLAN
6-7-2022

HC

① FROM MDR
TO HC

② FROM HC
TO MDR

GC

WEST ST

②

HWY

①

HC

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST
Valley, Nebraska

NAME OF PRELIMINARY PLAT: STILL WATER LAKE

LOCATION OF SUCH PLAT: SEE ATTACHED

REQUIREMENTS OF PRELIMINARY PLAT

- Letter or transmittal with action requested.
- Name of Subdivision on each sheet
- Names and addresses of owners/applicants
- Names of adjacent property owners
- Name of engineer or surveyor
- Names of utility companies to be involved
- North arrow and graphic scale (according to sub-division regulations' specs)
- Date prepared
- A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- Sheet number and total number of sheets
- Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- Existing and proposed streets or access easements to include:
 - R.O.W. width (according to future land use and transportation plans)
 - Paving width (according to future land use and transportation plans)
 - Approximate grades
 - Tangent length
 - Curve data and interior angle
 - Angle of Intersection
 - Name or number
- Sketch of future street system outside of plat where subdivision owns abutting land
- Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- Lot lines and dimensions; curvilinears should be noted as arc or chord
- Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- Public areas for schools, parks, playgrounds or any other public uses
- All existing and proposed easements with locations, widths and distances
- All existing and proposed sidewalks, pedestrian ways and bikeways
- Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- Minimum building set back lines
- Erosion and sediment control plan
- Certified accurate survey by engineer or professional land surveyor
- All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- Sketch of proposed subdivision sized 8 1/2 inches by 14 inches

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

APPROXIMATELY 157 ACRES
LOCATED SW OF HWY 275,
EAST OF 226TH ST -> SEE ATTACHED

CITY USE ONLY

RECEIPT NO:

DATE:

PRELIMINARY PLAT #:

FEE PAID \$

SUBDIVIDER

Name: HAMPTON DEVELOPMENT SERVICES
Address: 4087 S 84TH ST, SUITE 302
OMAHA NE 68127

AGENT (Authorized to act on Subdivider's behalf):

Name:
Address:

Telephone: ()

Telephone: ()

OWNER -> SAME AS SUBDIVIDER

Name:
Address:

ANY OTHER ASSOCIATES:

Name:
Address:

Telephone: ()

Telephone: ()

NAME OF PRELIMINARY PLAT: STILL WATER LAKE NUMBER OF LOTS: 321

- 1. Letter or transmittal and action(s) requested.
 - ① CHANGE OF ZONE
 - ② AMENDMENT TO FUTURE LAND USE PLAN
 - ③ PRELIM PLAT
- 2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes ___ No If yes, please describe the nature of such interest:

Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes No ___ If yes, please describe the nature of the action:

① REZONING
② AMENDMENT TO FUTURE LAND USE PLAN

4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes ___ No If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added):

5. Is any part of the land within the preliminary plat within a flood plain? Yes No ___ If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (additional sheets may be added).

PROJECT IS WITHIN AO + 2'. WE WILL GRADE & BUILDING PAD RT ONE FOOT ABOVE FLOOD PLAIN. SUBMIT A LETTER - R LATER

Applicant's Signature: BY

Date: 3/23/2022

John Collins
ENGINEER FOR APPLICANT

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

ADDITIONAL INFORMATION (to be shown on Preliminary Plat or on accompanying sheets)

- Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- Submit plat thirty (30) days prior to the meeting of the Planning commission
- Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
 - City Engineer
 - City Council
 - City Attorney
 - Fire Department
 - County Engineer
 - County Health Department
 - Adjacent jurisdictions
 - Papio-Missouri River NRD
 - NDOR
 - FEMA
 - Planning Commission
 - Traffic engineering
 - OPPD
 - Building and safety
 - School District
 - other
- Any required landscape screens
- Copies of proposed Deed Restrictions, if any
- Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- Hydrological and grade information to determine frequency and extent of inundation of flood waters
- Location of proposed use and type of use
- Areas of habitation and employment to include:
 - Location size and floor elevation of any structures
 - Location and elevation of parking areas
 - Use, location and elevation of open space
- Limits of the flood plain
- Amount of Fill Material brought into the flood plain
- A certificate that grading will not result in any increase in the flood plain

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

Section 3.03 Preliminary Plat Specifications.

