

AGENDA
VALLEY CITY COUNCIL
Tuesday, October 21, 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 Revision of Minutes of August 19, 2025 Planning Commission meeting

7.B. Approve Minutes of September 16, 2025 Planning Commission meeting

8. **Public Hearings**

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.

8.A. Geis Subdivision Replat One consideration and approval of application for preliminary 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

8.B. Geis Subdivision Replat One consideration and approval of application for 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

8.C. DC Diamond Training (Chris Link and John Harvey) consideration and approval of application for conditional use permit for the purpose of indoor recreation:

- 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**

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**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, October 21, 2025**, at **4:30 p.m.** at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Geis Subdivision Replat One:
 - Consideration and approval of application for preliminary plat.
2. Geis Subdivision Replat One:
 - Consideration and approval of application for final plat.
3. DC Diamond Training (Chris Link and John Harvey):
 - Consideration and approval of application for conditional use permit for the purpose of indoor recreation.

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

Larry Bottger, Chair
City of Valley, Planning Commission

10/10 ZNEZ



Proof of Publication

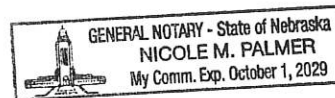
JASON W. HUFF, Publisher

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:

10/10/25

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 \$24.67 _____

Additional Copies \$ _____ Subscribed in my presence and sworn to before me this OCTOBER 10 2025

Filing Fee \$ _____

Total \$24.67 _____

Notary Public in and for
Douglas County, State of Nebraska

Jason W. Huff
Nicole M. Palmer

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7.B. Approve Minutes of September 16, 2025 Planning Commission meeting

The Planning Commission 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.

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8.B. Geis Subdivision Replat One consideration and approval of application for 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

8.C. DC Diamond Training (Chris Link and John Harvey) – consideration and approval of application for conditional use permit for the purpose of indoor recreation:

9. Open Public Hearing
10. Public comments: proponents and opponents
11. Close Public Hearing
12. Discussion and questions by Planning Commission Members
13. Vote on recommendation to City Council

9. **Adjourn**

The Planning Commission 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.

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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 Batcher, 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 2nd 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


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. Shums Coda 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

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
September 16, 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, and Jim Tomanek. Absent: Jeremy Mayer. Also present: Council President John Batcher, Deputy Clerk Jon Barnhart, City Attorneys Jeff Farnham and Andrea Griffin, and City Engineer Greg Perry. Larry Bottger called the meeting to order at 4:30 pm.

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 addressed the Planning Commission stating she came to last meeting and was informed to get more information together to present. She stated that she did not know about needing to submit an Agenda Item request 30 days before the next Planning Commission meeting to be on the agenda. She was ready to give the Commission members a floor plan from the architect and some photos of the inside of the Cottage Cup Coffee House, but Chairman Bottger asked City Engineer Greg Perry if this is in the Planning Commission's jurisdiction. After some discussion it was decided that this has nothing to do with the Planning Commission. Member Anderson asked for clarification from last month that this was in the commercial downtown district and parking was not an issue. He referenced the previous Building Inspector Rune van den Boogart mentioning that Ms. Deane may have to do off-street parking. He stated that based on what he is looking at, Ms. Deane should not have to do additional parking, but encouraged working with staff to get it figured out. Ms. Deane mentioned that parking is one of the critical issues.

Taytum West, 117 W 2nd St., Valley, NE 68064 addressed the Commission pertaining to the coffee shop being proposed by Ms. Deane that is across the street at 124 West 2nd St. She supports businesses but is concerned about safety and parking. She used data from an anonymous poll on Valley's community page stating the increase interest and traffic to the area would cause congestion. She stated that she is concerned about the safety of her 5-year-old because the streets and sidewalks on that road are used for children riding bikes and families walking. She mentioned that additional cars would reduce visibility, increasing chances of an accident. She expressed concerns about emergency vehicle access on the street as well. Additionally, she and neighbors rely on the parking on that street. She strongly encouraged the committee to uphold the city ordinance that the business provide off-street parking or a designated parking lot allowing the coffee shop to open, be successful and keeping it safe for everyone living there. Chairman Bottger reiterated to bring these concerns to City Council.

Ms. Deane addressed the concerns of Ms. Taytum. She stated there will not be a drive-thru and that capacity is 16 people. She mentioned the intention of the coffee shop and to not have concerns about traffic as there will be a coffee shop by the Dairy Queen. She stated she wanted to have a bicycle rack and to have a place for locals to have a gathering place.

Ken Burson, 28581 Jessie Circle, Valley, NE 68064 addressed the Commission whether the discussion were for phase 2 or phase 1 for Champion Shores. Chairman Bottger answered phase 1. City Attorney Jeff Farnham clarified the Redevelopment Plan being discussed that would encompass phase 1 and phase 2, but it is not dealing with any issues along West Valley Street. He discussed the processes of both the City Council and the Planning Commission as it related to the redevelopment plan.

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

7. Consent Agenda: Member Foutch motioned to approve the consent agenda and moved to amend August 19, 2025 meeting minutes to include Shums Coda as the contractor retained by the city. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried. Items on the consent agenda: August 19, 2025 meeting minutes with revision.

8. Public Hearings

Public Hearing for consideration and approval of the Heimann Ventures III, LLC (Champion Shores) Redevelopment Plan.

Chairman Bottger opened the public hearing.

City Attorney Jeff Farnham addressed the Planning Commission and referenced the 3-page packet the Commission members received. He went over the responsibility of the Commission to determine if the redevelopment plan complies with the city's comprehensive development plan. In referencing the packet, he spoke about the future land use map and the use shown for Champion Shores is Medium to High Density Residential (MHDR). He read from the packet that describes what the Medium to High Density Residential district is to determine whether Champion Shores complies or does not comply with the comprehensive development plan. Chairman Bottger asked City Attorney Farnham if it is his opinion that Champion Shores does comply. City Attorney Farnham stated yes, it is his opinion that Champion Shores complies with the comprehensive development plan.

Chairman Bottger closed the public hearing.

