

**AGENDA**  
**VALLEY CITY COUNCIL**  
Tuesday, September 16, 2025  
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 August 19, 2025 Planning Commission meeting

8. **Public Hearings**

8.A. Heimann Ventures III, LLC (Champion Shores) consideration and approval of Redevelopment Plan:

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. Heimann Ventures III, LLC (Champion Shores) consideration and approval of application for final plat phase 1.

- 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. Ordinance - consideration and recommendation to amend zoning regulations relating to use limitations within commercial and industrial zoning:

- 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 MEETING  
PLANNING COMMISSION  
CITY OF VALLEY, NEBRASKA**

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on **Tuesday, September 16, 2025**, at **4:30 p.m.** at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Heimann Ventures III, LLC (Champion Shores):
  - Consideration and approval of Redevelopment Plan (see separate published notice).
2. Heimann Ventures III, LLC (Champion Shores):
  - Consideration and approval of application for final plat phase 1.
3. Ordinance to Amend Existing Sections of the City of Valley Zoning Regulations relating to Use Limitations within Commercial and Industrial zoning.

An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair  
City of Valley, Planning Commission

9/5      ZNEZ



*The* **Daily Record**

***Proof of Publication***

**JASON W. HUFF, Publisher**

UNITED STATES OF AMERICA, }  
 The State of Nebraska, }  
 District of Nebraska, } ss.  
 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:

9/5/25

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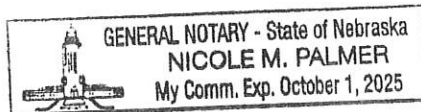


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That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee      \$32.00

Additional Copies    \$ \_\_\_\_\_

Filing Fee            \$ \_\_\_\_\_

Total                 \$32.00

*Jason W. Huff*

Subscribed in my presence and sworn to before me this SEPTEMBER 05 2025

*Nicole M. Palmer*

\_\_\_\_\_  
 Notary Public in and for  
 Douglas County, State of Nebraska

**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, September 16, 2025, 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 **Heimann Ventures III, 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 LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST**

**CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, Douglas County, Nebraska.**

All interested parties shall be afforded a reasonable opportunity to express their views at the public hearing regarding the proposed redevelopment plan. A copy of the proposed Redevelopment Plan, including a map showing the area covered by the Redevelopment Plan,



***Proof of Publication***

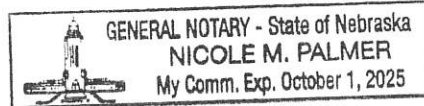
**JASON W. HUFF, Publisher**

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 2 consecutive weeks on:

8/29/25                      9/5/25  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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                      \$149.38                      \_\_\_\_\_  
Additional Copies                      \$ \_\_\_\_\_                      Subscribed in my presence and sworn to before  
Filing Fee                                      \$ \_\_\_\_\_                      me this SEPTEMBER 05 2025  
Total                      \$149.38                      \_\_\_\_\_  
Notary Public in and for  
Douglas County, State of Nebraska

*Jason W. Huff*  
*Nicole M. Palmer*

CITY OF VALLEY  
VALLEY PLANNING COMMISSION MINUTES  
August 19, 2025

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Mark Conrey, Brian Foutch, Greg Sunde, Danielle Lowry. Absent: Jeremy Mayer and Jim Tomanek. Also present: Mayor Cindy Grove, Council President John Batchter, Clerk Christie Donnermeyer, Deputy Clerk Jon Barnhart, Building Inspector Rune van den Boogaart and City Engineer Greg Perry.

Member Foutch 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:**

Wendy Deane 207 N. Spruce St., Valley, NE 68064: Purchased a building at 124 N 2<sup>nd</sup> St., Valley, NE 68064 and wants to do a coffee shop that would serve as a gathering place that serves light food and beverages. The parking capacity would be 25 max with a double driveway to fit 4 cars. She stated that there are parking spots around her property and would not like to add more concrete for parking. Member Foutch asked if this was in the business district and the Building Inspector stated that it was commercial. Chairman Bottger stated this can't be discussed due to not being an item on the agenda to which the Building Inspector indicated that it was an error and should have been on the agenda. The Building Inspector addressed the issue of parking by stating it would depend on the code. Member Foutch asked about expanding C2 instead of being commercial for the intention of allowing street parking. The Building Inspector stated that it would depend on the Street Superintendent and what those streets are allowed to handle. Chairman Bottger stated action cannot be taken and recommended to bring it back later. Ms. Deane asked about City Ordinances regarding vacant buildings and that we should not have vacant buildings due to not allowing businesses to thrive. She is asking if there is any consideration to changing some of the Ordinances.

Diana Bryant, Sapphire Blue, 105 N Spruce St., Valley, NE 68064. She supports the idea of reconsidering the Ordinances that Ms. Dean was speaking about. It would be nice for Downtown Valley. Chairman Botter asked if people who are interested contacted Mr. Kingston. Ms. Deane addressed this by stating that she has been sending people to Mr. Kingston, but he is not interested.

Linda Bogatz, 315 N Spruce St., Valley, NE 68064. Reiterated what previous constituents had spoken about. A previous tenant downtown left 9 years ago but left due to increasing rent. For future individuals seeking to lease the property, there are no improvements that have been

made. She spoke about Omaha having Ordinances for buildings in a business district downtown, if a commercial building is owned and not being improved, leasing it, or selling it, the city will require a fine every month. She is wondering why the same can't be done in Valley.

Patty Salkeld, 15 Anderson Way, Yutan, NE 68073. She is the manager of Retail Therapy. She would like to see something done with the empty lots and buildings so it would bring more activity to downtown Valley.

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

**7. Consent Agenda:** Member Foutch moved to approve the consent agenda. Burke seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry and Sunde. NO: No one. ABSENT: Mayer and Tomanek. Motion carried. Items on the consent agenda: July 15, 2025 meeting minutes.

## **8. Public Hearings**

Ordinance hearing for consideration and recommendation to amend existing sections of the City of Valley Zoning Regulations relating to Commercial Design Standards in Designated Commercial Areas. Chairman Bottger opened public hearing. Council President John Batcher, 203 N. Spruce St., Valley NE 68064. He addressed Planning Commission and stated that this is a total of all the changes from previous discussions on this Ordinance and is asking for a final vote.

The Building Inspector addressed Planning Commission. He went over the changes from the previous version of the Ordinance. Chairman Bottger closed the public hearing.

After discussion, Anderson moved to recommend approval of the Ordinance change to Council. Member Foutch seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry and Sunde. NO: No one. Motion carried. ABSENT: Mayer and Tomanek.

Ordinance hearing for consideration and approval of Flatwater Lake Estates LLC (Champion Shores) Redevelopment Plan.

The Building Inspector addressed Planning Commission on why this item is being tabled. He stated that there were some questions regarding some of the subdivision agreements that need to be answered. Chairman Bottger moved to table the Flatwater Lakes Estates LLC (Champion Shores) consideration and approval of Redevelopment Plan. Anderson seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry and Sunde. NO: No one. Motion carried. ABSENT: Mayer and Tomanek.

Discussion Only on Ordinance amending zoning regulations relating to use limitations within commercial and industrial zoning districts. Council President John Batcher addressed Planning Commission. He referenced previous discussions on this topic relating to crushed rock in

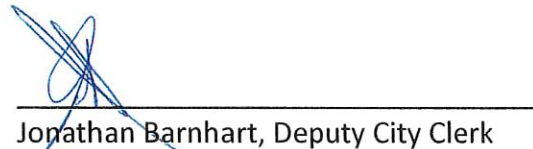
commercially zoned areas and the progress made. The Building Inspector addressed the changes regarding conditional use and limiting it to a percentage. He stated that this has already been done with residential and similar things can be done for commercial. Chairman Bottger asked if this topic would come back next month. Council President Batchner confirmed it will and stated the only change was the conditional use.

Mayor Cindy Grove addressed the Planning Commission and went over the plan regarding operations for Building and Zoning. Council President Batchner and City Engineer Greg Perry will be helping with the review and answering questions. Douglas County will be handling the inspections and residential plan review not commercial. The contractor retained by the city will continue handling commercial plan review. The Utility Clerk will be the interim administrative assistant due to the previous administrative assistant leaving last week. Mayor Grove opened the possibility of the Planning Commission members offering their help and expertise with answering questions for Building and Zoning. The question was raised regarding the replacement of the Building Inspector. Mayor Grove stated that the hiring of a City Administrator should come first followed by the Building Inspector.

Chairman Bottger requested the Building Inspector come back to the podium so Member Conrey could read a thank you letter.

**10. Adjourn:** Chairman Sunde moved to adjourn. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry and Sunde. NO: No one. Motion carried. ABSENT: Mayer and Tomanek. Adjourned at 5:07 p.m.