The Preliminary Plat shall be drawn to a scale of at least one inch to 100 feet with a sheet size not to exceed 42"x30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion. The developer shall verify the name with Douglas County.
- 3.03.05 The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout.
- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development. All work shall be certified by a Registered Land Surveyor in the State of Nebraska.

- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be submitted in list form and as mailing labels.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-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.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approvals have been submitted to the City.
- 3.03.16 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approval has been submitted to the City.
- 3.03.17 Signature block indicating approval of the Planning Commission per Section 10.03
- 3.03.18 Signature block indicating approval of the City Engineer per Section 10.07
- 3.03.19 Requests for waivers of design standards.
- 3.03.20 Traffic impact analysis study may be required by the City Engineer.
- 3.03.21 Four copies of the following to the City for review at the time of pre-plat submittal :
 - 1. A preliminary sanitary sewer plan.
 - 2. A preliminary drainage study, within the subdivision.
 - 3. A preliminary street profile plan with a statement of proposed street improvements.

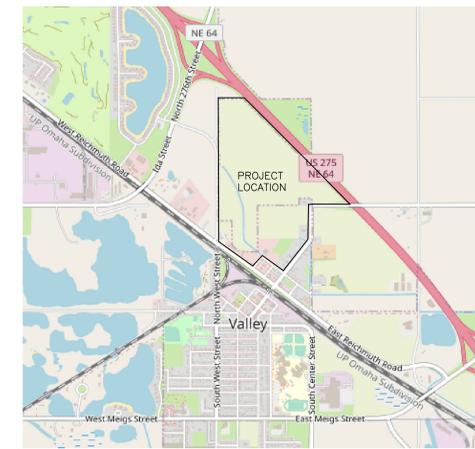
Applicant's Signature(s): _____

Date:

STILL WATER LAKE

LOTS 1 THROUGH 368, INCLUSIVE, AND OUTLOTS A THROUGH L, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

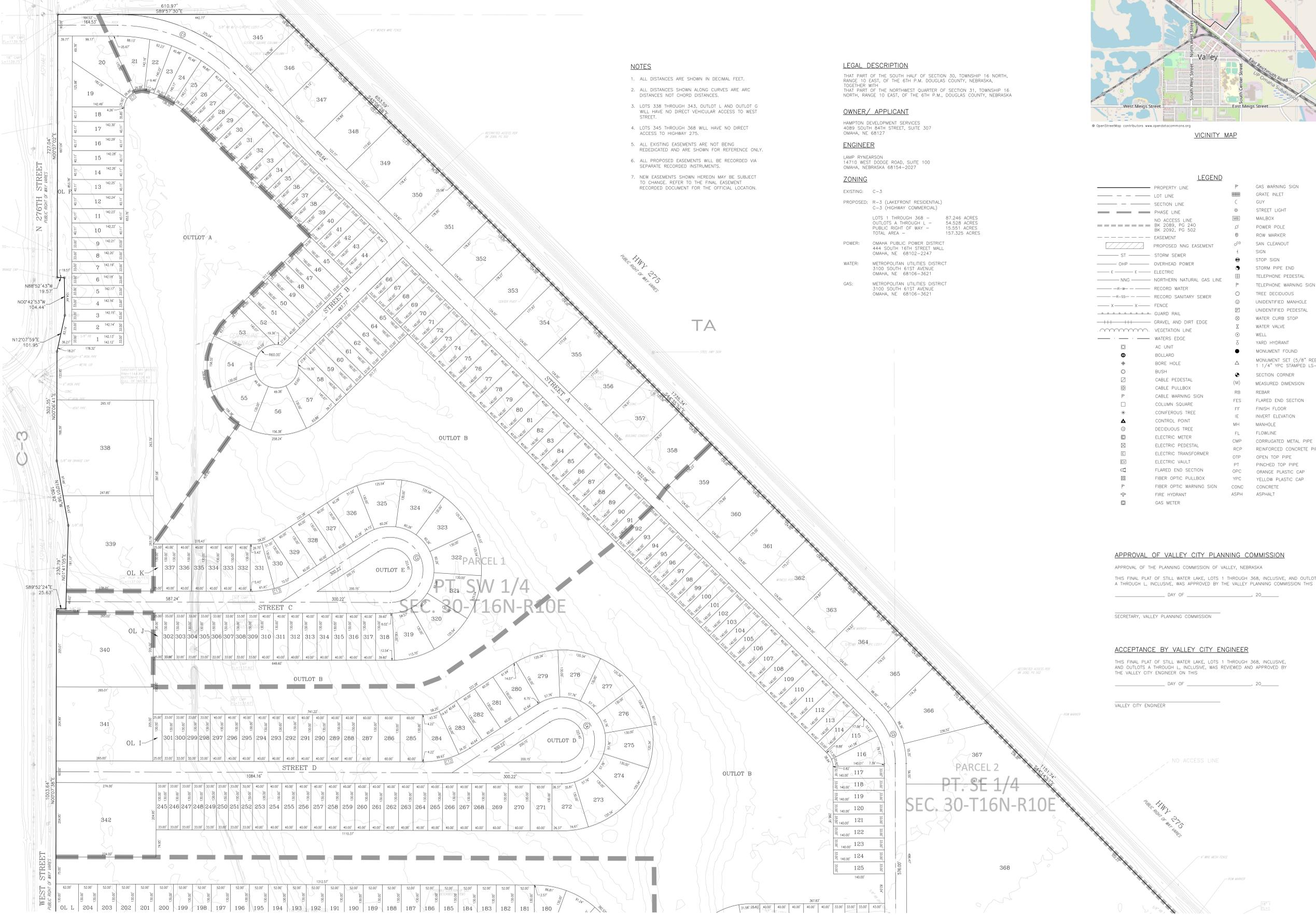
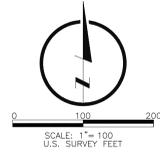
LOCATED IN:
 NE 1/4, SW 1/4, SEC. 30-T16N-R10E
 NW 1/4, SW 1/4, SEC. 30-T16N-R10E
 SW 1/4, SW 1/4, SEC. 30-T16N-R10E
 SE 1/4, SW 1/4, SEC. 30-T16N-R10E
 SW 1/4, SE 1/4, SEC. 30-T16N-R10E
 NW 1/4, NW 1/4, SEC. 31-T16N-R10E
 NE 1/4, NW 1/4, SEC. 31-T16N-R10E