Member Anderson asked for clarification on the Redevelopment Plan, specifically page 3 and the last page. He asked about the timeline for development. City Attorney Farnham addressed this by going over the final plat process and deferred the building of lots to Mr. Beller but did state that it would be affected because the lots would not be ready. Member Anderson applauded the developer

for trying to provide an additional \$2 million in community development revenue bonds for community improvements but asked if the details were worked out for the developer to expend for off-site improvements. City Attorney Farnham addressed this by consulting with Attorney Mike Bacon regarding TIF. He spoke about the pool, the timeline it would be built, and the process for building the pool. The pool would need to be declared blighted and substandard, which has not taken place. There was a public beach and a swimming dock in the original plan for the developer that was taken out due to objections by the public. Additionally, it was the advice of Attorney Bacon that there needs to be some relationship between the pool and the development, this would have been easier for a TIF benefit for the pool if there was a public feature with a beach and fishing pier in the original development. City Attorney Farnham went on to say if it is not related it could still be done, but there would need to be an expansion of the blighted area outside the Champion Shores plat. The option is still there for the developer. Member Anderson asked if there was going to be a sidewalk or trail extended from the east end of the development to the park. City Attorney Farnham left that up to Mr. Brent Beller to answer. Member Foutch asked about the financial aspect to which City Attorney Farnham addressed one amount, \$4.4 million was related to the beach and fishing pier in the original draft of the agreement. He stated that this is due to the multiple drafts and that number needs to be reduced. Member Anderson asked about \$3 million in TIF ask by the developer for a 15-year period and the pay-off timeframe as it seems it would be paid off quicker. City Attorney Farham stated that Mr. Beller would address this. Member Anderson asked about the West Valley Street speed limit being 40 mph and if there would be a reduction in the speed limit due to the driveways that are going to be created.

Brent Beller, 11440 West Center Road, Omaha, NE 68144 addressed the Commission and Member Foutch's question from earlier about the \$4.4 million and the varying amounts listed on the packet provided to the Planning Commission. Mr. Beller answered by starting from the original TIF request of \$6 million and went through where money was to be allocated in the development. He differentiated between the TIF redevelopment plan and the TIF redevelopment agreement where the agreement should be the focus that will include all the pertinent information regarding funds and public improvements. He addressed the \$2 million that would be remitted by the developer for the pool, but there needs to be a nexus, and the city needs to decide where the pool will be. He addressed Member Anderson's question about the payoff for the TIF and how it will benefit the city. He addressed the question about the trail by stating that TIF money will go to building a 10-foot-wide trail along West Valley to address the safety concerns.

Member Sunde asked about the area with the beach. Mr. Beller stated it will be private and described the reasons for not moving forward with it. He also stated that portion of the lake will probably be beach without the amenities. Member Sunde asked if more lots will be made in the area, Mr. Beller answered there will be no lots. Member Sunde asked about a particular lot's purpose and why it is red. Mr. Beller stated it is where boats will be brought in and out during Spring and Fall the same as Flatwater. He addressed why it is red because it is a wetlands area and can't be touched until a wetlands permit is completed.

Member Conrey asked due to all the changes and agreements, when and how we will know this will be in the final plat. Mr. Beller stated that this would fall under the final plat portion of the meeting.

Member Foutch introduced Resolution No. 2025-02 for passage and approval to recommend Application of Redevelopment Plan to City Council.

Member Anderson moved to recommend Resolution No. 2025-02 to City Council. Tomanek seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

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

Chairman Bottger opened the public hearing.

Brent Beller, 11440 West Center Road, Omaha, NE 68144 addressed the Commission, specifically Member Conrey's question about the timeline for the final plat. He reiterated that the final plat before the Commission is for phase 1 and showcased it on the map. He also showed which lots will be for phase 2 and stated that it maybe a year or two years before that happens. He mentioned the changes made pertaining to having no public access off West Valley, they are docks for those who have land restricted lots. He stated there is going to be no curb cut, no public access. He also mentioned there were no multifamily or townhomes in the development. They will be single family lots. He addressed Member Sunde's question and stated there will be no public parking, no curb cut, but there will be some recreational amenities that are private for the residents. He mentioned the 10-foot-wide trail and how that addresses safety concerns for West Valley. He spoke about installing crosswalks, if it is needed, using part of the TIF money. He stated that the intersection of 288th and Ida and Ida Circle are not going to be lit to the extent the State of Nebraska requests they be lit. He mentioned the developers are supportive of traffic calming and though they do not have anything to do with the speed limit on West Valley, they are supportive of it being lowered. He reiterated everything being done complies with the master plan. He also addressed the timeline of the development.

Member Foutch asked traffic questions. City Engineer Greg Perry stated the westbound traffic movement on 64 Ida Street has a dedicated left turn lane onto Ida Circle. Member Foutch asked if the entrance coming out is wide enough for trucks turning to prevent traffic issues. City Engineer Perry stated that there could be some transition concrete pavement there for the rear tire tracks to not destroy the asphalt pavement.

Member Anderson asked about the trail being part of phase 1, Mr. Beller stated yes. He also asked about the boat loading ramp where the wetlands are shown and if that is also part of phase 1. Mr. Beller stated once the wetlands permit is obtained it will be part of phase 1. Member Anderson asked about the 2 cul-de-sac peninsulas as being in phase 2. Mr. Beller stated that the exhibit on the redevelopment plan that Member Anderson is referring to might be wrong and to look at the final plat that shows they are phase 1. Member Sunde asked about the lots on Valley Street and if their driveways will open onto Valley Street, Mr. Beller stated yes. He asked if the trail is going to be an easement in front of the driveway, Mr. Beller stated yes. There was more clarification by Mr. Beller pertaining to phase 1 regarding the boat ramp and other issues.

Gloria Mosser, 28019 West Valley St., Valley, NE 68064 addressed the Commission and stated her concerns on Valley Street regarding traffic due to Flatwater's dock entrance being across from the development.

Ken Burson, 28581 Jessie Circle, Valley, NE 68064 addressed the Commission and agreed with Mrs. Mosser about the congestion that will happen. Mr. Burson brought up the driveways on West Valley Street and Chairman Bottger addressed this by stating that this will be in phase 2 with a meeting to discuss phase 2. Mr. Burson addressed Mr. Beller asking about the frontage road and having one discharge, Mr. Beller reiterated that they want to do it right and understands the concerns.

Jerry Mosser, 28019 West Valley St., Valley, NE 68064 addressed the Commission with a concern about having a road going to the highway and keeping the road clear.

Chairman Bottger closed the public hearing.

Member Lowry moved to recommend to City Council approval of Heimann Ventures III, LLC (Champion Shores) application for final plat phase 1. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

Ordinance hearing for consideration and recommendation to amend zoning regulations relating to use limitations within commercial and industrial zoning.

Chairman Bottger opened public hearing.

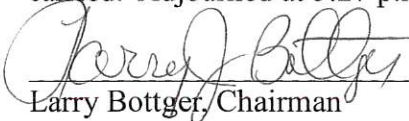
City Attorney Andrea Griffin addressed the Planning Commission about the previous discussions regarding the Ordinance. Member Foutch stated that he thought there would be some kind of conditional use if the property owner needed more space as long as it was not in front of or beside the building. City Attorney Griffin stated Rune did not feel it made sense because it was addressed elsewhere in the Code.