  
Larry Bottger, Chairman

  
Jonathan Barnhart, Deputy City Clerk

**Redevelopment Plan  
28333 Ida Street, Valley, Nebraska Redevelopment Area 2025**

**Heimann Ventures III, LLC (the “Redeveloper”)** intends to acquire, redevelop, and improve the area, described in this Plan, pursuant to the Nebraska Community Development Law (Sections 18-2101 to 18-2144 and 18-2147 to 18-2153, R.R.S. Neb. 2012, as amended, the “Act”) by the development of residential property as a redevelopment project generally bounded by Ida Street on the North, 288<sup>th</sup> Street on the West, West Valley Street on the South, and Pleasure Lakes Plaza on the East, and generally located at 28333 Ida Street, Valley, Nebraska (the “Project”).

**A. General Project Description**

THE ACQUISITION AND REDEVELOPMENT OF APPROXIMATELY 227.9 ACRES OF VACANT GROUND; AND SUBDIVISION OF SUCH LAND INTO 137 SINGLE FAMILY LOTS; SITE PREPARATION, DREDGING, AND INFILL WORK; STORM AND SANITARY SEWERS; AND PUBLIC RIGHTS-OF-WAY, INCLUDING A PUBLIC TRAIL.

Described on Exhibit “1” attached to this Plan is the legal description of the real estate (the “Project Area”) which the Redeveloper intends to redevelop, which plan details the development plan for the Project Area. The subdivision platting, building and street and utility configuration may be revised as the Project develops in phases. The final platting, street and parking configurations will depend upon subdivision and other local governmental approvals.

The Redevelopment of the Project Area is not economically feasible to implement without assistance from tax increment financing because the current layout of the ground requires significant expenditures for acquisition, site preparation, and public improvements. The Project would not occur in the Project Area without the use of tax-increment financing. The Redeveloper believes that the redevelopment of the Project Area will provide the City and its surrounding area with significant new commercial activity, expanding both the tax base and employment opportunities.

**B. Boundaries of Project Area and Existing Conditions and Uses**

Exhibit “1” shows the outer boundaries of the Project Area. The existing use of the property within the Project Area is a private lake, after the completion of a sand and gravel mining operation.

The Project Area has significant topographical challenges and will require a substantial amount of dredging in order to create residential lots of the appropriate elevation. This topography makes development difficult and adds a large expense for redevelopment of the Project Area. Substantial excavation and fill will be required to prepare the Project Area for redevelopment.

No electrical utilities, water or sanitary or storm sewer facilities are located within the Project Area. No street improvements have been installed. In connection with the final planning for the Project Area, it may be necessary to provide for alterations in the platting. It will also be necessary to provide for appropriate easements for water and sewer service to serve the City connections.

### **C. Land Use Planning Show Proposed Uses**

Exhibit “2” shows the proposed layout for the Project Area. The actual development of the Project Area on the proposed schedule will ultimately depend on the ever changing market conditions.

### **D. Information Concerning Population Densities, Land Coverage and Building Intensities**

The Project Area currently has no residents. Under this Plan, all of the Project Area is intended at full development to provide various residential housing opportunities. No families will be displaced in connection with redevelopment of the Project Area. Building densities will not exceed such densities as are permitted under local regulations.

### **E. Statement as to Proposed Changes in Zoning, Street Layout, Street Levels or Grades.**

The Project Area is currently zoned as Industrial/Residential (I-2 & R-3). A change in such zoning to make the entire Project Area R-3 is required. Approval is subject to City ordinances. All construction will be subject to applicable building codes and ordinances. The street layout and street levels will depend upon the finalized construction development plans. Streets interior to the project are intended to be private streets with public access.

### **F. Site Plan for the Project Area**

Exhibit “2” shows the site plan for the area.

### **G. Statement as to Kind and Number of Additional Public Facilities**

Water, sanitary and storm sewer main extensions throughout the Project Area will be provided in accordance with specifications and requirements of the City. The location and sizing of sewer lines will depend upon building configuration within the Project Area, which will in turn depend upon marketing requirements. The Redeveloper will be responsible for all on-site utility infrastructure installation. The Redeveloper will be responsible for obtaining appropriate gas and electric service. The Redeveloper will be responsible for the construction of approximately two miles of public trail.

### **H. Implementation of Plan**

No project redevelopment contract or agreement between the Agency and the Redeveloper will be entered into until the Redeveloper has provided evidence of a financing commitment from a recognized financial institution acceptable to the Agency for financing of the Redeveloper’s costs, including an undertaking to purchase any tax increment revenue bonds proposed to be issued by the Agency in accordance with the terms of this Plan.

### **I. Description of Redevelopment Project**

The Redeveloper intends to develop a residential lake community, with public amenities that will be available to all residents of the City of Valley. Initial site development will encompass additional dredging and grading of the Project Area, and then the Redeveloper will undertake the construction of the public infrastructure and the public amenities.

The Redeveloper expects a valuation upon completion of \$162,000,000.00, and will commence in the Summer of 2025, once all required City approvals are received. Buildable lots are anticipated to be ready by Spring of 2027.

## **J. Plan of Finance**

The overall estimated costs for the entire Champion Shores Project are estimated to be \$31,275,571.00 (\$13,375,571 in site development and public infrastructure costs, and \$4,400,000 in public amenity construction costs). The total valuation of the Project upon completion is estimated to be \$162,000,000.00. The current base value for the entire Project Area is \$4,006,200.00, resulting in an overall increase of valuation of \$157,993,800.00.

The Redeveloper seeks assistance from the Community Development Agency of the City of Valley (the "Agency") to overcome the site development, infrastructure, construction, and certain other tax increment eligible expenses (which are estimated at \$26,076,341.00) for the Champion Shores Project. While the Redeveloper will occur over \$26,076,341.00 in TIF Eligible expenses, the Redeveloper is only requesting a grant for the Champion Shores Project to be provided for from the issuance of community development revenue bonds to be issued by the Agency in the amount of \$3,000,000.00 in order to offset the costs of the public amenities, off-site public pump station, dredging, the costs for the right-of-way and sewer improvements along North 288<sup>th</sup> Street.

The parties contemplate that this. Redevelopment Plan and the Redevelopment Contract may be amended in the future to provide \$2,000,000.00 in community development revenue bonds, the proceeds of which would be used to contribute to the cost of constructing a new public swimming pool in the Valley City Park, located in close proximity to the Project Area; these bonds would be separate and distinct from the \$3,000,000.00 in community development revenue bonds related to the Champion Shores Project and would not be issued unless and until the requirements set forth in paragraphs M.1. through M.9. of this Redevelopment Plan (and any corresponding paragraphs in the Redevelopment Contract) were satisfied, and all necessary approvals and authorizations were obtained from the Community Development Authority of the City of Valley and the Valley City Council.

The incremental ad valorem tax revenues for the Project (the increase in real property taxes based upon the resulting increase in taxable valuation) for a period of up to fifteen years after a designated effective date as determined by the Redeveloper with written notice to the Agency to notify the County Assessor of Douglas County to initiate a division of taxes pursuant to Section 18-2147 of the Act to pay debt service on the Indebtedness. The Redeveloper is to have full responsibility for the (i) the purchasing of the Indebtedness from the Agency, or (ii) arranging for the purchase of the Indebtedness from the Agency. Any issuance of the Indebtedness is to be upon the basis of a private placement with the purchaser signing and delivering an investment letter satisfactory in form to the Agency.

## **K. Description of Project Area**

TAX INCREMENT REVENUES TO PAY THE INDEBTEDNESS IS TO COME FROM THE FOLLOWING REAL PROPERTY (as such property may be replatted:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, Douglas County, Nebraska. Exhibit "2" shows the boundaries of the area constituting the Project Area. Improvements related to the Project Area may be constructed and installed both inside and outside of the Project Area in order to serve the Project Area.

The tax increment revenues are to be allocated under the terms of Section 18-2147(1)(b) of the Act for those tax years for which the payments become delinquent in the 15-year period commencing on the effective date established in the Redevelopment Contract, and, if collected on or before the end of such fifteen-year period, may also be allocated to the Agency and applied to payment of principal and interest on the Indebtedness. The effective date for such allocations shall be set forth in a project Redevelopment Contract and/or bond resolution and shall be noticed to the County Assessor of Douglas County in accordance with the terms of Section 18-2147(b)(3) of the Act.

The real property ad valorem taxes on the current taxable valuation for the year prior to redevelopment in accordance with this Plan and the Act will continue to be paid to the effective date established in the Redevelopment Contract applicable taxing bodies in accordance with the terms of Section 18-2147(1)(a) of the Act.

#### **L. Statutory Pledge of Taxes**

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision. *Such effective date under this Plan shall be set forth in the Redevelopment Contract (anticipated to be January 1, 2027. Such effective date may be confirmed and restated in the resolution authorizing the Indebtedness and/or in the Project Redevelopment Contract to be entered into between the Agency and the Redeveloper.*

References to “authority” in such Section 18-2147 of the Act, include the Agency in accordance with Section 18-2101.01 of the Act. Pursuant to Section 18-2147(b) of the Act, the ad valorem tax so divided is to be pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed or otherwise, by the Agency to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

*The Indebtedness shall be payable solely from the tax increment revenues available under Section 18-2147 and shall not otherwise constitute indebtedness of the Agency or the City. Neither the City nor the Agency shall be liable for any portion of the indebtedness.*

#### **M. Redevelopment Plan Complies with the Act:**

The Community Development Law requires that a redevelopment plan and project consider and comply with a number of requirements. This Plan meets the statutory qualifications as set forth below.