VICINITY MAP

LAMP RYNEARSON

LAMP RYNEARSON.COM
 OMAHA, NEBRASKA
 14710 W. DODGE RD., STE. 100 (402)496-2488
 FORT COLLINS, COLORADO
 4718 INNOVATION DR., STE. 100 (970)228-0342
 KANSAS CITY, MISSOURI
 9001 STATE LINE RD., STE. 200 (816)361-0440



- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. LOTS 338 THROUGH 343, OUTLOT L AND OUTLOT G WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST STREET.
 4. LOTS 345 THROUGH 368 WILL HAVE NO DIRECT ACCESS TO HIGHWAY 275.
 5. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
 6. ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
 7. NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE, REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

OWNER/ APPLICANT

HAMPTON DEVELOPMENT SERVICES
 4089 SOUTH 84TH STREET, SUITE 307
 OMAHA, NE 68127

ENGINEER

LAMP RYNEARSON
 14710 WEST DODGE ROAD, SUITE 100
 OMAHA, NEBRASKA 68154-2027

ZONING

EXISTING: C-3
 PROPOSED: R-3 (LAKEFRONT RESIDENTIAL)
 C-3 (HIGHWAY COMMERCIAL)

POWER: OMAHA PUBLIC POWER DISTRICT
 444 SOUTH 16TH STREET MALL
 OMAHA, NE 68102-2247

WATER: METROPOLITAN UTILITIES DISTRICT
 3100 SOUTH 61ST AVENUE
 OMAHA, NE 68108-3621

GAS: METROPOLITAN UTILITIES DISTRICT
 3100 SOUTH 61ST AVENUE
 OMAHA, NE 68108-3621

LEGEND

—	PROPERTY LINE	P	GAS WARNING SIGN
- - -	LOT LINE	▨	GRATE INLET
- · - · -	SECTION LINE	⊕	GUY
— · — · —	PHASE LINE	⊙	STREET LIGHT
- · - · - · -	NO ACCESS LINE	⊞	MAILBOX
- · - · - · - · -	DK 2099, PG 240 BK 2092, PG 502	⊕	POWER POLE
- · - · - · - · - · -	EASEMENT	⊙	ROW MARKER
▨	PROPOSED NNG EASEMENT	⊕	SAN CLEANOUT
— S —	ST	+	SIGN
— OHP —	OVERHEAD POWER	⊕	STOP SIGN
— E —	ELECTRIC	⊕	STORM PIPE END
— NNG —	NORTHERN NATURAL GAS LINE	⊕	TELEPHONE PEDESTAL
— R-W —	RECORD WATER	⊕	TELEPHONE WARNING SIGN
— R-SS —	RECORD SANITARY SEWER	⊕	TREE DECIDUOUS
— X — X —	FENCE	⊕	UNIDENTIFIED PEDESTAL
— — — — —	GUARD RAIL	⊕	WATER CURB STOP
— · — · —	GRAVEL AND DIRT EDGE	⊕	WATER VALVE
— · — · — · —	VEGETATION LINE	⊕	WELL
— · — · — · — · —	WATERS EDGE	⊕	YARD HYDRANT
⊕	AC UNIT	⊕	MONUMENT FOUND
⊕	BOLLARD	⊕	MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-692)
⊕	BORE HOLE	⊕	BUSH
⊕	BUSH	⊕	MEASURED DIMENSION
⊕	CABLE PEDESTAL	⊕	REBAR
⊕	CABLE PULLBOX	⊕	FLARED END SECTION
⊕	CABLE WARNING SIGN	⊕	FINISH FLOOR
⊕	COLUMN SQUARE	⊕	INVERT ELEVATION
⊕	CONFEROUS TREE	⊕	MH MAN-HOLE
⊕	CONTROL POINT	⊕	FLOWLINE
⊕	DECIDUOUS TREE	⊕	CORRUGATED METAL PIPE
⊕	ELECTRIC METER	⊕	REINFORCED CONCRETE PIPE
⊕	ELECTRIC PEDESTAL	⊕	OPEN TOP PIPE
⊕	ELECTRIC TRANSFORMER	⊕	PINCHED TOP PIPE
