

**AGENDA**  
**VALLEY CITY COUNCIL**  
Tuesday, October 15, 2024  
City Hall  
203 North Spruce  
Valley, NE 68064  
4:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Proof of Publication**
5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so, but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Planning Commission to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**
7. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Commission Members. Any individual item may be removed by a commission member for special discussion and consideration.

7.A. Approve Minutes of September 17, 2024 Planning Commission meeting

8. **Public Hearings**

8.A. Douglas County School District 28 Public Hearing to recommend change of zoning from I-3 General Industrial to C-3 Highway Business

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

8.B. Prominence Global (Catalina) Public Hearing to review the Redevelopment Plan for compliance with the City's Comprehensive Development Plan and Future Land Use Map

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

8.C. Prominence Global (Catalina) Public Hearing to recommend approval of final plat

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

**9. Adjourn**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

**NOTICE OF PUBLIC HEARING  
PLANNING COMMISSION  
CITY OF VALLEY, NEBRASKA**

PUBLIC NOTICE is hereby given by the Chairman of the Planning Commission of the City of Valley, Nebraska that a public hearing will be held on **Tuesday, October 15, 2024, at 4:30 p.m.**, at Valley City Hall, 203 North Spruce Street, Valley, Nebraska. The purpose of the hearing is to obtain public comment prior to the Planning Commission's review of a Redevelopment Plan prepared by Prominence Global, LLC, a Nebraska limited liability company. The Planning Commission shall review the Redevelopment Plan and make a recommendation as to the Plan's conformity with the general plan for the City as a whole, including but not limited to the City's Comprehensive Development Plan and Future Land Use map. The below-described area will have been declared as blighted and substandard and in need of redevelopment pursuant to the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended.

The property that is the subject of the Redevelopment Plan and of the public hearing is described as follows:

**A TRACT OF LAND BEING PART OF THE NE1/4 OF THE NW1/4 AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND PART OF SW1/4 OF THE NW1/4, AND PART OF NW1/4 OF THE NW1/4, ALL IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE CENTER OF SAID SECTION 32, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, LOVES VALLEY, A SUBDIVISION LOCATED IN SAID SECTION 32; THENCE N89°59'47"W (BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION) ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 32, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 2, LOVES VALLEY, AND ALSO THE NORTH LINE OF LOT 1, SAID LOVES VALLEY, A DISTANCE OF 294.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°59'47"W ALONG SAID NORTHERLY LINE OF SAID LOT 1, LOVES VALLEY AND ALSO THE NORTHERLY LINE OF LOT 3, SAID LOVES VALLEY, A DISTANCE OF 1438.26 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 275; THENCE N38°11'40"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 275, A DISTANCE OF 1472.67 FEET TO THE WEST LINE OF SAID NW1/4 OF SECTION 32; THENCE N00°00'43"W ALONG SAID WEST LINE OF SAID NW1/4 OF SECTION 32, A DISTANCE OF 952.27 FEET; THENCE N89°59'06"E, A DISTANCE OF 324.83 FEET; THENCE N00°00'20"W, A DISTANCE OF 69.09 FEET; THENCE N89°59'17"E, A DISTANCE OF 226.66 FEET; THENCE S00°00'43"E, A DISTANCE OF 588.26 FEET; THENCE N89°59'11"E, A DISTANCE OF 860.01 FEET; THENCE S00°00'49"E, A DISTANCE OF 336.88 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 88.00 FEET, A DISTANCE OF 31.74 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N75°53'56"E, A DISTANCE OF 31.56 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 91.00 FEET, A DISTANCE OF 144.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S68°50'13"E, A DISTANCE OF 130.02 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 88.00 FEET, A DISTANCE OF 52.93 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S40°28'15"E, A DISTANCE OF 52.13 FEET; THENCE S57°42'01"E, A DISTANCE OF 74.68 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS



***Proof of Publication***

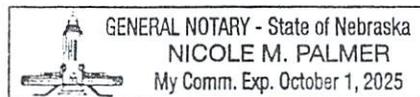
**JASON W. HUFF, Publisher**

UNITED STATES OF AMERICA, }  
The State of Nebraska, } ss.  
District of Nebraska, }  
County of Douglas, }  
City of Omaha }

JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

9/27/24

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee \$117.33

Additional Copies \$ \_\_\_\_\_

Filing Fee \$ \_\_\_\_\_

Total \$117.33

*Jason W Huff*

Subscribed in my presence and sworn to before me this SEPTEMBER 27 2024

*Nicole M Palmer*

Notary Public in and for Douglas County, State of Nebraska

# UNITED STATES DEPARTMENT OF AGRICULTURE

OFFICE OF THE SECRETARY

WASHINGTON, D. C.

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CITY OF VALLEY  
VALLEY PLANNING COMMISSION MINUTES  
September 17, 2024

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Scott Burke, Mark Conrey, Greg Sunde, Danielle Lowry, Kyle Anderson and Jeremy Mayer. Absent: Jim Tomanek and Brian Foutch. Also present: Cindy Grove, Mayor, Cameron Gales, City Administrator, Christie Donnermeyer, City Clerk, Rune van den Boogaart, Building Inspector, Greg Perry, City Engineer, and Andrea Griffin, City Attorney.