Chairman Bottger closed the public hearing.

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

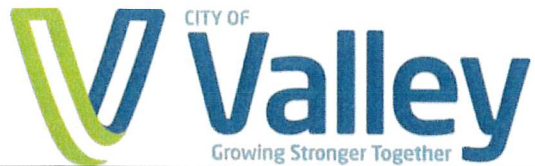
City Attorney Farnham spoke about provisions dealing with the trail.

10. Adjourn: Member Sunde moved to adjourn. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried. Adjourned at 5:27 p.m.


Larry Bottger, Chairman


Jonathan Barnhart, Deputy City Clerk

Preliminary Plat Application



Subdivision Information	
Name	Geis Subdivision Replat One
Number of Lots	Four (4)
Legal Description	Lots 1 through 4, being a replat of Lot 1 and Outlot "A" of Geis Subdivision, part of S 1/3 of the SW 1/4, Sec 31, T16N, R10E, of the 6th PM, Douglas Co., Nebraska
General Location	West of Twin Rivers Circle

Subdivider Information		Property Owner Information	
Name	Tim Geis	Name	Tim Geis
Address	5410 N 292nd Circle	Address	5410 N 292nd Circle
City, State, Zip	Valley, NE 68064	City, State Zip	Valley, NE 68064
Phone	402-740-4440	Phone	402-740-4440
Email	tgeis63@cox.net	Email	tgeis63@cox.net

Please answer the following questions:

- Does the subdivider have any interest in the land surrounding the preliminary plat?
If yes, please describe such interest? YES NO
- Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development?
If yes, please describe such action? YES NO
- Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards?
If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted. (Additional sheets may be added) YES NO
- Is any part of the land within the preliminary plat within a flood plain?
If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (Additional sheets may be added) YES NO

I, the undersigned, hereby state that the information submitted on this application is accurate and correct.

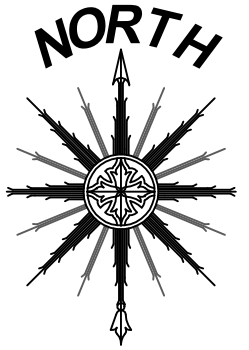
Applicant's
Signature

Date

9-5-25

GEIS SUBDIVISION REPLAT ONE

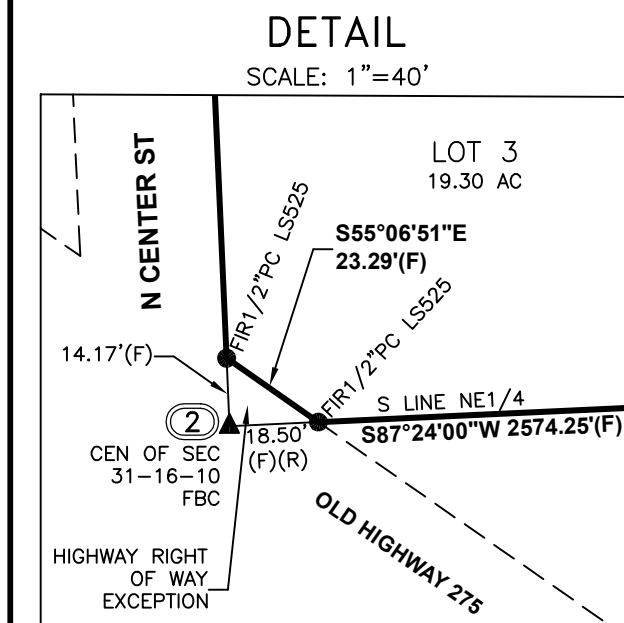
LOTS 1 THROUGH 4 INCLUSIVE,
BEING A REPLATTING OF LOT 1 AND OUTLOT "A", OF GEIS SUBDIVISION, AND A PLATTING
OF PART OF THE S 1/3 OF THE SW1/4 OF THE NE 1/4, SEC. 31, T16N, R10E, OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBRASKA



SCALE-1"=150'
USSF
150
0 300

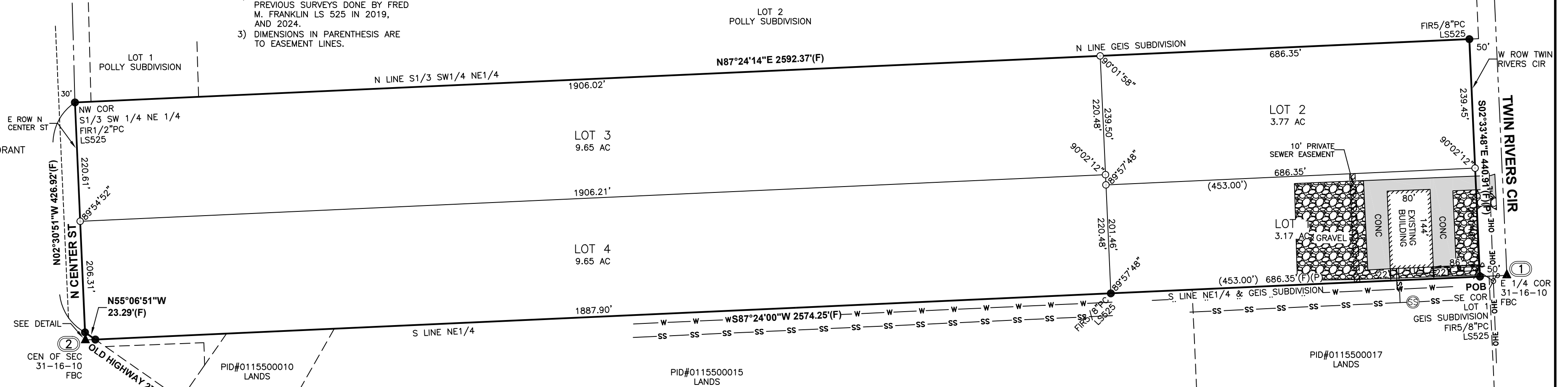
①
E 1/4 COR
31-16-10
FBC
20.52' NE - TO COPPER PLUG IN HEADWALL
21.49' SE - TO COPPER PLUG IN HEADWALL
26.34' SW - TO PK NAIL WITH WASHER IN POWER
POLE
18.59' W - TO COPPER PLUG IN HEADWALL
29.10' NW - TO COPPER PLUG IN HEADWALL

②
CEN OF SEC.
31-16-10
FOUND BRASS CAP
65.63' S - TO 60D SPIKE IN POWER POLE
88.93' W - TO "X" NAILS IN POWER POLE
62.23' NW - TO CENTER OF TOP NUT ON FIRE HYDRANT
27.27' E - TO 60D SPIKE IN 24" TREE



SURVEYOR'S NOTE

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS NAD 1983 NEBRASKA STATE PLANE ZONE 2600.
- 2) BOUNDARY LINES ARE BASED ON PREVIOUS SURVEYS DONE BY FRED M. FRANKLIN LS 525 IN 2019, AND 2024.
- 3) DIMENSIONS IN PARENTHESIS ARE TO EASEMENT LINES.