⊕	ELECTRIC VAULT	⊕	ORANGE PLASTIC CAP
⊕	FLARED END SECTION	⊕	YELLOW PLASTIC CAP
⊕	FIBER OPTIC PULLBOX	⊕	CONC
⊕	FIBER OPTIC WARNING SIGN	⊕	ASPH
⊕	FIRE WARNING SIGN		
⊕	FIRE HYDRANT		
⊕	GAS METER		

APPROVAL OF VALLEY CITY PLANNING COMMISSION

APPROVAL OF THE PLANNING COMMISSION OF VALLEY, NEBRASKA
 THIS FINAL PLAT OF STILL WATER LAKE, LOTS 1 THROUGH 368, INCLUSIVE, AND OUTLOTS A THROUGH L, INCLUSIVE, WAS APPROVED BY THE VALLEY PLANNING COMMISSION THIS
 _____ DAY OF _____, 20____

SECRETARY, VALLEY PLANNING COMMISSION

ACCEPTANCE BY VALLEY CITY ENGINEER

THIS FINAL PLAT OF STILL WATER LAKE, LOTS 1 THROUGH 368, INCLUSIVE, AND OUTLOTS A THROUGH L, INCLUSIVE, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS
 _____ DAY OF _____, 20____

VALLEY CITY ENGINEER

PRELIMINARY
 PLAT

STILL WATER LAKE (LOTS 1-368, INCLUSIVE & OUTLOTS A-L, INCLUSIVE)
 VALLEY, DOUGLAS COUNTY, NEBRASKA

811
 Know what's below.
 Call before you dig.

REVISIONS

DESIGNER / DRAFTER
 MATTHEW R. TINKHAM / RER
 DATE
 3/24/2022
 PROJECT NUMBER
 21200561
 BOOK AND PAGE
 SHEET

APPLICATION FOR A CHANGE OF ZONING

Valley, Nebraska

Date March 21, 2011

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Hampton Development Services Telephone No. _____

Applicant's Address 4089 South 84th St, Suite 307, Omaha NE 68127

Present Use of Subject Property Agriculture

Desired Use of Subject Property R-3 Lakefront Residential / C-3 Highway Business

Present Zoning TA -Transitional Agriculture Requested Zoning R-3 Lakefront Residential
C-3 Highway Business

Legal Description of Property Requested to be rezoned _____
Approximately 157 acres located southwest of Hwy 275, east of 276th St and generally north of Ida St, See attached

Area of Subject Property, Square Feet and/or Acres 157 Acres +/-
How are Adjoining Properties Used (Actual Use)

North Highway 275 Corridor South General Commercial
East Commercial - Falcon Business Park West Agricultural

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Draft Preliminary Plat Attached for Reference

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Proposed development meets criteria for future high value residential lake front development
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area? Yes See attached from Valley Future Land Use Plan
3. What type of sewer and water system will be used? City of Valley Water and Sewer
4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?
No, existing roads can support development.