Chairman Bottger noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance:** The Pledge of Allegiance was recited.

4. **Proof of Publication:** The Proof of Publication was on the desk.

5. **Visitors/Correspondence:** No one spoke.

6. **Approval of Agenda:** member Burke moved to approve the agenda. Sunde seconded. YES: Bottger, Burke, Conrey, Sunde, Lowry, Anderson and Mayer. NO: no one. ABSENT: Tomanek and Foutch. Motion carried.

7. **Consent Agenda** member Anderson moved to approve the consent agenda. Conrey seconded. YES: Bottger, Burke, Conrey, Sunde, Lowry, Anderson and Mayer. NO: no one. ABSENT: Tomanek and Foutch. Motion carried.

8. **116 E Reichmuth & North Field** – consideration of request to change zoning to allow sales yards not to be hard-surfaced. The application was removed from the agenda by the request of the applicant.

9. **DC West Athletic Facility** – request for waiver of site design standards. The Building Inspector addressed the Commission explaining the need for the waiver. Casey Painter with BCDM Architects presented the Commission with a rendition of the proposed site. After discussion, member Conrey moved to recommend approval of the waiver to City Council. Burke seconded. YES: Bottger, Burke, Conrey, Sunde, Lowry, Anderson and Mayer. ABSENT: Tomanek and Foutch. NO: no one. Motion carried.

10. **Public Hearings:**

Prominence Global, LLC (Catalina) consideration of Substandard and Blight Study. City Attorney Griffin addressed the Commission with an overview of the process for approval of the Study. Kevin Andersen with JEO addressed Commission questions and discussed the meaning of the

terms blight and substandard. Chairman Bottger opened the public hearing. No one spoke. Chairman Bottger closed the public hearing. After discussion, Conrey moved to recommend that the City Council declare the area as blighted and substandard, subject to Developer's submitting a supplement to the Substandard and Blight Study refining the area to be declared by the Council as blighted and substandard. Bottger seconded. YES: Bottger, Burke, Conrey, Sunde, Lowry, Anderson and Mayer. ABSENT: Tomanek and Foutch. NO: no one. Motion carried.

Prominence Global, LLC (Catalina) request for Amendment to Future Land Use Map. City Engineer Perry addressed the Commission regarding the reason for the amendment request. Chairman Bottger opened the public hearing. No one spoke. Chairman Bottger closed the public hearing. After discussion, member Lowry moved to recommend approval to City Council of the request for the Amendment to Future Land Use Map. Anderson seconded. YES: Bottger, Burke, Conrey, Sunde, Lowry, Anderson and Mayer. ABSENT: Tomanek and Foutch. NO: no one. Motion carried.

Member Sunde moved to adjourn. Bottger seconded. YES: Bottger, Burke, Conrey, Sunde, Lowry, Anderson and Mayer. ABSENT: Tomanek and Foutch. NO: no one. Motion carried.

  
\_\_\_\_\_  
Christie Donnermeyer, City Clerk

P.O. Box 682  
Valley, NE 68064  
Phone: 402-359-2251 Ext. 306  
Fax-402-359-2610  
[www.valleyne.org](http://www.valleyne.org)  
Business Hours 9 am – 5 pm M-F



**Official Use Only**  
Planning Meeting Date \_\_\_\_\_  
 Check     Cash     Credit Card  
Check # \_\_\_\_\_

## APPLICATION FOR A CHANGE OF ZONING

Date: 08-27-2024

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

Applicant Name: Douglas County School District 28 Telephone No. 402-359-2583

Applicants Address: 401 S Pine Street, P.O. Box 378

Applicants Email: Melissa Polonic, District Superintendent  
mpolonic@dcwest.org

Present Use of Subject Property: Agricultural operations Desired Use of Subject Property: Athletic Fields

Present Zoning: I-3 General Industrial Requested Zoning C-3 Highway Business

Legal Description of Property Requested to be Rezoned: LANDS SEC-TWN-RGE 06-15-10 -EX ROW- IRREG  
S 1279.63 E 1554.64 FT S 1/2 NE 1/4 45.222 AC

Area of Subject Property (Square Foot/Acres): 45.222 AC

### How are adjoining properties used (Actual Land Zoning)

North: R-2 South: R-3 East: I-1 West: R-2

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

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

### Justification

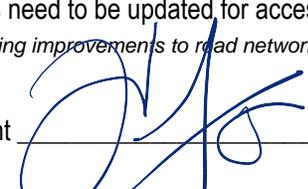
You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. *Current land use is irrigated agriculture with single-family residential zoning to the west and south. Light industrial uses currently exist to the east. Medium density residential and mixed-use commercial has been proposed to the north.*

2. What utilities provider will be used?

A. Sewer City of Valley B. Water City of Valley C. Electric Omaha Public Power District D. Gas Black Hills Energy

3. 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? *Coordination on-going with City of Valley engineer regarding improvements to road network.*

Signature of Owner \_\_\_\_\_ or Signature of Agent  Zack Fergus, PLA  
Lamp Rynearson

Does this zoning change conform to the Current Future Land Use Plan? Y N  If not, please fill out the following page.