ACCEPTANCE BY THE VALLEY CITY ENGINEER
THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 THROUGH 4 INCLUSIVE, WAS REVIEWED AND ACCEPTED BY THE VALLEY CITY ENGINEER ON THIS ____ DAY OF _____ 20____

ACCEPTANCE BY VALLEY CITY COUNCIL
THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 THROUGH 4 INCLUSIVE, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA ON THIS ____ DAY _____ 20____, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ACCEPTANCE BY VALLEY CITY CLERK
THIS PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 THROUGH 4 INCLUSIVE, WAS APPROVED BY THE CITY CLERK OF VALLEY, NEBRASKA ON THIS ____ DAY OF _____, 20____, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

VALLEY CITY ENGINEER

MAYOR

ATTESTED, CITY CLERK

DATE

(SEAL)

REVIEW BY THE DOUGLAS COUNTY ENGINEER'S OFFICE
THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 THROUGH 4 INCLUSIVE, WAS REVIEWED BY THE OFFICE OF DOUGLAS COUNTY ENGINEER ON THIS ____ DAY OF _____, 20____

DOUGLAS COUNTY ENGINEER

APPROVAL OF VALLEY CITY PLANNING COMMISSION
THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 THROUGH 4 INCLUSIVE, WAS APPROVED BY THE VALLEY PLANNING COMMISSION THIS ____ DAY _____ 20____

SECRETARY, VALLEY PLANNING COMMISSION

DEDICATION

I, THE UNDERSIGNED, TIM GEIS OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GEIS SUBDIVISION REPLAT ONE, LOTS 1 THROUGH 4 INCLUSIVE, AN ADDITION TO THE CITY OF VALLEY, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS: _____

SIGNATURE: _____ DATE: _____
TIM GEIS

ACKNOWLEDGMENT OF NOTARIES

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THE ____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN A FOR SAID COUNTY APPROVED KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

Notary Public (SEAL)

ATTEST _____
CITY CLERK

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

LEGEND

- POB - POINT OF BEGINNING
- (F) - AS MEASURED BY FRANKLIN
- (P) - AS PER PLAT
- (R) - AS PER RECORD
- PC - PLASTIC CAP
- FIR - FOUND IRON REBAR
- FBC - FOUND BRASS CAP
- ROW - RIGHT OF WAY
- - SET CAPPED IRON REBAR 1/2" WITH PLASTIC CAP
- - FOUND CORNER AS NOTED
- ▲ - FOUND SECTION MARKER
- # - POINT IDENTIFIER

LEGAL DESCRIPTION

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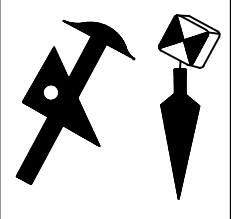
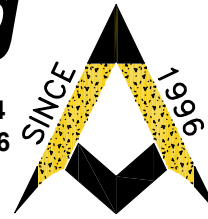
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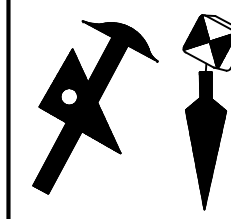


08-26-2025
DATE FRED M. FRANKLIN P.L.S. 525

Alpha Land Surveying
SOUTH SIOUX CITY, NEBRASKA (402)-494-2122
OAKLAND, NEBRASKA (402)-685-6944 BLAIR, NEBRASKA (402)-426-9414
NORFOLK, NEBRASKA (402)-371-7571 OMAHA, NEBRASKA (402)-380-7216
website- www.alphaandsurveying.com
email- alphaandsurveying@gmail.com



GEIS SUBDIVISION REPLAT ONE
PRELIMINARY PLAT



DRAWN BY: IAH	DATE: 08/26/2025
CHECKED BY: FMF	JOB NO.: N2025-2-09

A TRACT OF LAND LOCATED IN LOT 1 AND OUTLOT "A", OF GEIS SUBDIVISION, AND PART OF THE SOUTH 1/3 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT OF SURVEY SIGNED ON AUGUST 20, 2025, HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

October 16, 2025

Larry Bottger, Chairman
Planning Commission
CITY OF VALLEY
203 North Spruce Street
Valley, Nebraska 68064

Re: Geis Subdivision Replat One
Lots 1-4
Twin Rivers Circle
Valley, Nebraska
EEG #25-03-10

Dear Mr. Bottger:

We offer the following review comments related to the Developers' Preliminary and Final Plat submittal dated August 26, 2025 for the Geis development located on the east side of Twin Rivers circle, north of the YMCA:

Preliminary Plat

1. Dedicate 30' right of way on N. Center Street is required.
2. Lot 2 will be serviced by private sanitary sewer service line across Lot 1
3. Water main extension to Lot 2 along Twin Rivers Circle is required.
4. Lots 3 & 4 will be require improvements to N. Center Street or the two parcels may be outlots with improvements to Center Street being deferred to any future re-platting.
5. Sanitary sewer main extension to Lots 3 & 4 along N. Center Street is required.
6. Show the 40' permanent drainage easement along the north boundary of Lots 2 and 4 in favor of the P-M NRD.
7. Dedication language shall be updated to Geis Inc. and 6304 Twin Rivers Circle LLC.
8. Douglas County Engineers Office and Valley City Clerk signature blocks are not needed.

Final Plat

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2. Lots 3 & 4 will be require improvements to N. Center Street or the two parcels may be Outlots with improvements to Center Street being deferred to any future re-platting.
3. Show the 40' permanent drainage easement along the north boundary of Lots 2 and 4 in favor of the P-M NRD.
4. Dedication language shall be updated to Geis Inc. and 6304 Twin Rivers Circle LLC.
5. Add within the Dedication language a grant of 5' easements for utilities.
6. Douglas County Engineers Office signature blocks may be changed to the seal stamp.
7. Update Planning Commission signature block from secretary to chairperson.