##### **1. The project must be in an area declared blighted and substandard. [Section 18-2109]**

The Project Area has been declared blighted and substandard by action of the Mayor and Council of the City prior to the adoption and approval of this Plan. [Section 18-2109] Public

hearing was August 12, 2025. Resolution No. \_\_\_\_, adopted by City Council on August 12, 2025.

**2. Conformance to the general plan for the municipality as a whole. [Section 18-2103(13)(a) and Section 18-2110]**

The City of Valley has adopted the Valley Comprehensive Plan 2018 adopted on March 13, 2018 by Ordinance No. 708, as amended from time to time (the “Comprehensive Plan”). This Plan is in conformance with the Comprehensive Plan.

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [Section 18-2103(13)(b) and Section 18-2111]**

- a. Land Acquisition:** The Project Area for the Champion Shores Project has or will be acquired by the Redeveloper, by private purchase.
- b. Demolition and Removal of Structures:** The project to be implemented under this Plan for the Champion Shores Project does not include rehabilitation of any existing structures. No building will be required to be removed or demolished. However, substantial dirt removal and relocation, including infill placement will be required to make the site useful for the planned development. Elevations and street and sewer plans will be provided to the City Planning Department for approval prior to commencement of construction.
- c. Future Land Use Plan:** See the attached map (Exhibit “2”) for the proposed development land use. See the attached map (Exhibit “2”) for the proposed development land use. The attached maps also show an accurate site plan of the area after redevelopment of the Redevelopment Project, all depending upon market conditions. Such building layouts may vary depending on final design implementation.
- d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.** The area is zoned I-3 & R-3; provided, however, the Redeveloper will request a rezoning to all R-3. The proposed street layouts, depending upon marketing terms, are shown on Exhibit “2”. Streets within the project boundaries will be dedicated public streets. No changes are anticipated in building codes or ordinances. Re-platting is contemplated..
- e. Site Coverage and Intensity of Use.** The Project as fully developed will encompass 137 single-family lots. The actual development of the Project Area will take place in two phases, with the first phase consisting of the development of 127 single family lots, and the second phase consisting of 10 single family lots directly abutting West Valley Street.
- f. Additional Public Facilities or Utilities.** Water, storm and sanitary sewer connections to the city mains will be required, along with a contribution to the City for impacts to existing City infrastructure and public amenities.

4. **The Act requires that a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** There are no residents or operating businesses currently located in the Project Area and no relocation requirements apply or are contemplated.
5. **Conflicts of interest by an Agency member must be disclosed.** No member of the governing body of the Agency nor any employee of the City or the Agency holds any interest in any property located in the Project Area
6. **The Act requires that the Agency consider:**
  - a. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.** The Redeveloper will acquire the property located in the Project Area (other than portions thereof currently or subsequently dedicated for public streets) using its own resources. There will be no acquiring of property by the Agency and therefore Section 18-2119 of the Act requiring publication of notice for contract proposals does not apply. The Agency may enter into a project redevelopment contract with the Redeveloper having such undertakings as the Agency determines appropriate. Because all of the real property within the Project Area (other than portions thereof currently or subsequently dedicated for public streets) will be privately owned the requirements of Section 18-2118 of the Act relating to transfers of property by the Agency do not apply. The Redeveloper intends to develop the Project Area with a resulting investment up to \$162,000,000.00 of funds from grant proceeds as provided for in this Plan and from private resources (including bank or other financing). A grant or grants to the Redeveloper to provide for contributions by the Redeveloper in aid of construction are expected to be needed and applied in order to complete the Redevelopment Project.
  - b. **Statement of proposed method of financing the redevelopment project.** This Plan contemplates that the Agency may issue its Indebtedness (development revenue bond or bonds) in an amount sufficient to provide a grant from the Agency, not to exceed \$3,000,000.00 for the Champion Shores Project (after payment of the Agency's incurred costs) to the Redeveloper to bear interest at a rate of 5.0%. The Indebtedness shall be held by the Redeveloper or privately placed to obtain the proceeds needed to make the grant. The Redeveloper will purchase or cause the Indebtedness to be purchased. Application of the proceeds of the Indebtedness will be supervised by or on behalf of the Agency. The Indebtedness shall be repaid from the tax increment revenues generated from the Project Area during the period described in Paragraph J above.
  - c. **Statement of feasible method of relocating displaced families.** No families will be displaced as a result of this plan and therefore no statement of feasible relocation is required.

7. **Statutory considerations prior to recommending a redevelopment plan.** Section 18-2113 of the Act requires that the governing body of an Agency observe certain considerations prior to recommending a Plan: In connection with the adoption of this Plan and prior to recommending it to the Mayor and Council, the governing body of the Agency shall consider whether the proposed land uses and building requirements in the redevelopment project area (as to this Plan, the Project Area) are designed with the general purpose of accomplishing, in conformance with the general plan (the City's Comprehensive Plan), a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight. The Agency shall undertake to make such considerations and findings prior to its recommending of this Plan by a resolution separate from this Plan.
8. **Cost Benefit Analysis.** This Plan for the Champion Shores Project, when presented for recommendation and approval shall be accompanied by a cost benefit analysis. Such analysis pursuant to Section 18-2113 of the Act is as follows:
  - a. Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147: Possible increase student load for the school system could result from the project development. However, implementation of the full project will take a number of years. Development of this portion of the Project will not result in an influx of students. Any increase will be spread over the entire class range provided by the Valley School District.
  - b. Public infrastructure and public service needs: The plan requires the Redeveloper to pay for and install all infrastructure.
  - c. Impacts on employers and employees within the project area: None exist. Therefore, no impact is expected.
  - d. Impacts on employers and employees in the city, but not in the project area: The construction of the facility will increase temporarily employment through the construction process. The additional housing resulting from the full project may have the effect of providing an additional employee pool for employers.
  - e. Other impacts: No significant negative additional impacts are anticipated. However the project will invite population growth with its attendant spending and investment in the community.

9. **Time Frame for Development.** 18-24 months, and will commence in the Summer of 2025.