Signature of Owner _____

or Signature of Agent 

John Coolidge
Engineer for Applicant
Lamp Rynearson

OFFICE USE ONLY

File No. _____ Fee paid Yes () No () _____

Date _____ Approved _____ Disapproved _____
Commission.

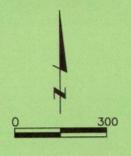
Chair, Valley Planning

Date _____ Approved _____ Disapproved _____

Mayor

ZONING / FUTURE LAND USE

EXHIBIT
6-7-2022



SUMMARY
 RESIDENTIAL - R3
 20 + 8 + 11 + 20 + 5 (+1.5 CLUBHOUSE)
 = 66 ACRES
 COMMERCIAL - C3
 21 + 7 + 10 = 38 ACRES
 BEACH + WETLAND
 = 9 ACRES
 LAKE = 44 ACRES
 TOTAL = 157 ACRES



LAMP RYNEARSON
 LAMP RYNEARSON CDM

Valley

C1

C2

64

275

275

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant: PLATTE RIVER RESORT L.L.C. Valley, Nebraska

Date _____

Property Owner's Name Raymond and Kathryn Hochstein

Address 5520 N. 279 St, Valley, NE 68064

Phone No. 402-965-9058 (Home) 402-510-4262 (Work)

Pursuant to the Valley Zoning Ordinance, application is hereby made for the following proposed use of property or structure:

Legal Description of Property SEE ATTACHED "SURVEYOR'S CERTIFICATE"

SEE ATTACHED - MARKET PLAN

Lot Size 91.82 Approx (Sq. Ft./ Acres) Zoning District VALLEY

Will use in all other respects conform to the applicable regulations of the district in which it is located? YES

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? YES

Will use have adequate water, sewer and drainage facilities? YES

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? YES

Estimated Cost of Structure \$ N/A

Applicant's Signature [Signature] Mailing Address 5520 N. 279 St Valley, NE 68064

Owners Consent: [Signature] Easements [Signature]

Enclosed: Site Plan YES

Application fee is Non-Refundable.

OFFICE USE ONLY

Permit No. _____ Permit is: transferable, transferable upon review/renewal

Date _____ Approved Approved with Added Conditions Disapproved

Chair, Valley Planning Commission

Date _____ Approved Approved with Added Conditions Disapproved

Mayor

ATTEST:
City Clerk
Page 1 of 1

Dated this _____ day of _____, 20__.