General Items:

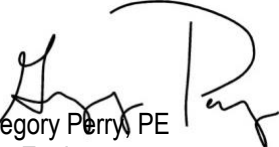
1. A subdivision agreement stating the applicable fees will be drafted upon approval of the final plat by City Council.
2. The private sanitary sewer service easement across Lot 1 shall be executed by separate instrument.
3. Development will be subject to all administrative fees according to the City's fee schedule ordinance and municipal code.

Geis Subdivision Replat One
Preliminary and Final Plat
October 16, 2025



We will be at the October 21st Planning Commission meeting to answer any questions that the Members may have regarding the above.

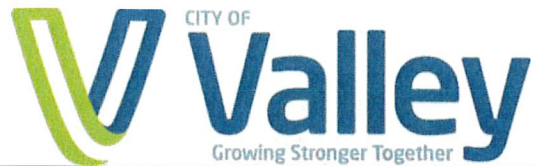
Sincerely,



Gregory Perry, PE
City Engineer

ec: Jeff Farnham, City Attorney

Final Plat Application



Subdivision Information

Name	Geis Subdivision Replat One	Number of Lots	Four (4)
Legal Description	Lots 1- 4, being a replatting of Lot 1 and Outlot "A", Geis Subdivision, and a platting of part of the S 1/3 of the SW 1/4 of the NE 1/4, Sec 31, T16N, R10E of the 6th PM Douglas County		
General Location	West of Twin Rivers Circle		

Subdivider Information

Name	Tim Geis
Address	5410 N 292nd Circle
City, State, Zip	Valley, NE 68064
Phone	402-740-4440
Email	tgeis63@cox.net

Property Owner Information

Name	Tim Geis
Address	5410 N 292nd Circle
City, State Zip	Valley, NE 68064
Phone	402-740-4440
Email	tgeis63@cox.net

Please answer the following questions:

- Does the subdivider have any interest in the land surrounding the final plat?
If yes, please describe such interest? YES NO
- Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development?
If yes, please describe such action? YES NO
- The final plat is based upon the preliminary plat for Geis Subdivision Replat One, approved by the City Council on (Revised Preliminary and Final Plat to be heard together), 20
- Is the final plat consistent with the approved preliminary plat? YES NO
If not, please explain the proposed changes and the reasons therefore?
- Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? (Please check the Planning Commission's letter indicating the approval of the preliminary plat)? YES NO
If not, which improvements have not been completed:

I, the undersigned, hereby state that that the information submitted on this application is accurate and correct.

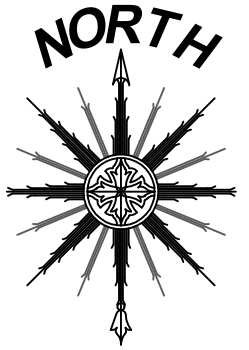
Applicant's
Signature

Date

9-5-25

GEIS SUBDIVISION REPLAT ONE

LOTS 1 THROUGH 4 INCLUSIVE,
BEING A REPLATTING OF LOT 1 AND OUTLOT "A", OF GEIS SUBDIVISION, AND A PLATTING
OF PART OF THE S 1/3 OF THE SW1/4 OF THE NE 1/4, SEC. 31, T16N, R10E, OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBRASKA



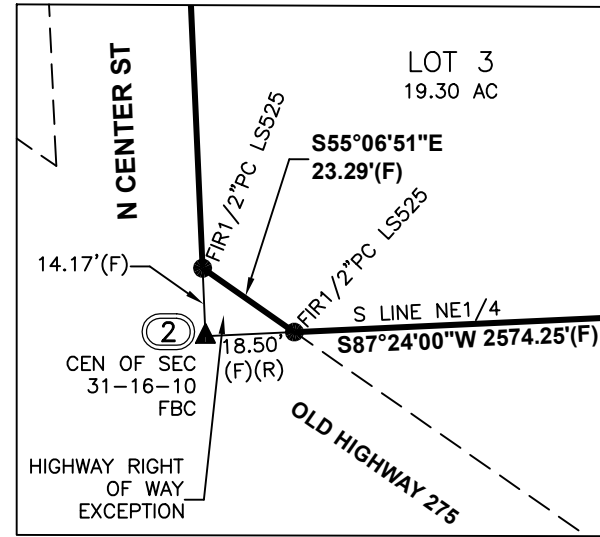
SCALE-1"=150'
USSF
150
0 300

①
E 1/4 COR
31-16-10
FBC
20.52' NE - TO COPPER PLUG IN HEADWALL
21.49' SE - TO COPPER PLUG IN HEADWALL
26.34' SW - TO PK NAIL WITH WASHER IN POWER
POLE
18.59' W - TO COPPER PLUG IN HEADWALL
29.10' NW - TO COPPER PLUG IN HEADWALL

②
CEN OF SEC.
31-16-10
FOUND BRASS CAP
65.63' S - TO 60D SPIKE IN POWER POLE
88.93' W - TO "X" NAILS IN POWER POLE
62.23' NW - TO CENTER OF TOP NUT ON FIRE HYDRANT
27.27' E - TO 60D SPIKE IN 24" TREE

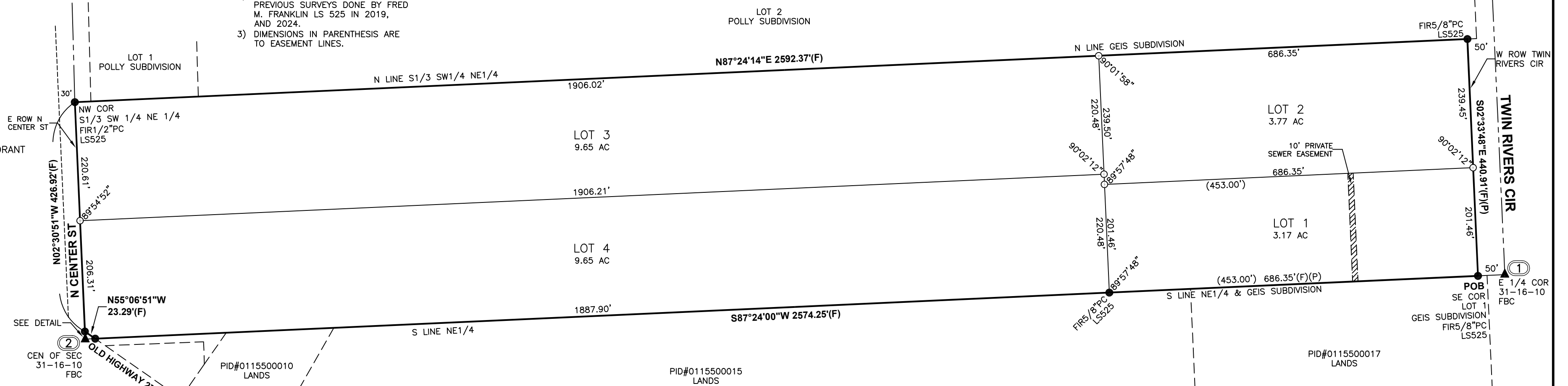
DETAIL

SCALE: 1"=40'



SURVEYOR'S NOTE

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS NAD 1983 NEBRASKA STATE PLANE ZONE 2600.
- 2) BOUNDARY LINES ARE BASED ON PREVIOUS SURVEYS DONE BY FRED M. FRANKLIN LS 525 IN 2019, AND 2024.
- 3) DIMENSIONS IN PARENTHESIS ARE TO EASEMENT LINES.