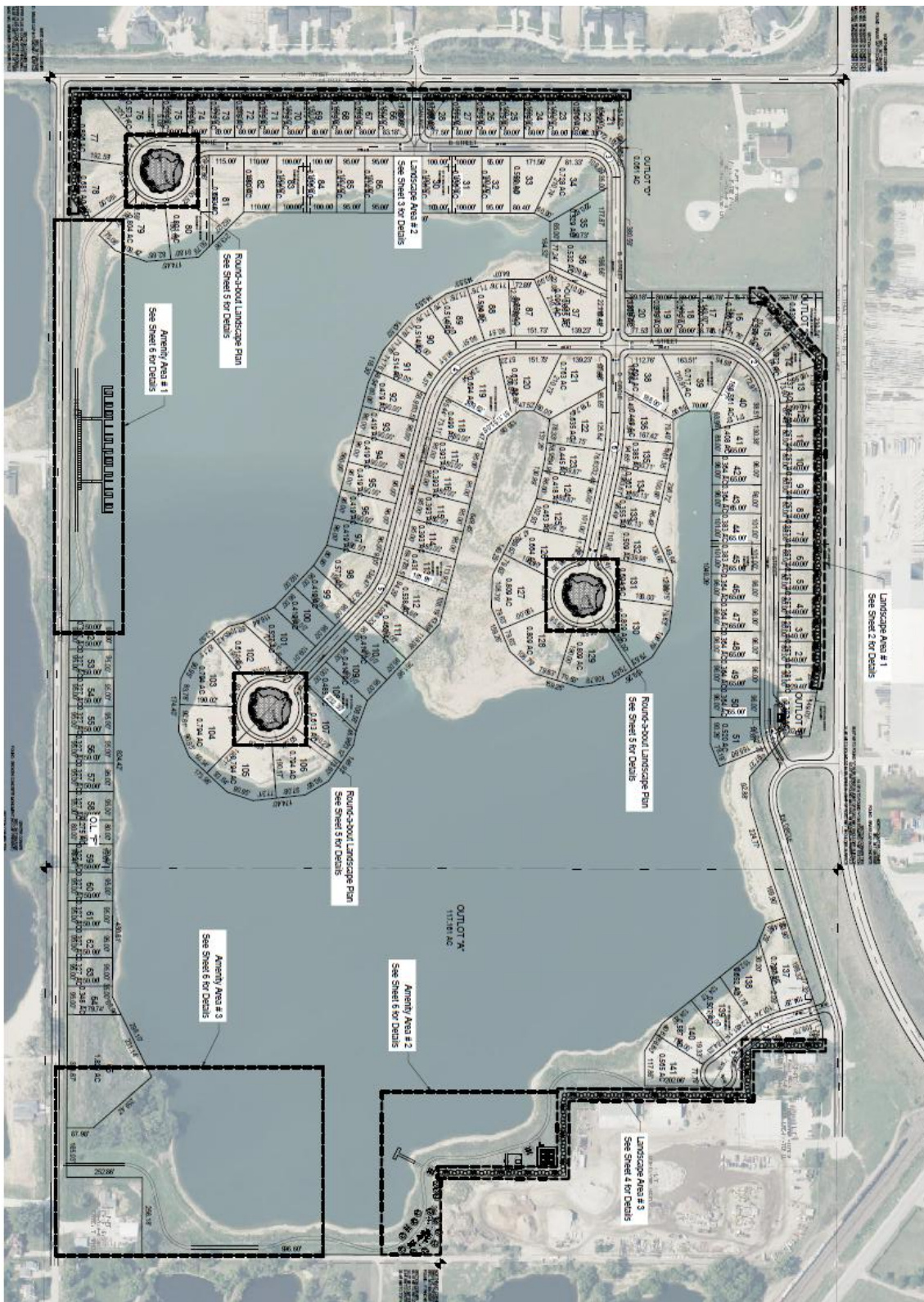
DRAFT

## Exhibit 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, NORTH HALF OF THE SOUTHWEST QUARTER, WEST HALF OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., IN CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BREAKWATER ADDITION TO THE CITY OF VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BREAKWATER ADDITION TO THE SOUTHWEST CORNER OF SAID BREAKWATER ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID BREAKWATER ADDITION TO THE SOUTHEAST CORNER OF SAID BREAKWATER ADDITION; THENCE SOUTHERLY ON THE WESTERLY LINE OF PLEASURE LAKES 3RD ADDITION TO THE CITY OF VALLEY TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET; THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST VALLEY STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 288TH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1951, PAGES 148-149; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID PARCEL OF LAND AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF IDA STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF IDA CIRCLE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, Douglas County, Nebraska.



## Exhibit 2 Proposed Site Layout



DRAFT

**APPLICATION FOR FINAL PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

See attached legal

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

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

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

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

**SUBDIVIDER**

Name: Flatwater Lake Estates LLC

Address: 4089 S 84th Street, Suite 302

Omaha, NE 68127

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: \_\_\_\_\_

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

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

**ANY OTHER ASSOCIATES:**

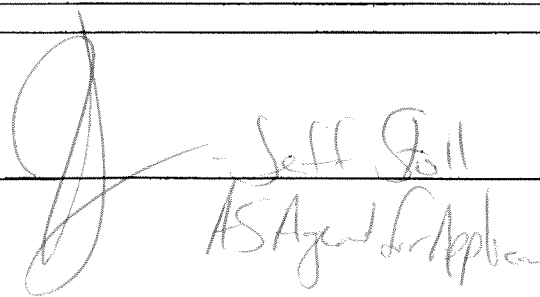
Name: \_\_\_\_\_

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

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

NAME OF FINAL PLAT: Champion Shores NUMBER OF LOTS: 107

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 \_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_, Resolution No. \_\_\_\_\_
5. Is the final plat consistent with the approved preliminary plat? Yes \_\_\_ No \_\_\_  
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  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: 7/25/25  
 AS Agent for Applicant

# FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF FINAL PLAT: Champion Shores

LOCATION OF SUCH PLAT: Northeast of N 288th & W Valley Streets

## 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

- 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

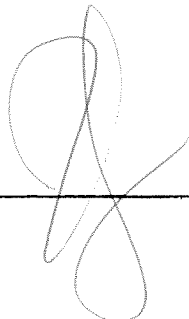
**CONFORMS TO APPROVED PRELIMINARY PLAT**

- 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 Still  
Agent for Applicant

Date:

7/25/25

## **LEGAL DESCRIPTION**

A TRACT OF LAND BEING PART OF THE NW1/4 OF THE NW1/4, 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 SW1/4 OF THE NW1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, AND ALSO PART OF THE SW1/4 OF THE NE1/4 ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH PART OF LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36, BEING A FOUND BRASS CAP IN CONCRETE; THENCE S00°08'46"W (BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 36, SAID LINE ALSO BEING THE WEST LINE OF SAID NE1/4 OF SECTION 36, A DISTANCE OF 231.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64, BEING A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS-864, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N71°12'23"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64, A DISTANCE OF 169.90 FEET; THENCE S18°47'00"E, A DISTANCE OF 68.45 FEET; THENCE S66°54'21"E, A DISTANCE OF 87.49 FEET; THENCE S38°55'09"E, A DISTANCE OF 401.80 FEET; THENCE S57°22'44"E, A DISTANCE OF 107.42 FEET; THENCE S89°51'51"E, A DISTANCE OF 157.87 FEET TO THE EASTERLY LINE OF SAID LOT 1, VALLEY PLANT SAID LINE ALSO BEING THE WESTERLY LINE OF LOT 2, BREAKWATER ADDITION, A SUBDIVISION LOCATED IN SAID SECTION 36; THENCE S00°08'09"W ALONG SAID EASTERLY LINE OF LOT 1, VALLEY PLANT, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 2, BREAKWATER ADDITION, A DISTANCE OF 261.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, VALLEY PLANT, BEING A FOUND 3/4" PINCH TOP PIPE; THENCE ALONG SAID WESTERLY LINE OF LOT 2, BREAKWATER ADDITION ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S89°41'18"E, A DISTANCE OF 260.61 FEET TO A FOUND 5/8" REBAR; (2) THENCE S00°07'58"W, A DISTANCE OF 418.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BREAKWATER ADDITION, BEING A FOUND 5/8" REBAR; THENCE S89°43'07"E ALONG THE SOUTHERLY LINE OF SAID LOT 2, BREAKWATER ADDITION, A DISTANCE OF 264.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BREAKWATER ADDITION, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 1, PLEASURE LAKES 3RD ADDITION, A SUBDIVISION LOCATED IN SAID SECTION 36, BEING A FOUND 5/8" REBAR; THENCE S00°07'24"W ALONG SAID WESTERLY LINE OF LOT 1, PLEASURE LAKES 3RD ADDITION, A DISTANCE OF 996.60 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; THENCE N89°45'37"W, A DISTANCE OF 256.18 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; THENCE S00°13'21"W, A DISTANCE OF 252.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VALLEY STREET, BEING A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; THENCE N89°42'53"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY STREET, A DISTANCE OF 165.03 FEET; THENCE N00°17'07"E, A DISTANCE OF 87.98 FEET; THENCE N41°10'45"W, A DISTANCE OF 259.42 FEET; THENCE S63°55'16"W, A DISTANCE OF 298.10 FEET; THENCE N89°42'53"W, A DISTANCE OF 430.61 FEET; THENCE N89°43'29"W, A DISTANCE OF 824.42 FEET; THENCE S00°16'31"W, A DISTANCE OF 150.00 FEET TO SAID

