

AGENDA
VALLEY CITY COUNCIL
Tuesday, August 18, 2026
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 July 21, 2026 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. Howard Kucera, Carol A. Wiggins, Billy Hirschman (Hirschman Holdings, LLC), and Beau Gratton (Giving Ghost, LLC) consideration and approval for applications for a change of zoning from C-1 to C-2:

- 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. Tim Lowndes (TJL Holdings, LLC) consideration and approval for an application for a change of zoning from C-1 to C-2 for the purpose of rezoning the property for a Bar & Grill.

- 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. Breakwater LLC consideration and approval for application for a conditional use permit for the purpose of allowing construction of office buildings, warehousing, fleet maintenance, outdoor material storage, concrete, asphalt, soil recycling and tree, mulch processing:

- 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.D. Valley Corporation (MLCT Bevington) consideration and approval for application for a preliminary plat:

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing

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- Discussion and questions by Planning Commission Members

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.

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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, August 18, 2026**, at **4:30 p.m.**, at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Howard Kucera, Carol A. Wiggins, Billy Hirschman (Hirschman Holdings, LLC), and Beau Gratton (Giving Ghost, LLC):
 - Consideration and approval of applications for change of zoning from C-1 to C-2.
2. Tim Lowndes (TJL Holdings, LLC):
 - Consideration and approval of application for change of zoning from C-1 to C-2 for the purpose of rezoning the property for a Bar & Grill.
3. Breakwater LLC:
 - Consideration and approval of application for conditional use permit for the purpose of allowing construction of office buildings, warehousing, fleet maintenance, outdoor material storage, concrete, asphalt, soil recycling and tree, mulch processing.
4. Valley Corporation (MLCT Bevington):
 - Consideration and approval of application for preliminary plat.

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

Larry Bottger, Chair
City of Valley, Planning Commission

8/7 ZNEZ

The Daily Record

Proof of Publication

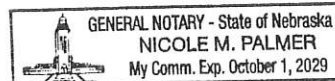
JASON W. HUFF, Publisher

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

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:

8/7/26

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



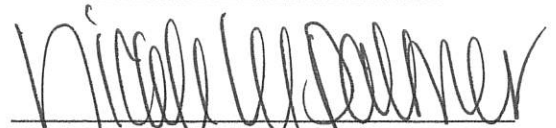
Publisher's Fee \$39.33

Additional Copies \$

Filing Fee \$

Total \$39.33


Subscribed in my presence and sworn to before me this **AUGUST 07 2026**


Notary Public in and for
Douglas County, State of Nebraska

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
July 21, 2026

1 and 2. **Call to Order and Roll Call:** Larry Bottger called the meeting to order at 4:30 pm. Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Brian Foutch, Greg Sunde, and Jim Tomanek. Absent: Mark Conrey, Danielle Lowry, and Jeremy Mayer. Also present: City Administrator Mike Gorman, Deputy Clerk Jon Barnhart, City Attorney Matthew Munderloh, City Engineer Greg Perry, and Building Inspector Gabe Evans.

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:** No one spoke.

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

7. **Consent Agenda:** Member Burke motioned to approve the consent agenda. Anderson seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried. Items on the consent agenda: June 16, 2026 meeting minutes.

8. **Public Hearings**

Public Hearing for consideration and approval of the Falcon Business Park II application for a preliminary plat.

Chairman Bottger opened the public hearing.

City Engineer Greg Perry addressed the Planning Commission and noted that the preliminary and final plats are being done concurrently for the proposed development. He provided an overview of the project regarding no zoning change, architectural design, the development accessing public water and sewer, the reason for the preliminary and final plats being done concurrently, and the phases of development.

Member Burke asked where the water was being pushed to and City Engineer Perry clarified.

Damian Willey, 5721 N 198th St., Elkhorn, NE 68022, addressed the Planning Commission and discussed the proposed development. He showed the public a rendering of the project to give a visual of what it would look like. He discussed landscaping and their goal of providing aesthetic village type commercial development. He stated they want to offer ownership of the bays and still

create an entity to lease the bays individually. He discussed the size of the bays they are aiming for but noted the first set of buildings would dictate what market takes over for the second phase of development. Chairman Bottger asked about landscaping to which Mr. Willey answered with combination of pine trees, aspen trees, cypress trees, berms and rocks. He showed renderings of the development to the public while explaining the design and materials used for the front and back of the buildings. He also showed and explained 2-D plans for elevation and foundation of the bays.

Greg Harr, 7614 N 281st Ave, Valley, NE 68064 addressed the Planning Commission and commented that the development appears to be flex space. He referenced Waterloo building flex space and his concern about aesthetics. He stated there needs to be more commercial buildings versus flex space. He questioned the demand for 27 units of flex space with units being built in Waterloo. Member Bottger stated that is the developer's risk. Mr. Harr noted his concern about the city being an industrial park. Member Bottger clarified that it is commercial and not industrial. Mr. Harr asked if the area is rated C-3 to which the answer was yes. There was more discussion on what would be allowed in the development.

Derek O'Brien, 28026 Sunrise Cir, Valley, NE 68064, addressed the Planning Commission asking if this will be all commercial units, not any retail units for salons or pet stores but commercial space for construction. There was some discussion on whether it is limited to just commercial or retail for the development. Member Foutch asked if it would be beneficial for the front 3rd of the project or if the buildings along the streets are reserved for retail businesses, so it is easier to find. Mr. Willey discussed the difficulty in building for one thing due to there being hundreds of uses for the bays. He discussed the balanced look of the development due to the design and noted the bays will be addressed, lit up with plenty of signage. Member Bottger commented retail businesses would want to be up front. Member Foutch stated that if the front has been taken, there is no one with a business that would want to be in the back. Mr. Willey reiterated the difficulty because of the wide range of uses for the bays.