ACCEPTANCE BY THE VALLEY CITY ENGINEER

THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 THROUGH 4 INCLUSIVE, WAS REVIEWED AND ACCEPTED BY THE VALLEY CITY ENGINEER ON THIS ____ DAY OF _____ 20____

VALLEY CITY ENGINEER

REVIEW BY THE DOUGLAS COUNTY ENGINEER'S OFFICE

THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 THROUGH 4 INCLUSIVE, WAS REVIEWED BY THE OFFICE OF DOUGLAS COUNTY ENGINEER ON THIS ____ DAY OF _____ 20____

DOUGLAS COUNTY ENGINEER

APPROVAL OF VALLEY CITY PLANNING COMMISSION

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SECRETARY, VALLEY PLANNING COMMISSION

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MAYOR

ATTEST
CITY CLERK

COUNTY TREASURER

LEGEND

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- (F) - AS MEASURED BY FRANKLIN
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ATTESTED, CITY CLERK

DATE

(SEAL)

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SIGNATURE: _____ DATE: _____
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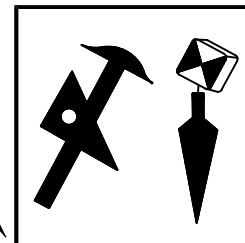
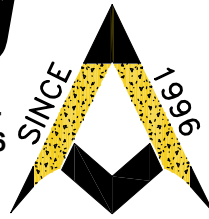
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08-26-2025 DATE FRED M. FRANKLIN P.L.S. 525

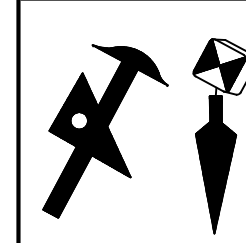
Alpha Land Surveying

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GEIS SUBDIVISION REPLAT ONE

FINAL PLAT



DRAWN BY: IAH

DATE: 08/26/2025

CHECKED BY: FMF

JOB NO.: N2025-2-09

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October 16, 2025

Larry Bottger, Chairman
Planning Commission
CITY OF VALLEY
203 North Spruce Street
Valley, Nebraska 68064

Re: Geis Subdivision Replat One
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Valley, Nebraska
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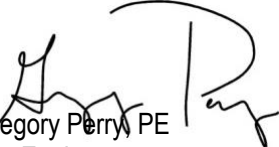
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Geis Subdivision Replat One
Preliminary and Final Plat
October 16, 2025



We will be at the October 21st Planning Commission meeting to answer any questions that the Members may have regarding the above.

Sincerely,



Gregory Perry, PE
City Engineer

ec: Jeff Farnham, City Attorney

DC Diamond Training Business Plan

Business Name: DC Diamond Training

Executive Summary:

- DC Diamond Training has been founded with the intent to become a pillar of youth development for softball and baseball for the City of Valley, Douglas County and the surrounding areas.
- The business will have 3 batting cages / pitching tunnels to help develop pitching, hitting and fielding for both baseball and softball.
- The nets of the tunnels will have the ability to move to create 1 big open space. Which will allow the space to be available to rent out for events like birthday parties.
- DC Diamond Training will operate as more than just a batting cage facility. It will help facilitate youth development through its network of certified coaches for 1:1 training and also for clinics periodically throughout the year.
- Revenue will be derived through a mix of membership subscriptions, personal training, drop ins and event packages.
- Financial projects forecast a cashflow positive business in under 6 months with a significant uptick in consistent recurring revenue in year two.

Mission Statement:

Our mission is to help guide the next generation to not only be great ballplayers but also to be leaders. We want to help kids grow up to be hard-working, respectful leaders within their communities who are coachable and good teammates. We believe if we aren't instilling these values, nothing they learn here (or at any other facility) will matter.

Business Description:

DC Diamond Training is a batting cage facility focused on youth baseball and softball development. Located in downtown Valley, NE, our goal is to make a positive impact on youth in and around the Douglas County, NE, area. We are dedicated to providing a safe, supportive environment where young athletes can develop their skills and character.

Products and Services:

- **Monthly Membership Subscriptions:** Access to batting cage facilities for individuals and families.
- **Certified Coaching Network:** Opportunity to train with experienced coaches for skill development.
- **Drop Ins:** Individuals can choose to come use our facility ad hoc whenever best fits their schedule.
- **Club/Team Packages:** Yearly facility access for teams and local clubs. Especially the DCWYSO teams.
- **Special Events:** Facility rental for birthday parties, team parties, and community gatherings.

Target Market:

- Primarily youth baseball and softball players, ages 8 to 14.

Market Analysis: Market Size and Trends**Overall Market Size:**

The data suggests a substantial market with participation likely in the tens of thousands. This estimate is based on local sports organization reports and past estimates for the Omaha area.

Youth Participation:

- Greater Omaha Area: A 2020 study estimated that more than 45,000 Omaha kids play organized soccer, baseball, and softball combined.
- Ralston: A 2018 report for the city of Ralston, located within Douglas County, stated that its local leagues had more than 1,000 baseball and softball players.
- Elkhorn: The Elkhorn Athletic Association (EAA), serving Elkhorn and surrounding Douglas County communities, supports over 8,000 athletes in nine sports, including baseball and softball, across more than 3,500 families.

High School Participation:

- Data from the Nebraska School Activities Association (NSAA) for the 2023-2024 school year provides a snapshot of regional interest in high school sports. (Note: Specific numbers for baseball and softball participation are not available at the county level from the NSAA.)