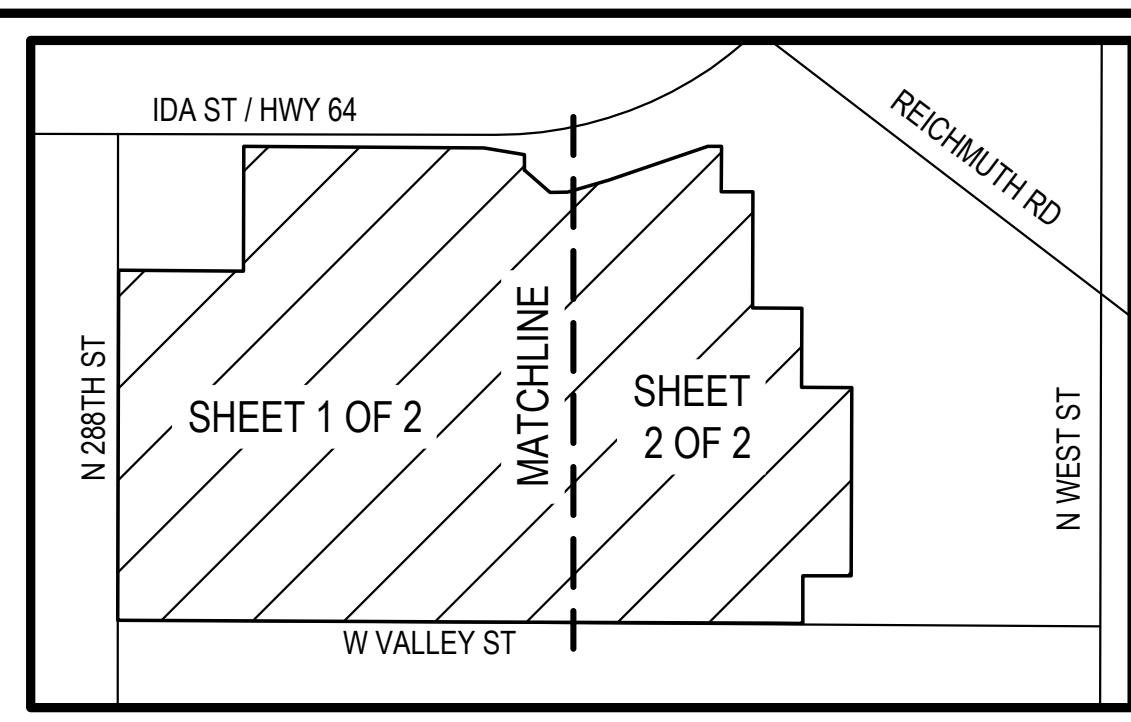
NORTHERLY RIGHT-OF-WAY LINE OF VALLEY STREET; THENCE N89°43'29"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY STREET, A DISTANCE OF 1413.31 FEET; THENCE N55°27'49"E, A DISTANCE OF 94.05 FEET; THENCE N49°34'47"E, A DISTANCE OF 61.51 FEET; THENCE N43°41'44"E, A DISTANCE OF 75.08 FEET; THENCE N19°27'18"E, A DISTANCE OF 109.42 FEET; THENCE N04°47'08"W, A DISTANCE OF 174.45 FEET; THENCE N44°42'44"W, A DISTANCE OF 213.06 FEET; THENCE N00°09'33"E, A DISTANCE OF 500.00 FEET; THENCE N89°50'27"W, A DISTANCE OF 250.00 FEET; THENCE N00°09'33"E, A DISTANCE OF 32.39 FEET; THENCE N44°50'27"W, A DISTANCE OF 17.68 FEET; THENCE N89°50'27"W, A DISTANCE OF 125.00 FEET; THENCE S45°09'33"W, A DISTANCE OF 17.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 104; THENCE N00°09'33"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 104, A DISTANCE OF 743.73 FEET TO A FOUND 5/8" REBAR; THENCE S89°40'44"E, A DISTANCE OF 660.47 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; THENCE N00°06'21"E, A DISTANCE OF 659.44 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64, BEING A FOUND 5/8" REBAR; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET / STATE HIGHWAY NO. 64 ON THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE S89°38'28"E, A DISTANCE OF 1,273.08 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (2) THENCE S80°31'10"E, A DISTANCE OF 215.89 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (3) THENCE S00°19'32"W, A DISTANCE OF 82.00 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (4) THENCE S48°56'11"E, A DISTANCE OF 179.91 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (5) THENCE N88°26'01"E, A DISTANCE OF 92.88 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED LS-692; (6) THENCE N73°55'33"E, A DISTANCE OF 224.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 7,542,962 SQUARE FEET OF 173.163 ACRES, MORE OR LESS.

NORTHWEST CORNER  
SEC. 36-116N-ROSE  
(BRASS CAP IN CONCRETE)

IDA STREET / STATE HWY. NO. 64  
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

S89°37'46"E 2640.32' (M) 2640.27' (R)



R-3 VALLEY ZONING  
SETBACK TABLE

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

# CHAMPION SHORES

LOTS 1 THRU 101 & OUTLOTS "A" THRU "F" INCLUSIVE

A TRACT OF LAND BEING PART OF THE NW1/4 OF THE NW1/4, 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 SW1/4 OF THE NW1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, AND ALSO PART OF THE SW1/4 OF THE NE1/4 ALL LOCATED IN SECTION 36, ALL TOGETHER WITH PART OF LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

## LEGEND

- BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION
- MONUMENT SET (5/8" REBAR W/ CAP LS-864)
  - MONUMENT FOUND (AS DESCRIBED)
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - LOT LINE
  - EASEMENTS
  - ⊕ EXIST. SECTION CORNER
  - ⊖ EXIST. SECTION LINES
  - ⊞ EXIST. PROPERTY LINES
  - SETBACK LINE
  - (M) MEASURED DISTANCE
  - (R) RECORD DISTANCE

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	92.20'	46.93'	26°24'47"
2	200.00'	315.04'	200.88'	90°15'11"
3	100.00'	156.99'	99.91'	89°56'48"
4	1000.00'	208.53'	104.64'	11°56'52"
5	80.00'	83.78'	46.19'	60°00'00"
6	80.00'	418.88'	46.19'	300°00'00"
7	80.00'	83.78'	46.19'	60°00'00"
8	300.00'	396.89'	233.55'	75°48'04"
9	300.00'	151.63'	77.47'	28°57'32"
10	80.00'	83.78'	46.19'	60°00'00"
11	80.00'	418.88'	46.19'	300°00'00"
12	80.00'	83.78'	46.19'	60°00'00"

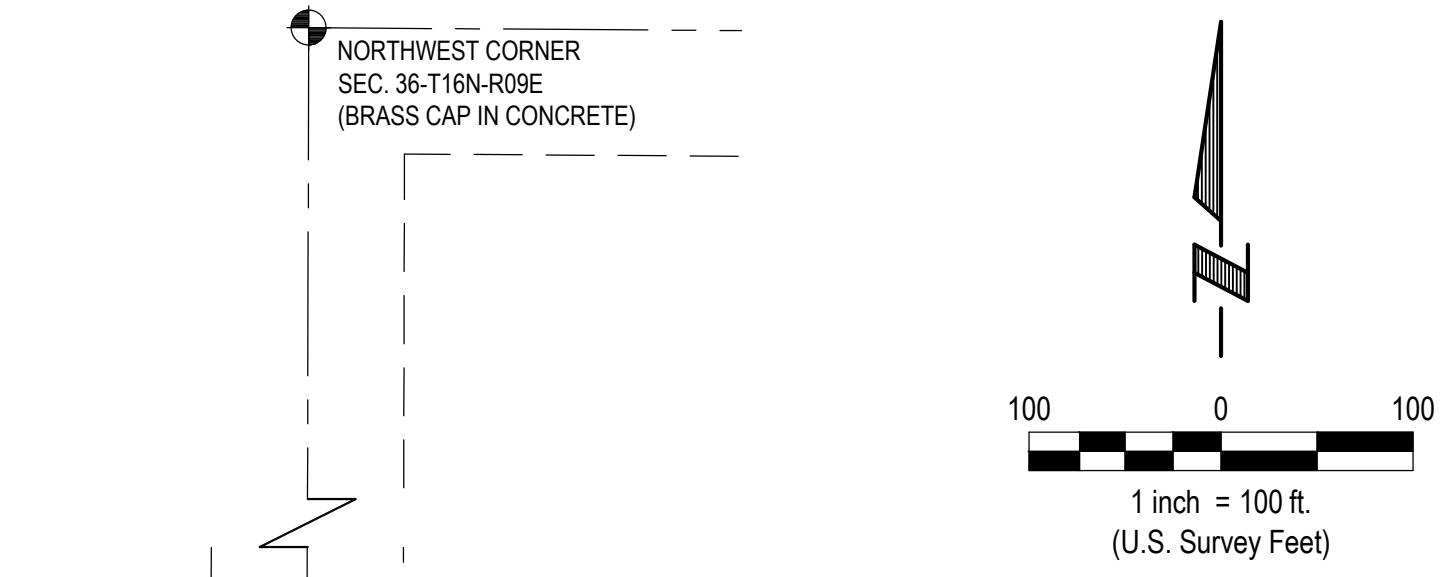
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	12,260	21	17,821	41	22,383	61	18,050	81	35,237	101	22,840
2	11,200	22	12,042	42	22,383	62	20,058	82	26,518		
3	11,200	23	12,000	43	20,848	63	23,440	83	22,203		
4	11,200	24	12,000	44	18,240	64	19,116	84	15,490		
5	11,200	25	12,000	45	18,240	65	17,100	85	15,758		
6	11,200	26	12,000	46	18,240	66	17,100	86	16,763		
7	11,200	27	12,000	47	18,240	67	17,100	87	19,548		
8	11,200	28	13,344	48	18,240	68	17,100	88	30,122		
9	11,200	29	18,050	49	25,151	69	21,746	89	31,229		
10	11,200	30	19,000	50	18,240	70	30,252	90	24,420		
11	11,200	31	19,000	51	18,240	71	27,512	91	17,769		
12	11,553	32	18,050	52	22,942	72	33,252	92	15,840		
13	14,660	33	23,937	53	26,613	73	27,666	93	15,840		
14	16,221	34	31,701	54	34,569	74	19,390	94	16,665		
15	15,517	35	23,025	55	34,568	75	18,228	95	16,665		
16	15,926	36	23,155	56	34,568	76	20,180	96	15,840		
17	13,067	37	35,050	57	34,568	77	28,926	97	15,840		
18	11,997	38	23,992	58	26,710	78	35,246	98	15,840		
19	11,997	39	22,383	59	21,115	79	35,243	99	15,840		
20	13,448	40	22,383	60	18,050	80	35,238	100	15,840		

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO IDA STREET OR IDA CIRCLE FROM LOTS 1 THRU 13 AND OUTLOTS "B" THRU "C". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO N 288TH STREET FROM LOTS 21 THRU 28.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
  - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
  - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" AND "D".
  - BOUNDARY LINES AND MONUMENTS SHOWN HEREON REPLICATED FROM BOUNDARY SURVEY COMPLETED AND SIGNED BY FRANK C. ELDER, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 884, DATED MARCH 31, 2025 AND RECORDED WITH THE NEBRASKA STATE SURVEYOR'S OFFICE RECORD DEPOSITORY.
  - ALL OUTLOTS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER'S HOA.