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

# APPLICATION FOR A CHANGE OF FUTURE LAND USE MAP

Set up a request for a pre-application conference with City Staff prior to submittal. Email ([buildinginspector@valleyne.org](mailto:buildinginspector@valleyne.org))

Date: 08-27-2024 Time: 4:00pm

**Additional Material Required** See responses below.

1. Site Plan with all pertinent details to amend the Future Land Use Map
  - A. Schematic lay out, proposed lots, roadway layout, etc.
2. Does the proposed map change result in an excessive or burdensome use of public facilities such as streets, schools, transportation facilities or utilities?
3. Additional information deemed necessary by City Staff to conduct a thorough analysis of the application, which may include, but not limited to stormwater analysis, sanitary sewer analysis, traffic impact study, or environmental study.
4. Ownership record.

Project Narrative: The proposed athletics facility for the DC West School District will provide playing fields for the district's football, baseball, and softball teams as well as new track facilities for athletes participating in track and field activities. The development of this athletic complex will include support facilities to include restrooms, concessions, and athletic associated uses such as press boxes and spectator bleachers. Paved parking areas and sidewalks are included with this project.

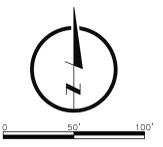
Signature of Owner \_\_\_\_\_ or Signature of Agent  \_\_\_\_\_ Zack Fergus, PLA  
Lamp Rynearson

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

**Responses:**

1. Preliminary site plan indicating proposed land use is provided.
2. Proposed map change is consistent with adjacent development. Density of proposed development will have a lesser impact on public facilities than potential other use types such as medium density residential.
3. Additional information can be provided as requested.
4. Ownership record to be provided by Owner as requested.

LEFT BINDING EDGE  
7/16/2024 2:02:44 PM



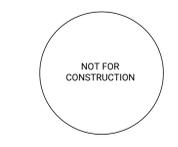
**PROJECT TEAM**

**ARCHITECTURE + INTERIORS**  
 BCDM ARCHITECTS  
 1015 North 98th Street, Suite 300  
 Omaha, NE 68114  
 CA Number: CA-0271

**CIVIL ENGINEER**  
 LAMP RYNEARSON  
 14710 W Dodge Rd. STE 100  
 Omaha, NE 68154  
 CA Number: CA-0130

**STRUCTURAL ENGINEER**  
 PERFORMANCE ENGINEERING  
 11811 Fort St #104,  
 Omaha, NE 68164  
 CA Number: CA-2455

**MECHANICAL + ELECTRICAL ENGINEER**  
 MORRISSEY ENGINEERING  
 4940 N 118th St,  
 Omaha, NE 68164  
 CA Number: CA-0835