Signs of Growth:

- First Interstate Bank Sportsplex - this is expected to be the second most visited place in Douglas County, behind only the Henry Doorly Zoo.
- DCW New Ballfields - brand new sports complex for baseball, softball and football just built in 2025 to support anticipated growth in the city of Valley & the school district.
- Omaha as a Baseball/Softball Hub: Hosting the Athletes Unlimited Softball League in 2025 reinforces Omaha's reputation.
- Youth League Expansion: The Nebraska USA Softball program registers over 10,000 youth participants annually.
- Infrastructure Investment: Recent completion of new championship fields at the Sandhills Global Youth Complex and Creighton University's addition of new fields and a team facility.
- High School Participation Trends: Positive trends in high school sports participation in some areas.

- Collegiate Performance: The Nebraska Cornhuskers softball team's strong season in 2025.

Competition:

- Elkhorn has several indoor training complexes that are all run at capacity.
 - Elkhorn Training Camp, Wired Training Center, Smash Indoor Sports and CHIPS Performance Training
- Waterloo has 1 facility, which is very hard to find online or on social media.
 - The Athlete Factory
- Fremont has 1 indoor facility.
 - The Pad

There are no facilities in Yutan, Valley or Arlington. We expect to gain customers from all 3 towns, including some customers in Waterloo, Elkhorn & Fremont.

We also expect to gain walk-in customers from traveling teams playing at the new First Interstate Bank Sportsplex or playing in local youth tournaments ran by the city of Valley

Marketing Plan

1. **Social Media** - we plan to market in local Facebook groups to spread awareness about our facility and also about different events we have planned throughout the year.
2. **SEO / Online Marketing** - when someone searches “batting cages near me” or “baseball training facility” we plan to show up in people’s searches online. Chris’s background is in SEO/online marketing.
3. **Team Memberships** - Chris is a coach for 2 teams in DCWYSO. We plan to offer team memberships to local teams at a significant discount.
4. **Word Of Mouth** - our location downtown will lend itself to a lot of word of mouth advertising throughout the local area. Chris & John’s connections with local families in Valley, Yutan, Elkhorn & Arlington will also be an easy way to gain awareness.

Financial Plan

1. Key Assumptions:

- Consistent monthly expenses.
- Steady revenue streams from memberships, drop-in fees, lessons, and events.
- Loan payment fixed at \$4,250 per month.

2. Start-up Costs and Funding:

- The SBA Loan covers start-up costs as well.
- Initial estimations have cash flow in 2025 turning positive by June.

3. Revenue Projections:

- **Membership Fees:**
 - 2025: Starting at \$1,200 in January, increasing to \$4,800 by December, totaling \$32,400 for the year.
 - 2026: Flat \$6,000 per month, totaling \$72,000 for the year.
- **Drop-In Fees:**
 - 2025: Mostly \$1,750, increasing to \$2,625 in May-July, totaling \$22,225.
 - 2026: Mostly \$1,750, increasing to \$2,625 in June-August, totaling \$23,975.
- **Private Lessons:**
 - 2025: Starting at \$1,750, peaking at \$2,275, totaling \$20,350.
 - 2026: Ranging from \$2,275 to \$2,625, totaling \$29,400.
- **Club Packages:**
 - 2025: Steady \$850/month starting March, totaling \$8,500.
 - 2026: Steady increase to \$2,500-\$3,333/month totaling \$39,163
- **Event/Rental Fees:**
 - 2025: Constant \$600/month, totaling \$6,600.
 - 2026: Constant \$600/month, totaling \$7,200.
- **Vending Machine:**
 - 2025: Minor, totaling \$761
 - 2026: Minor, totaling \$1,200

4. Expense Budget:

- **Fixed Expenses:** Consistent monthly payments for:
 - Insurance: \$585
 - Software: \$100
 - Office Expense: \$50
 - Client Appreciation: \$100
 - Repairs & Maintenance: \$250
 - Supplies: \$250
 - Taxes & Licenses: \$295
 - Utilities: \$200
 - Cleaning Fees: \$100
 - Wages: \$1,000
- **Loan Payment:** Fixed cost of \$4,250 per month.

5. Cash Flow Analysis:

- **2025:**
 - Early deficits, turning positive by June.
 - Year-end cash on hand: \$4,676.
- **2026:**

- Strong positive cash flow throughout the year.
- Year-end cash on hand: \$62,803.

6. Financial Highlights:

- **2025:**
 - Total cash receipts: \$90,836.
 - Total cash paid out: \$86,160.
- **2026:**
 - Total cash receipts: \$172,938.
 - Total cash paid out: \$86,160.

Management Team:

- Please see attached resumes for both Chris Link and John Harvey.
- Both Chris and John have demonstrated and accomplished business careers with a strong track record of driving revenue and operational success. Both Chris and John are highly involved in the local sports community and are poised to leverage that involvement to build out a network of customers & trainers to support DC Diamond Training's goals.

Operational Plan

Business Hours - business hours will typically be from 5AM to 11PM. We may change hours based on demand. We anticipate most members will be on-site between the hours of 3:30-10:00PM week nights. And daytime hours during the weekend.

Employment - John & Chris will work remotely on-site during business hours. Once the business starts to grow & gain consistent memberships, we plan to hire 2-3 employees to be on-site during business hours & weekends.

We will have some hourly timeslots with no employees on-site, where customers can access the building with a unique code that only works during their reservation time.

Parking - we will have parking open in the front and backside of the building. We do not anticipate parking to be an issue since the space will be reserved in 30 minute reserved windows.

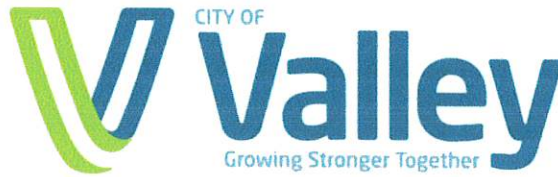
We also plan to work with the Napa owner on an overflow parking plan, which will be very rare.

Safety - we plan to have multiple security cameras both inside and outside the facility. We also plan to have every certified coach take background checks and abuse training. All members/guests will also have to sign a liability waiver in order to enter the building.

Local Impact - we hope this business being located downtown will help draw traffic to the downtown area in Valley. Kids can practice while parents go shopping or eat at the local bar & grill. Our local events will also help bring traffic during weekends especially and increase local downtown activity.

We also plan to make a substantial investment into cosmetic building improvements, which will help improve the downtown Valley aesthetics.