Platte River Resort

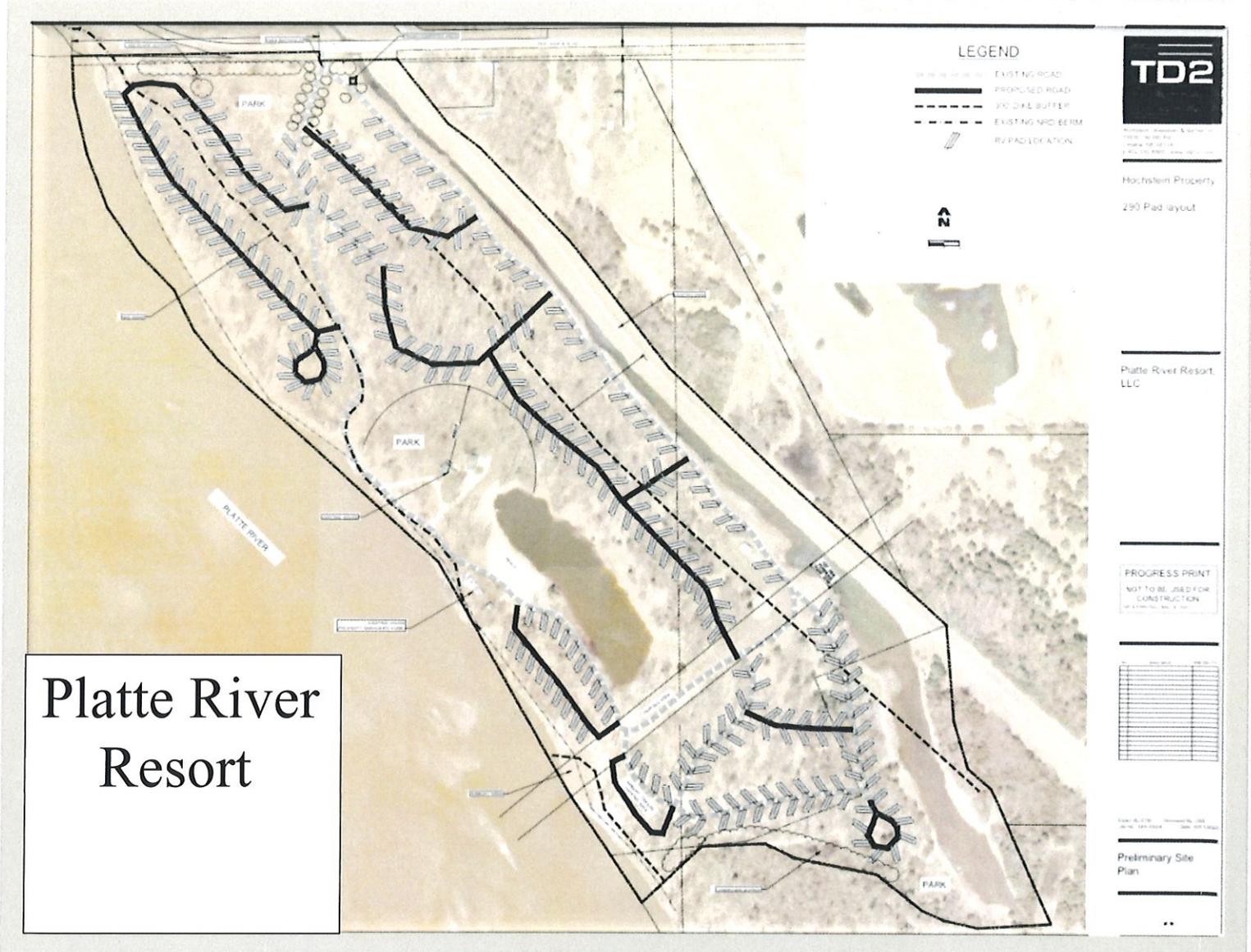
“Nebraska’s Premier RV Resort”



28407 West Maple Road, Waterloo, NE

Platte River Resort Site Plan

◆ 290 Luxury RV Sites / 3.1 Pad Sites per Acre



Platte River
Resort

- ◆ 2.75 Acre Fishing Pond
- ◆ 50' Foot Separation Between Each Pad Site
- ◆ Full Power, Water, and Weekly Pump-out Service

Platte River Resort



Mission Statement

“Develop a beautiful park-like setting on the Platte River for families to enjoy nature in a private outdoor retreat”

Site Improvements



- Additional landscaping will be done at main entrance
- Create 290 pad sites out of crushed rock
- OPPD will trench in power from existing transformers to each pad site (receptacles will be above B.F.E.)
- Fresh water will be available at each pad site using the existing wells onsite (per Jensen Well Co.)
- TD2 Engineering will be providing grading & site plan

Property Amenities



- Gated Resort with full time onsite manager
- .75 miles of River Front Property
- 2.75 Acre fishing pond and private beach
- Paved and crushed-rock roads throughout the property
- Two existing water wells to supply all RV pads
- Weekly Pump-out service to all RV sites



Rules & Regulations



- All residences will follow City of Valley Ordinances
- Developer will follow all guidelines set by the NRD & US Army Corps of Engineers
 - No Trespassing or Access to the eastern boundary levy
 - No permanent structures allowed including...
 - Decks, sheds, fences, storage units, etc...
 - All RV's must be removed from property by ^{OCT}~~Nov~~ 1st and can return by April 1st to start the season
 - Emergency exit plan will be in place to satisfy NRD