#	Description	Date

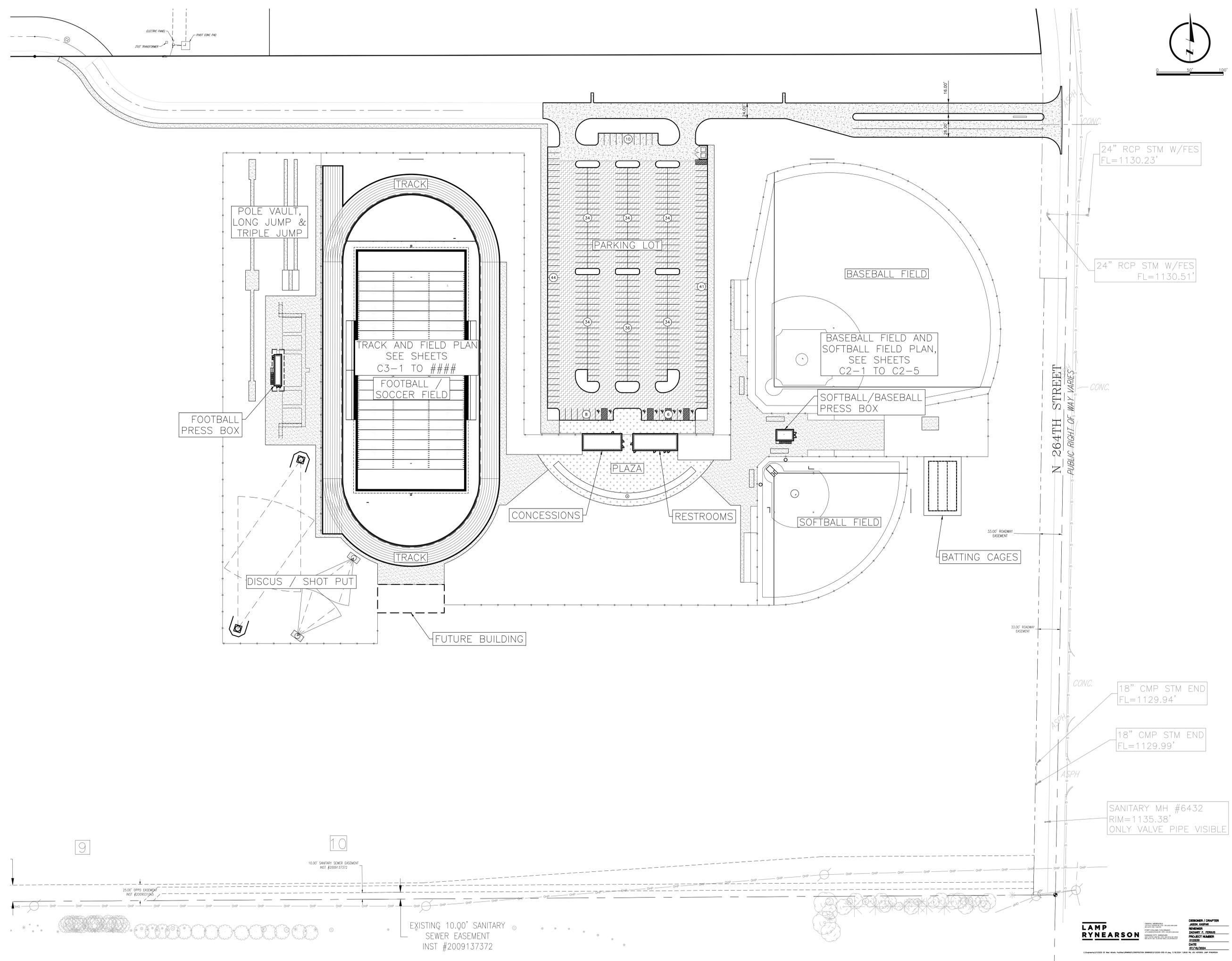
**DC WEST - ATHLETIC COMPLEX**

SOUTHWEST OF E MEIGS AND N 264TH ST

**DC WEST COMMUNITY SCHOOLS**

**OVERALL SITE PLAN**

**C1-2**  
DESIGN DEVELOPMENT  
BCDM NO. 5322-05  
07/18/2024



24" RCP STM W/FES  
FL=1130.23'

24" RCP STM W/FES  
FL=1130.51'

18" CMP STM END  
FL=1129.94'

18" CMP STM END  
FL=1129.99'

SANITARY MH #6432  
RIM=1135.38'  
ONLY VALVE PIPE VISIBLE

EXISTING 10.00' SANITARY  
SEWER EASEMENT  
INST #2009137372

**LAMP RYNEARSON**

OWNER / CLIENT: DC WEST ATHLETIC COMPLEX  
 DESIGN DEVELOPMENT  
 DATE: 07/18/2024

PROJECT NUMBER: 5322-05

**APPLICATION FOR FINAL PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

See attached legal  
\_\_\_\_\_  
\_\_\_\_\_

RECEIPT NO: \_\_\_\_\_

DATE: \_\_\_\_\_

FINAL PLAT #: \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

**SUBDIVIDER**

Name: Prominence Global, LLC (Jeff Moore)  
Address: 5802 S 239th Street  
Elkhorn, NE 68022

Telephone: \_\_\_\_\_

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

Name: E & A Consulting Group, Inc (Jeff Stoll)  
Address: 10909 Mill Valley Road, Suite 100  
Omaha, NE 68154

Telephone: 402.895.4700

**OWNER**

Name: See attached sheet  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

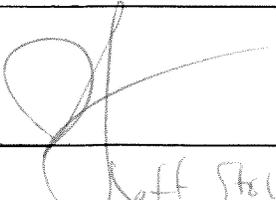
**ANY OTHER ASSOCIATES:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Catalina NUMBER OF LOTS: 76

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the final plat? Yes \_\_\_ No \_\_\_  
If yes, please describe the nature of such interest: \_\_\_\_\_  
\_\_\_\_\_
3. Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development? Yes \_\_\_ No X. If yes please describe the nature of the action: \_\_\_\_\_  
\_\_\_\_\_
4. The final plat is based upon the preliminary plat for \_\_\_\_\_, approved by the City Council on Sept 10, 2024, Resolution No. \_\_\_\_\_
5. Is the final plat consistent with the approved preliminary plat? Yes \_\_\_ No X. If not, please explain the proposed changes and the reasons therefore:  
\_\_\_\_\_  
\_\_\_\_\_
6. Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? Yes X No \_\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed:  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature:  Date: 9/13/2024