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



Official Use Only
Planning Meeting Date _____
 Check Cash Credit Card
Check # _____

APPLICATION FOR CONDITIONAL USE PERMIT

Date: 9-17-2025

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

Property Owner's Name: DC Diamond Training / Chris Link + John Harvey Telephone No. 402-616-7188

Applicants Address: 5720 N 279th Circle Valley, NE 68064

Applicants Email: Chrisdlink@gmail.com

Legal Description of Property: _____

Property Address: 123 E Gardiner Street. Valley, NE 68064

Request: will be used for recreation / entertainment batting cages / pitching funnels

Lot Size: 0.140 (Sq. Ft. (Acres)) Zoning District C-2

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

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

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

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

Estimated Cost of Structure \$ 400,000

Applicant Signature [Signature]

Enclosed(Y/N) : Site Plan _____ Easements _____ Permit Plans (If Applicable) _____ \$150.00 (Non-Refundable) Fee _____

OFFICE USE ONLY

Permit # _____ Permit is: _____ transferable, _____ transferable upon review/renewal

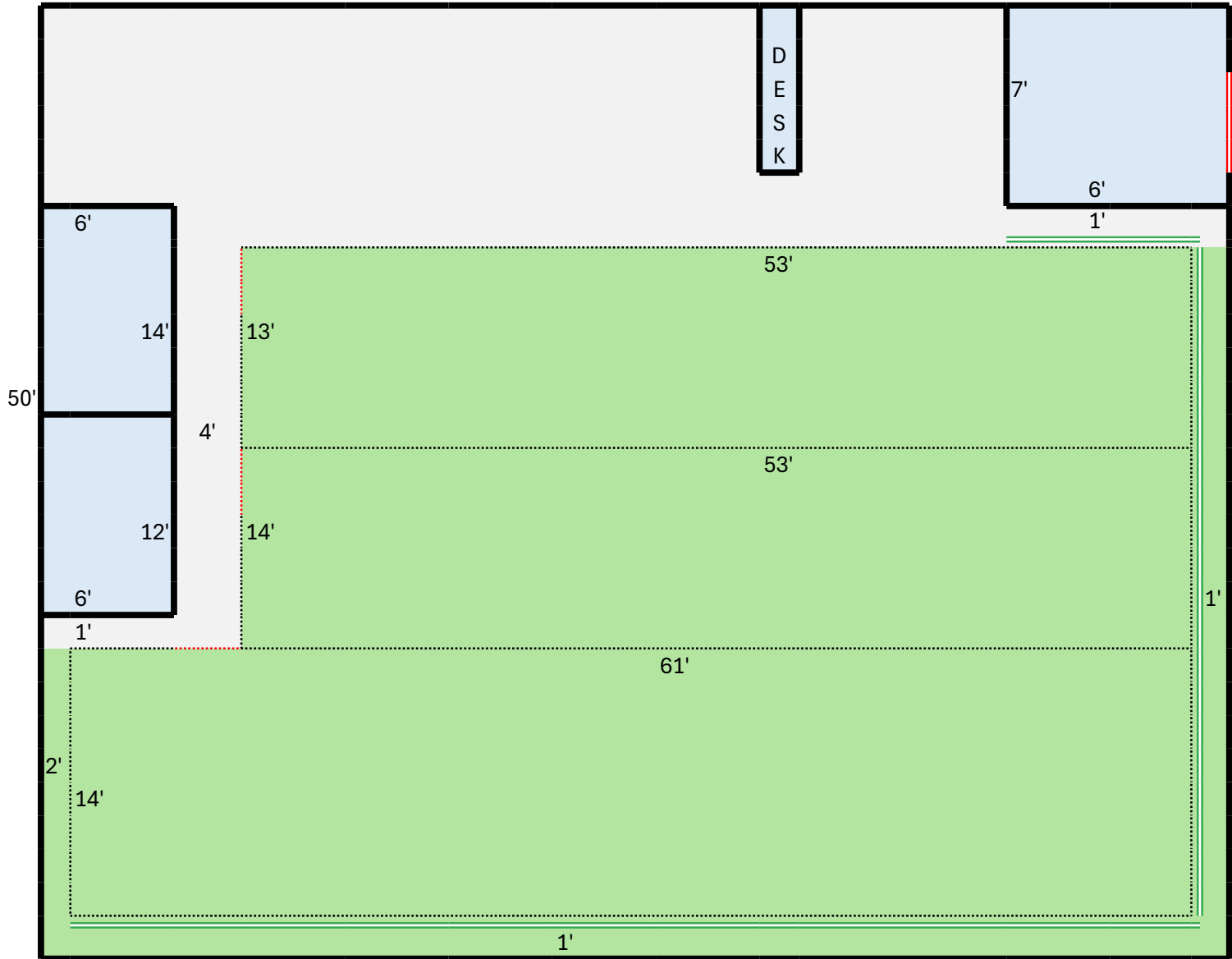
X _____
Chair, Valley Planning Commission

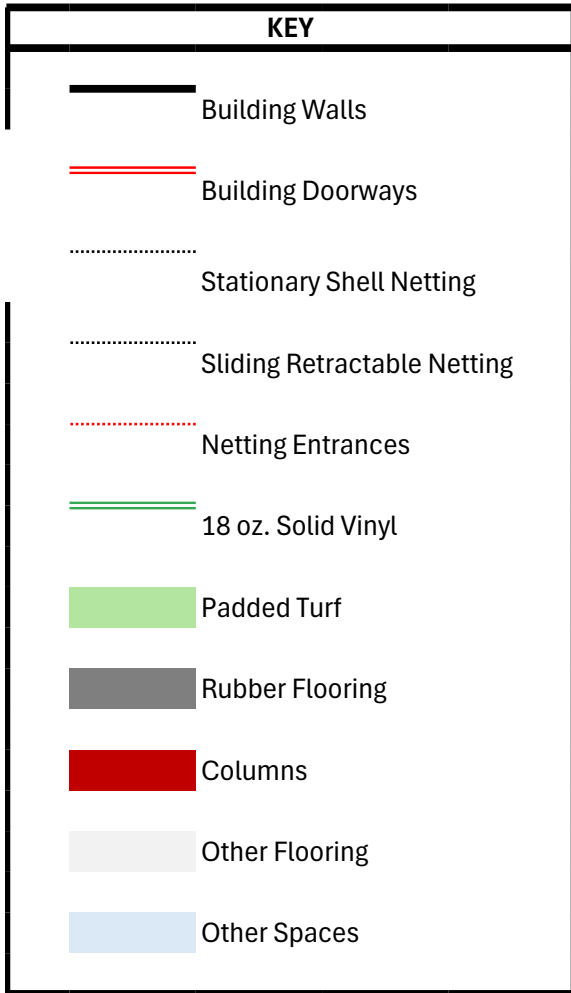
Date: _____ Approved _____ Approved with added condition's _____ Disapproved _____

X _____
Mayor

X _____
City Clerk

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.





HEIGHTS:

Estimated Low Point: 12'H

Finished Shell Net Height: 11'H+/-