Market Comparison



Cottonwood Blair

- 400+ RVs
- 8+ RVs per Acre



** Please note that all lot sizes are approximate ***



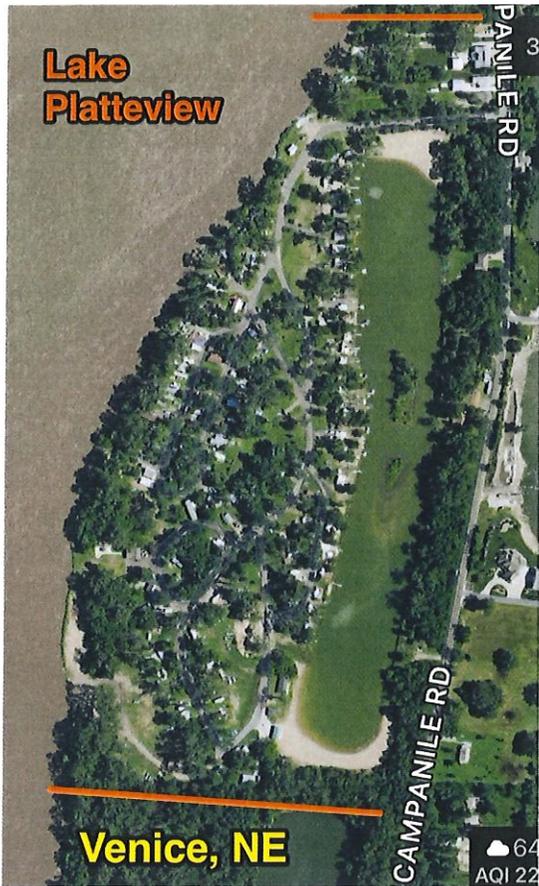
Linoma Lighthouse

- 163 RV's
- 3.35 RVs per Acre



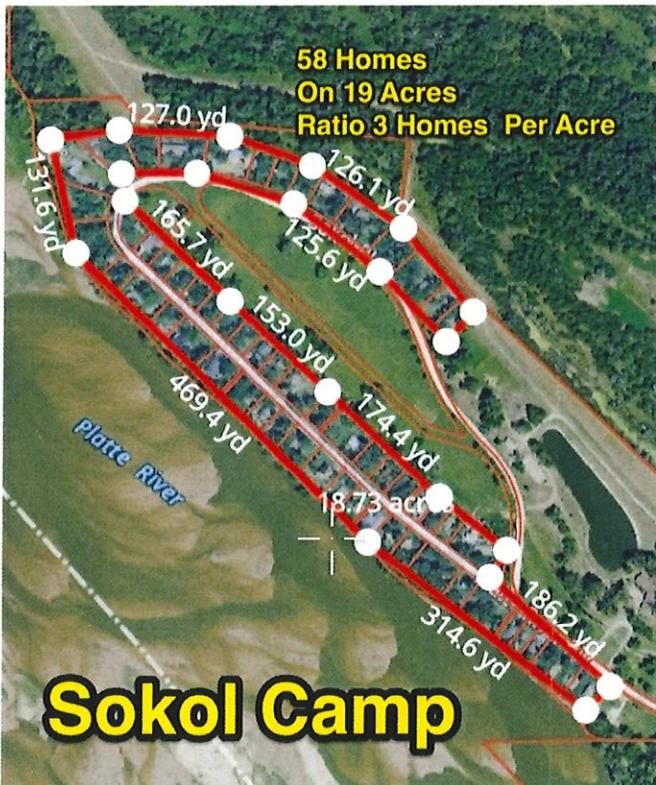
River View Park Resort – Blair, NE

- 288 Pad sites
- 4.45 RVs per Acre



Lake Platteview RV Park – Venice, NE

- In Floodway
- 130 Pad sites
- 3.1 RVs per Acre



Sokol Camp – Valley, NE

Density Comparison

- 19 Acres of riverfront property
- 58 homes side by side on Platte River & Sokol Plaza
- 3 homes per Acre

4/29/22

To whom it may concern,
Reynold and Kathy Hochstein agree to let Brad Brown go before
the Valley zoning (May 2022) and the City Council (June/July
2022) to get the special use permit for the property at 28407 W
Maple Road Waterloo, NE 68069.

Reynold G. Hochstein

REYNOLD G. HOCHSTEIN

Kathryn Hochstein

KATHRYN HOCHSTEIN