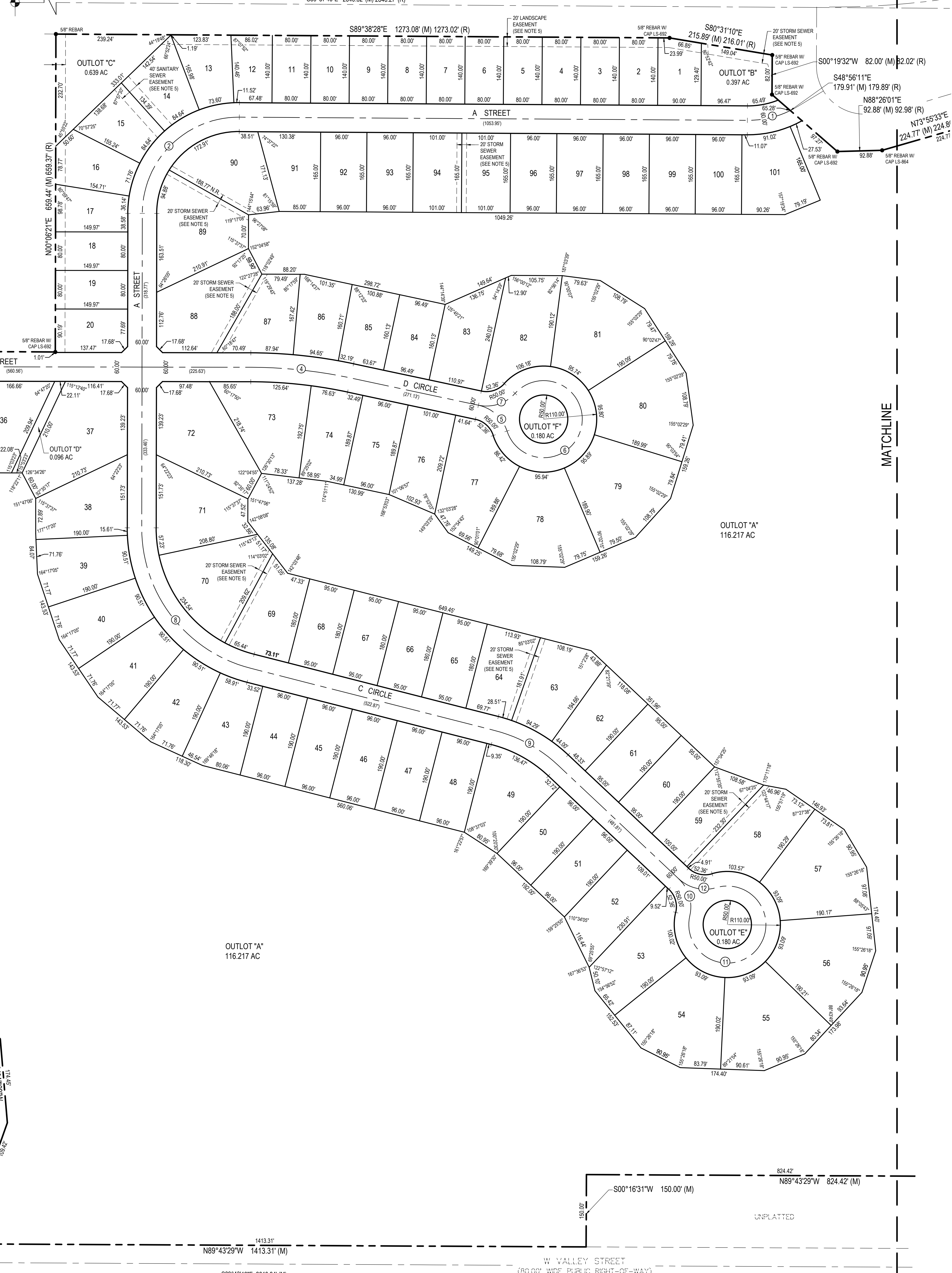
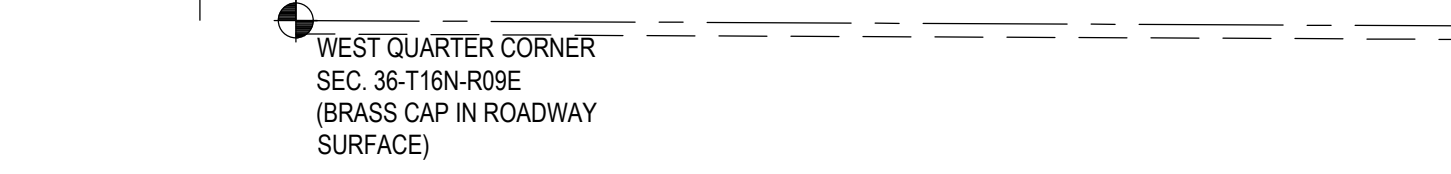
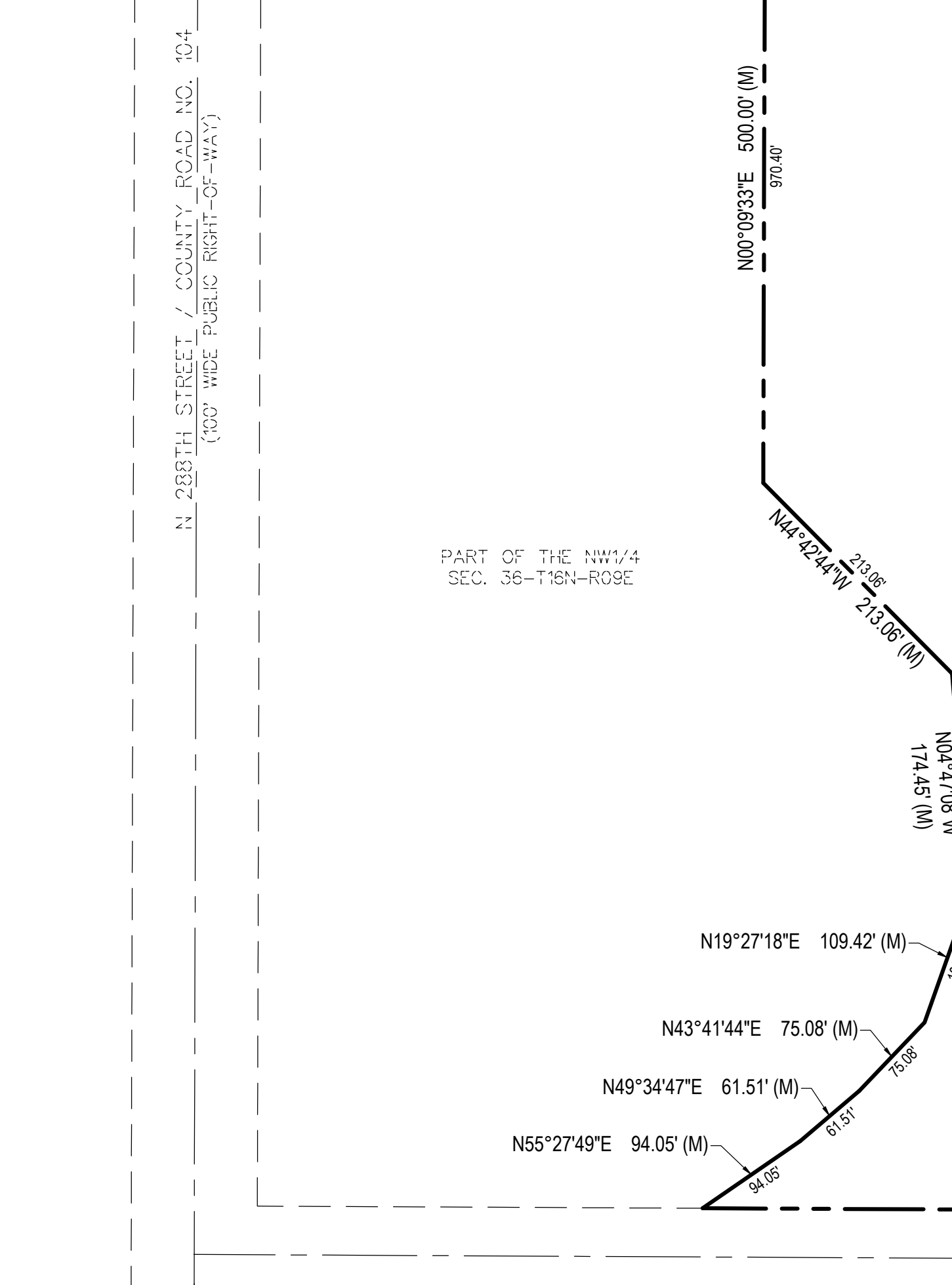
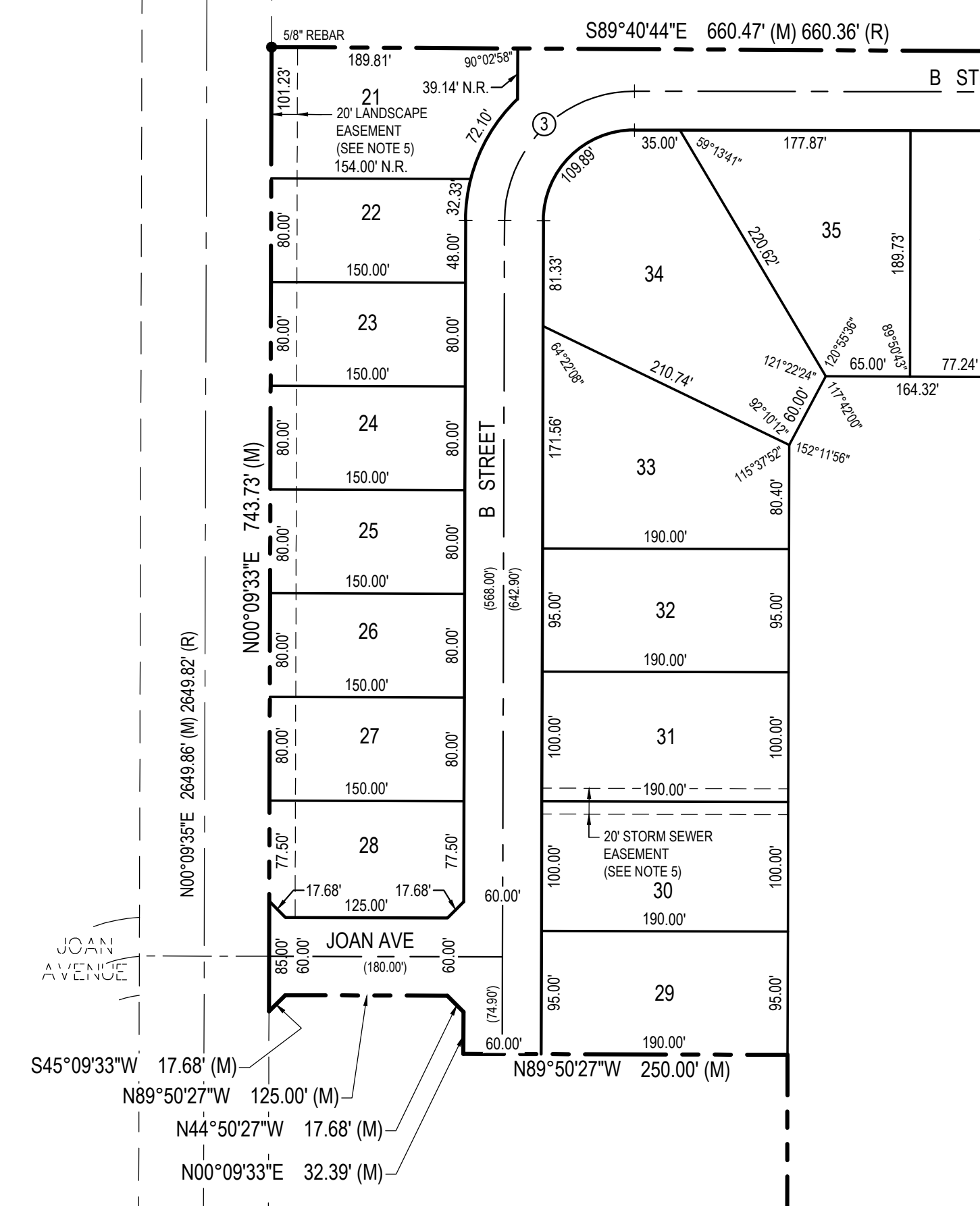
REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF CHAMPION SHORES (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