Jeff Stoll  
Agent for Applicant

## FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF FINAL PLAT: Catalina

LOCATION OF SUCH PLAT: Southwest of 252nd & Ida Street

### REQUIREMENTS OF FINAL PLAT

- Letter or transmittal with action requested.
- Name of subdivision
- Complete drawing on one sheet if possible
- Drawn in ink or photographed on Mylar
- Signatures in black opaque ink
- Blank margin of ½ inch and outline
- Scale of one (1) inch equals ten (10) feet or sufficient to show all required information clearly
- Number and total number of sheets - index sheet if more than two sheets
- Boundary of the subdivision shall be indicated
- Vicinity Map
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

### CERTIFICATES AND ACKNOWLEDGMENTS

- Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- Surveyor's certificate with legal description written in meets and bounds
- Planning Commission acceptance certificate
- Acknowledgment by Notary
- City Council acceptance and acceptance certificate
- Certificate of acceptance by City Engineer
- Certification of acceptance by the City Enforcement officer, when individual sewage disposal or water systems are to be installed
- Certification by the Mayor and City Clerk that plat is accepted for recording by County Register of Deeds
- Certification that the Subdivider has complied with one of the following alternatives:
  - Improvements have been installed in accordance with requirements of the subdivision ordinance
  - A security bond or certified check filed with the City
  - Subdivision Improvements Agreement along with sufficient surety has been filed
- All affidavits, certificates, acknowledgments, endorsements, dedications, and notarial seals as are required by Law and the provisions of the zoning ordinance and subdivision regulations.

### DATA REQUIRED ON THE FINAL PLAT

- Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
  - Bearings of lines
  - Radii, arcs and central angles of all curves with dimensions to the nearest second
- All dimensions shall be to the nearest .01 of a foot
- Meets or exceeds the "minimum standards of surveys"
- Location and description of monuments
- Lot numbers, square footage, outlot, block dimensions, and frontage dimensions
- Lot, outlot, and block identification system
- Areas reserved for public use - must clearly identify which are private and which are public
- If park land for use of public, must have an outlot letter and be included in the dedication
- If park land is private, must state so and provide maintenance agreement

## FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

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- Purpose for which other than residential lots are dedicated or reserved
- Minimum building set back lines
- Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
  - Location
  - Names
  - Centerline
  - Centerline radius
  - Length and interior angle of horizontal curves
  - Tangent length
  - Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- Location, width and purpose of all easements (according to sub-division regulations)
- Location and identification of all section corners
- Total number of lots, outlots, and total number of acres in subdivision
- Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" - drawn to City standards
- Protective covenants, when required
- Any interest in the land surrounding the plat
- Changes in zoning that may have been or need to; Submit zoning / rezoning form

### REQUIRED ON EACH SHEET

- Name of Subdivision
- Scale
- North arrow and graphic scale
- Date
- Sheet number and total number of sheet comprising the subdivision
- Location of Subdivision (first sheet only)

### DOCUMENTS REQUIRED

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion
- Private restrictions or covenants, if necessary
- Prior to approval by the City Council, at least three signed reproducible copies (Mylar) of the final plat (2) 18" x 24", and one full size mylar with two additional signed copies. Copies of the original shall be prepared as specified in this Ordinance.

- City Engineer
- City Council
- City Attorney
- Fire Department
- County Engineer
- County Health Department
- Adjacent jurisdictions
- Papio-Missouri River NRD
- NDOR
- Planning Commission
- Traffic engineering
- OPPD
- Building and safety
- School District
- other

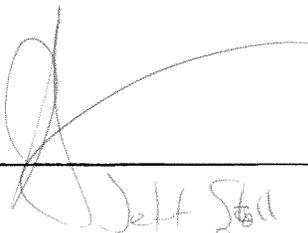
**CONFORMS TO APPROVED PRELIMINARY PLAT**

- Meets and bounds description
- Lot dimensions and configurations
- Street names
- Street alignment
- Reasons for differences

**FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)**  
Valley, Nebraska

**ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:**  
(Please use additional sheet if necessary)

**Applicant's Signature(s):**

  
\_\_\_\_\_  
Jeff Stoll  
Agent for applicant

**Date:**

9/13/24

**Applicant**

Prominence Global, LLC  
5282 S 239<sup>th</sup> Street  
Elkhorn, NE 68022

Jeff Moore [jeff@prominencegloballc.com](mailto:jeff@prominencegloballc.com)  
Chris Banyay [chris@prominencegloballc.com](mailto:chris@prominencegloballc.com)

**Property Owner**

Elkhorn Athletic Association  
1402 N 203<sup>rd</sup> Street  
Omaha, NE 68022

**Agent (Engineer)**

E & A Consulting Group, Inc.  
10909 Mill Valley Road, Suite 100  
Omaha, NE 68154  
Phone: 402.895.4700

Kyle Vohl [kvohl@eacg.com](mailto:kvohl@eacg.com)  
Jeff Stoll [jstoll@eacg.com](mailto:jstoll@eacg.com)

**Agent (Attorney)**

Fullenkamp Jobeun Johnson & Beller  
11440 W Center Road, Suite C  
Omaha, NE 68144  
Phone: 402.334.0700

Brent Beller [bbeller@fjblaw.com](mailto:bbeller@fjblaw.com)

## LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE NE1/4 OF THE NE1/4, AND ALSO PART OF THE SE1/4 OF THE NE1/4, AND ALSO PART OF THE SW1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE SE1/4, AND ALSO PART OF THE NE1/4 OF THE NW1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND ALSO PART OF THE NW1/4 OF THE NW1/4, ALL IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 32, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, LOVES VALLEY, A SUBDIVISION LOCATED IN SAID SECTION 32, BEING A FOUND 5/8" REBAR; THENCE N89°59'47"W (BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION) ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 32, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 2, LOVES VALLEY, AND ALSO THE NORTH LINE OF LOT 1, SAID LOVES VALLEY, A DISTANCE OF 294.56 FEET; THENCE N00°09'31"E, A DISTANCE OF 451.74 FEET; THENCE N10°38'27"E, A DISTANCE OF 80.01 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 165.00 FEET, A DISTANCE OF 132.49 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N55°47'42"W, A DISTANCE OF 128.96 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 91.00 FEET, A DISTANCE OF 93.50 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N62°13'32"W, A DISTANCE OF 89.44 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DISTANCE OF 124.04 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N67°58'12"W, A DISTANCE OF 120.53 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 560.00 FEET, A DISTANCE OF 75.47 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N40°25'11"W, A DISTANCE OF 75.41 FEET; THENCE N36°33'32"W, A DISTANCE OF 222.08 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 840.00 FEET, A DISTANCE OF 309.95 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N47°07'47"W, A DISTANCE OF 308.19 FEET; THENCE N57°42'01"W, A DISTANCE OF 74.68 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 88.00 FEET, A DISTANCE OF 52.93 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N40°28'15"W, A DISTANCE OF 52.13 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 91.00 FEET, A DISTANCE OF 144.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N68°50'13"W, A DISTANCE OF 130.02 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 88.00 FEET, A DISTANCE OF 31.74 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S75°53'56"W, A DISTANCE OF 31.56 FEET; THENCE N00°00'49"W, A DISTANCE OF 336.88 FEET; THENCE S89°59'11"W, A DISTANCE OF 860.01 FEET; THENCE N00°00'43"W, A DISTANCE OF 588.26 FEET; THENCE S89°59'17"W, A DISTANCE OF 226.66 FEET TO THE EAST LINE OF THE REAL ESTATE CONVEYED IN INSTRUMENT NO. 2007138622; THENCE N00°00'20"W ALONG SAID EAST LINE, A DISTANCE OF 466.75 FEET TO THE NORTH LINE OF SAID NW1/4 OF SECTION 32, FOUND CHISELED "X" IN ROADWAY SURFACE; THENCE N89°59'12"E ALONG SAID NORTH LINE OF THE NW1/4, A DISTANCE OF 2322.38 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32, FOUND BRASS CAP IN ROADWAY SURFACE; THENCE S00°04'36"W ALONG THE EASTERLY LINE OF SAID NW1/4 OF SECTION 32, A DISTANCE OF 331.47 FEET TO THE NORTHWEST CORNER OF REAL ESTATE CONVEYED IN INSTRUMENT NO. 2022037965, FOUND 5/8" REBAR WITH CAP STAMPED LS-692; THENCE N89°59'25"E ALONG THE NORTH LINE OF SAID REAL ESTATE CONVEYED IN INSTRUMENT NO. 2022037965, A DISTANCE OF 408.74 FEET; THENCE S00°00'26"E, A DISTANCE OF 1320.71 FEET; THENCE S44°55'27"E, A DISTANCE OF 99.14 FEET; THENCE S89°50'29"E, A DISTANCE OF 200.24 FEET; THENCE N42°20'29"E, A DISTANCE OF 94.23 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 510.00 FEET, A DISTANCE OF 18.74 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N46°36'22"W, A DISTANCE OF 18.74 FEET; THENCE N44°26'47"E, A DISTANCE OF 196.03 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET, A DISTANCE 178.00 FEET,