PART OF THE NW1/4  
SEC. 36-116N-ROSE

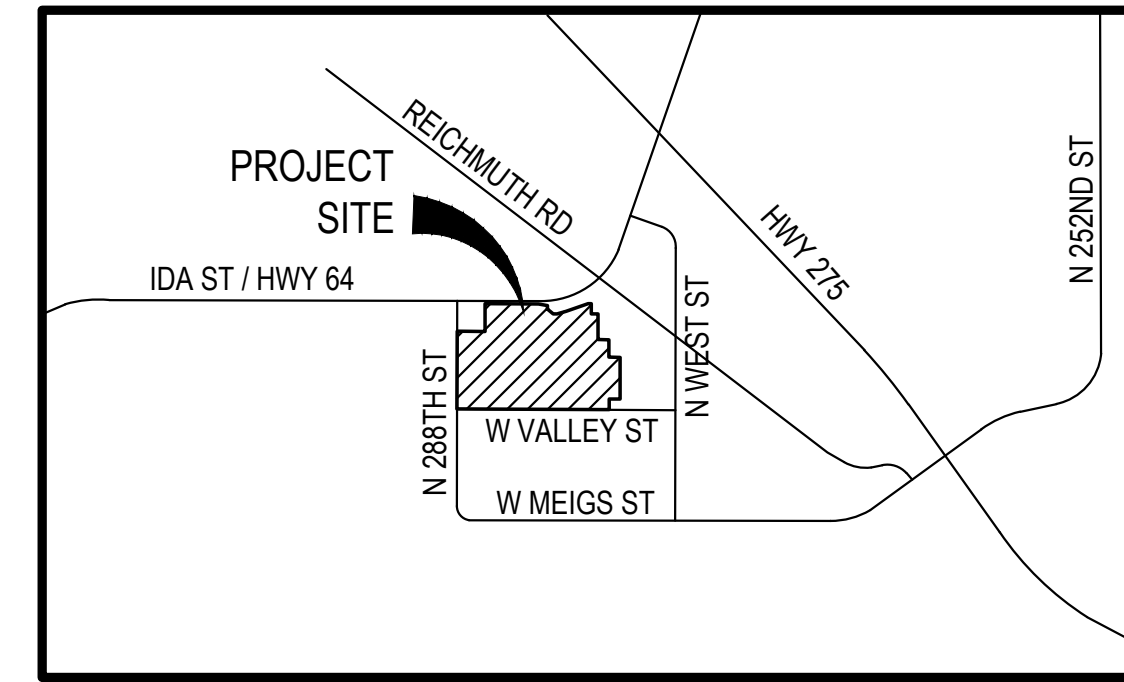




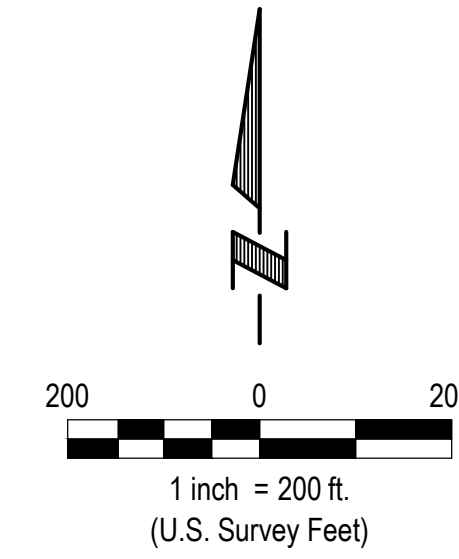
# CHAMPION SHORES

LOTS 1 THRU 141 & OUTLOTS "A" THRU "I" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



VICINITY MAP



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ADJACENT PROPERTY LINE
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- PHASE LINE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 8,617,533 SQUARE FEET OR 195.536 ACRES, MORE OR LESS.

ENGINEER

KYLE VOHL  
E & A CONSULTING GROUP, INC.  
10909 MILL VALLEY ROAD, STE 100  
OMAHA, NE 68154

SURVEYOR

FRANK ELDER  
E & A CONSULTING GROUP, INC.  
10909 MILL VALLEY ROAD, STE 100  
OMAHA, NE 68154

DEVELOPER

FLATWATER LAKE ESTATES LLC  
4089 S. 84TH STREET, SUITE 302  
OMAHA, NE 68127

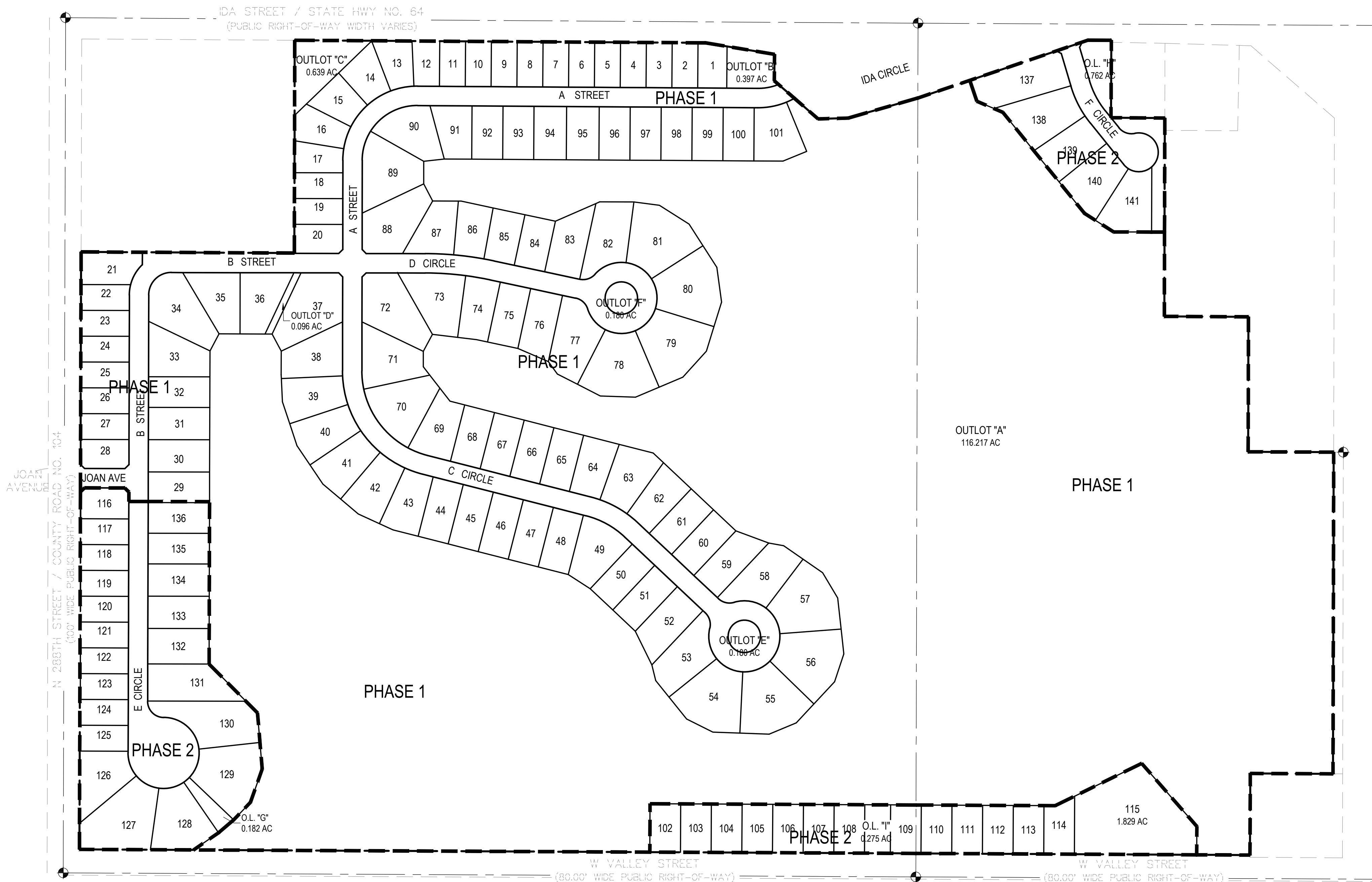
OWNER

FLATWATER LAKE ESTATES LLC  
4089 S. 84TH STREET, SUITE 302  
OMAHA, NE 68127

ZONING:

EXISTING	R-3, I-2	
PROPOSED:	R-3, LOTS 1 THRU 141, OUTLOTS "A" THRU "I"	183,546 AC
	PROPOSED RIGHT-OF-WAY	11,990 AC
TOTAL		195,536 AC

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



**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154  
Phone: 402.895.1700 • Fax: 402.895.3599  
www.eaeg.com  
State of NE Certificate of Authorization #CA-0008



CHAMPION SHORES  
LOTS 1 THRU 141 &  
OUTLOTS "A" THRU "I" INCLUSIVE  
VALLEY, NEBRASKA

PHASING EXHIBIT

Revisions	Date	Description
1	07/25/2025	JRS
2		TRH

Proj No: P2024.015.001  
Date: 07/25/2025  
Designed By: JRS  
Drawn By: TRH  
Scale: 1" = 200'  
Sheet: 1 of 1

Terry Hansen 7/26/2025 10:57 AM K:\Projects\2024\1501\Phasing & Planning\Phasing\Main\Phasing.dwg

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND EXISTING SECTIONS OF THE CITY OF VALLEY ZONING REGULATIONS RELATING TO USE LIMITATIONS WITHIN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE, PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA, AS FOLLOWS:

*Section 1.* That existing Section 5.13.07 of the City of Valley Zoning Regulations is hereby repealed.

*Section 2.* That a new Section 5.13.07 of the City of Valley Zoning Regulations shall be inserted and shall read as follows:

**5.13.07 USE LIMITATIONS:**

1. When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within 15 feet of such residential district.
2. When adjacent to any residential district, new construction shall provide permanent screen with a height of six feet or six feet four inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.04.
3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
5. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential or mobile home district.
6. All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
7. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.
8. A portion of the side or rear yard of a motor vehicle, boat, and trailer rental/sales lots and construction laydown yards may be drained and surfaced with crushed rock, except in those portions of the lot maintained as landscape area, provided, however, that all such lots shall be subject to all impervious coverage requirements.
9. 35% of the required front yard shall be maintained in landscaping.
10. Lots along the highways shall be required to gain access through a paved service road.

*Section 3.* That existing Section 5.15.07 of the City of Valley Zoning Regulations is hereby repealed.

*Section 4.* That a new Section 5.15.07 of the City of Valley Zoning Regulations shall be inserted and shall read as follows:

**5.15.07 USE LIMITATIONS:**

1. When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within 15 feet of such residential district.
2. When adjacent to any residential district, new construction shall provide permanent screen with a height of six feet or six feet four inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.04.
3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
5. All new buildings constructed within the C-3 Highway Commercial District shall meet the design guidelines found in Articles 11 and 12 of this ordinance.
6. All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
7. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.
8. A portion of the side or rear yard of a motor vehicle, boat, and trailer rental/sales lots and construction laydown yards may be drained and surfaced with crushed rock, except in those portions of the lot maintained as landscape area, provided, however, that all such lots shall be subject to all impervious coverage requirements.
9. 35% of the required front yard shall be maintained in landscaping.
10. Lots along the highways shall be required to gain access through a paved service road.

*Section 5.* That existing Section 5.16.07 of the City of Valley Zoning Regulations is hereby repealed.

*Section 6.* That a new Section 5.16.07 of the City of Valley Zoning Regulations shall be inserted and shall read as follows:

**5.16.07 USE LIMITATIONS:**

1. When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within 30 feet of such residential district.

2. When adjacent to any residential district, new construction shall provide permanent screen with a height of six feet or six feet four inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.04
3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
5. When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
6. All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
7. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.
8. A portion of the side or rear yard of a motor vehicle, boat, and trailer rental/sales lots and construction laydown yards may be drained and surfaced with crushed rock, except in those portions of the lot maintained as landscape area, provided, however, that all such lots shall be subject to all impervious coverage requirements.

*Section 7.* That existing Section 5.17.07 of the City of Valley Zoning Regulations is hereby repealed.

*Section 8.* That a new Section 5.17.07 of the City of Valley Zoning Regulations shall be inserted and shall read as follows:

**5.17.07 USE LIMITATIONS:**

1. When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within 25 feet of such residential district.
2. When adjacent to any residential district, new construction shall provide permanent screen with a height of six feet or six feet four inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.04.
3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
5. When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
6. All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from

the residential district by a sight-obscuring fence permanently maintained at least six feet in height.

7. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.
8. A portion of the side or rear yard of a motor vehicle, boat, and trailer rental/sales lots and construction laydown yards may be drained and surfaced with crushed rock, except in those portions of the lot maintained as landscape area, provided, however, that all such lots shall be subject to all impervious coverage requirements.

**Section 9.** That existing Section 5.18.07 of the City of Valley Zoning Regulations is hereby repealed.

**Section 10.** That a new Section 5.18.07 of the City of Valley Zoning Regulations shall be inserted and shall read as follows:

**5.18.07 USE LIMITATIONS:**

1. When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within 25 feet of such residential district.
2. When adjacent to any residential district, new construction shall provide permanent screen with a height of six feet or six feet four inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section [9.04](#).
3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
5. When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
6. All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
7. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.
8. A portion of the side or rear yard of a motor vehicle, boat, and trailer rental/sales lots and construction laydown yards may be drained and surfaced with crushed rock, except in those portions of the lot maintained as landscape area, provided, however, that all such lots shall be subject to all impervious coverage requirements.

**Section 11.** This Ordinance shall take effect and be in force after its passage and approval, as provided by law.

*Section 12.* If any section, clause, provision or part or portion of any section, clause or provision of this ordinance or the application thereof to any person or circumstance is held unconstitutional, such invalidity or unconstitutionality shall not affect the validity or application of any other section, clause, provision or part or portion of this ordinance.

*Section 13.* All ordinances, sections, or parts thereof in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS 14<sup>th</sup> DAY OF OCTOBER, 2025.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

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Cindy Grove, Mayor

ATTEST:

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Christie Donnermeyer, City Clerk