SAID CURVE HAVING A LONG CHORD WHICH BEARS N27°17'11"W, A DISTANCE OF 175.40 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 567.76 FEET, A DISTANCE OF 243.82 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N02°00'49"E, A DISTANCE OF 241.95 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 166.03 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°27'55"W, A DISTANCE OF 161.30 FEET; THENCE N33°14'48"W, A DISTANCE OF 85.19 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 169.17 FEET, A DISTANCE OF 244.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°35'28"E, A DISTANCE OF 223.75 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 560.58 FEET, A DISTANCE OF 482.63 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N75°39'22"E, A DISTANCE OF 467.86 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 695.75 FEET, A DISTANCE OF 179.74 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S87°04'52"E, A DISTANCE OF 179.24 FEET; THENCE N85°31'05"E, A DISTANCE OF 289.11 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 165.00 FEET, A DISTANCE OF 273.77 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S46°56'56"E, A DISTANCE OF 243.43 FEET; THENCE S00°35'04"W, A DISTANCE OF 209.51 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 400.00 FEET, A DISTANCE OF 103.68 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S08°00'36"W, A DISTANCE OF 103.39 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1091.31 FEET, A DISTANCE OF 137.63 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S11°49'21"W, A DISTANCE OF 137.54 FEET; THENCE S08°12'34"W, A DISTANCE OF 240.15 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 81.71 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°54'48"W, A DISTANCE OF 81.14 FEET; THENCE S48°13'03"E, A DISTANCE OF 133.26 FEET; THENCE S53°05'44"E, A DISTANCE OF 60.01 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 631.70 FEET, A DISTANCE OF 22.71 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S36°53'48"W, A DISTANCE OF 22.71 FEET; THENCE S04°52'23"E, A DISTANCE OF 18.17 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 470.00 FEET, A DISTANCE OF 29.84 FEET SAID CURVE HAVING A LONG CHORD WHICH BEARS S50°17'47"E, A DISTANCE OF 29.84 FEET; THENCE S52°06'55"E, A DISTANCE OF 347.63 FEET; THENCE N82°53'05"E, A DISTANCE OF 17.68 FEET; THENCE S52°06'55"E, A DISTANCE OF 60.00 FEET; THENCE S07°06'55"E, A DISTANCE OF 17.68 FEET; THENCE S52°06'55"E, A DISTANCE OF 104.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE MEGIS STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MEGIS STREET ON THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1253.27 FEET, A DISTANCE OF 933.37 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S57°50'55"W, A DISTANCE OF 911.95 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED LS-692; (2) THENCE S79°25'17"W, A DISTANCE OF 772.07 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED LS-692; (3) THENCE S77°32'51"W, A DISTANCE OF 280.72 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED LS-692; (4) THENCE S72°35'09"W, A DISTANCE OF 162.53 FEET TO A FOUND 5/8" REBAR WITH CAP STAMPED LS-692; (5) THENCE S66°49'20"W, A DISTANCE OF 408.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, LOVES VALLEY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID NW1/4 OF THE SE1/4, SECTION 32, FOUND 5/8" REBAR WITH CAP STAMPED LS-864; THENCE N00°04'22"E ALONG SAID WEST LINE OF THE NW1/4 OF THE SE1/4, SECTION 32, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, LOVES VALLEY, A DISTANCE OF 209.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 7,023,730 SQUARE FEET OR 161.243 ACRES, MORE OR LESS.





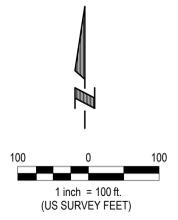
# CATALINA

LOTS 1 THRU 72 & OUTLOTS "A" THRU "D" INCLUSIVE

A TRACT OF LAND BEING PART OF THE NE1/4 OF THE NE1/4, AND ALSO PART OF THE SE1/4 OF THE NE1/4, AND ALSO PART OF THE SW1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE SE1/4, AND ALSO PART OF THE NE1/4 OF THE NW1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND ALSO PART OF THE NW1/4 OF THE NW1/4, ALL IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NORTHEAST CORNER  
SECTION 32 - T16N - R10E  
FOUND - ALUMINUM CAP

NE 51.14' TO PK NAIL MAIL BOX POST (SET)  
E 238.79' TO PK NAIL W WASHER IN WOOD POST (FOUND)  
SE 16.64' TO PK NAIL IN ASPHALT 1" WEST OF ROAD EDGE (SET)  
SW 49.58' TO PK NAIL W WASHER IN POWER POLE (FOUND)  
WSW 134.75' TO PK NAIL W WASHER IN UTILITY RISER (FOUND)  
NW 55.79' TO PK NAIL W WASHER IN POWER POLE (FOUND)



**LEGEND**

—	BOUNDARY LINE
- - -	RIGHT OF WAY LINE
---	LOT LINE
---	SECTION LINE
---	ADJACENT PROPERTY LINE

**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	600.00	557.97	301.00	53°16'57"
2	300.00	415.02	248.46	79°15'46"
3	480.00	291.50	150.40	34°47'41"
4	601.70	668.84	374.41	63°47'05"
5	100.00	72.91	38.16	41°46'35"
6	885.00	326.30	165.02	21°07'29"
7	100.00	154.69	97.63	88°37'42"
8	1080.48	565.30	289.28	29°58'36"
9	500.00	53.75	26.90	6°09'32"
10	500.00	34.01	17.01	3°53'52"

**LOT CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	300.00	364.01	208.20	69°31'11"
12	439.70	493.63	276.48	64°19'23"
13	745.00	642.60	283.96	41°43'46"

**R-2 ZONING SETBACK TABLE (LOTS 2, 3, 16, 51 THRU 56 & OUTLOT "D")**

FRONT YARD	30'
SIDE YARD	5'
STREET SIDE YARD	30'
REAR YARD	25'

**R-2 ZONING SETBACK TABLE (LOTS 17 THRU 50, 57 THRU 72)**

FRONT YARD	30'
SIDE YARD	0/8'
STREET SIDE YARD	30'
REAR YARD	25'

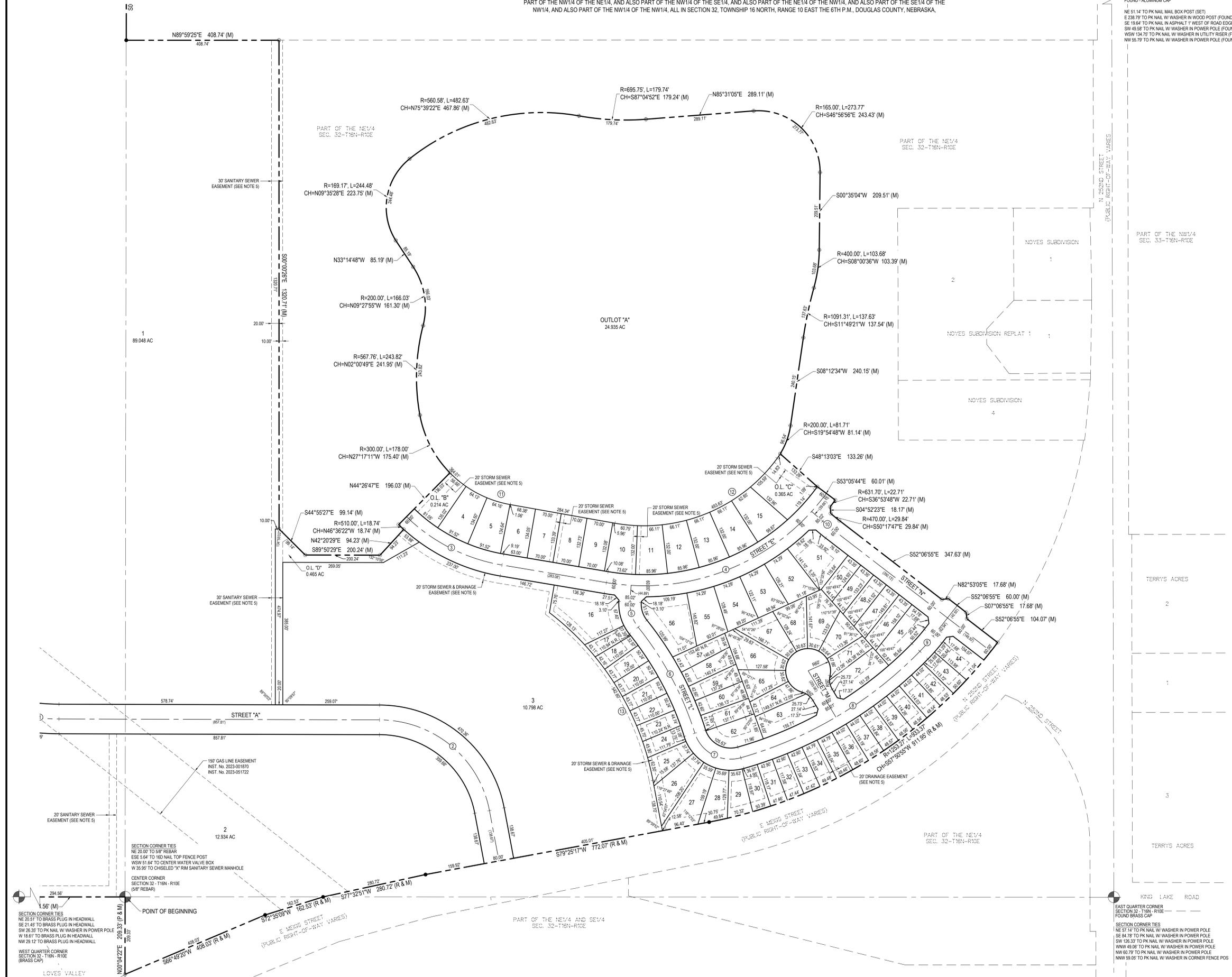
**R-3 ZONING SETBACK TABLE (LOTS 4 THRU 15 & OUTLOTS "A" THRU "C")**

FRONT YARD	20'
SIDE YARD	5'
STREET SIDE YARD	20'
REAR YARD	25'

**C-3 ZONING SETBACK TABLE (LOT 1)**

FRONT YARD	25' (3)
SIDE YARD	(1)
REAR YARD	(2)

**REVIEW OF DOUGLAS COUNTY ENGINEER**  
THIS PLAN OF CATALINA (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.  
DOUGLAS COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



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State of NE Certificate of Registration #C-00038

**E & A CONSULTING GROUP, INC.**  
Engineering Answers

CATALINA  
LOTS 1 THRU 72 AND OUTLOTS "A" THRU "D" INCLUSIVE  
VALLEY, NEBRASKA

FINAL PLAN

Revisions	Description	Date
1	DESIGN	09/13/2024
2	REVISED	09/13/2024
3	REVISED	09/13/2024
4	REVISED	09/13/2024
5	REVISED	09/13/2024
6	REVISED	09/13/2024
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