Brian Gibbs, 12142 N 177th Cir, Bennington, NE 68007, addressed the Planning Commission and commented more on the demand, range of potential uses for the bays and provided examples from areas such as Elkhorn and Waterloo. He spoke on what uses are not allowed such as mechanics and body shops. He discussed more about the aesthetics, expense of the architecture of the buildings in the development, and a variety of uses because of the design of the buildings. He discussed the popularity of storage units. There was some discussion on the number of stalls in each bay. Member Bottger asked about the starting price the developer is suggesting they sell for to which Mr. Willey answered \$400,000.00. He provided reasons such as ownership as opposed to leasing and making them affordable. He also noted the appreciation of value as time progresses. Mr. Gibbs spoke on their intent to upkeep the property weekly.

Member Sunde asked about snow removal, mowing and if there will be an owners' association to which Mr. Willey stated an association and it will be professionally managed. Mr. Willey provided more details on the need for a snow removal plan. Member Foutch asked City Engineer Perry if there is sufficient space for trucks and trailers to which Mr. Willey provided more clarification.

Member Tomanek asked about designated areas for trash to which Mr. Willey asked what Planning

Commission would prefer. Member Tomanek provided some options. There was more discussion on trash collection options.

Member Anderson asked about the design of the individual lots and access. He noticed a complication because people will be using the shared access easement on the pavement. He asked the City Engineer and City Administrator if there was a better option instead of having to provide a connection to a city street to just develop the shared easement. City Engineer Perry stated this will be addressed later in the meeting.

Mr. Gibbs discussed construction of phase 1 of 3 buildings to start phase 1 and more will be built based on demand. There was more discussion on the pricing and affordability of the bays.

Member Foutch brought up the issue of security with more discussion addressing it.

Mr. O'Brien asked about the lighting for the buildings farthest to the west and where the entrances are located. His concern is the impact the lighting would have on residents. Mr. Willey provided more clarification on the lighting. Mr. O'Brien asked about the entrance off Highway 64 and traffic concerns with more discussion addressing it.

Chairman Bottger closed public hearing.

City Engineer Perry provided more clarification on flag lots that Member Anderson inquired about. He addressed traffic and lighting concerns. He spoke on the land use matrix in the C-3 district regarding retail and the off-street parking requirements.

Member Foutch moved to recommend approval of the Falcon Business Park II application for preliminary plat to Council. Sunde seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried.

Public Hearing for consideration and approval of the Falcon Business Park II application for a final plat.

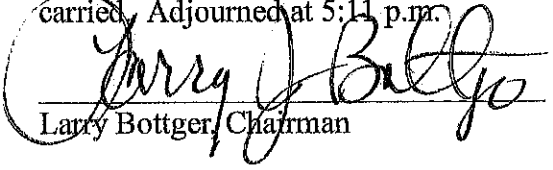
Chairman Bottger opened public hearing. No one spoke. Chairman Bottger closed public hearing.

Member Sunde asked if the developers would be selective on what goes in the development. Mr. Willey answered yes and specified no mechanics or anything that would cause lots of noise, traffic, and dust. He stated there will be covenants drawn up for the association that limit the noise and use when units are bought.

Member Bottger moved to recommend approval of the Falcon Business Park II application for final plat to Council. Tomanek seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried.

Member Bottger asked Building Inspector Gabe Evans about anything coming up for next meeting to which he answered there is a possibility for Valley Corp but are waiting for an item to be submitted before it can move forward in the process.

10. **Adjourn:** Member Sunde moved to adjourn. Tomanek seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried. Adjourned at 5:11 p.m.


Larry Bottger, Chairman


Jonathan Barnhart, Deputy City Clerk

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 A CHANGE OF ZONING

Date: 6/17/26

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

Applicant Name: 114 West Reichmuth Rd LLC ^{by Howard Kucera} Telephone No. 402-208-1651

Applicants Address: 114 W. Reichmuth Rd

Applicants Email: Howard Kucera@gmail.com

Present Use of Subject Property: Storage/Rentals Desired Use of Subject Property: Same

Present Zoning: C-1 Requested Zoning: C-2

Legal Description of Property Requested to be Rezoned: Valley Replat 1 Lot 2 Block O
Parcel 2345000000

Area of Subject Property (Square Foot/Acres): 9,632/.22

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1
toward Downtown Spruce

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

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

Justification

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

1. What is the general character of the area? Describe.

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

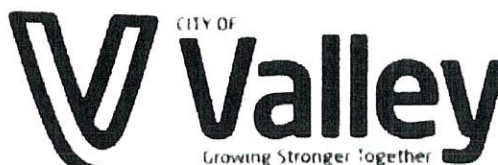
3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner [Signature] or Signature of Agent Tim Lowndes
402-306-0065

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

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

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Planning Meeting Date _____

☐ Check ☐ Cash ☐ Credit Card

Check # _____

APPLICATION FOR A CHANGE OF ZONINGDate: 6/17/26

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

Applicant Name: Carol A. Wiggins Telephone No. 402-452-9844Applicants Address: 108 E. Reichmuth RdApplicants Email: caprillady@aol.comPresent Use of Subject Property: Residential Rental Desired Use of Subject Property: samePresent Zoning: C-1 Requested Zoning C-2Legal Description of Property Requested to be Rezoned: Town of Valley Lot 6 Block 44 66X132
Parcel 2344950000Area of Subject Property (Square Foot/Acres): 8,712/1.2

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1Toward Downtown Spruce

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

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

Justification

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

1. What is the general character of the area? Describe.

2. What utilities provider will be used?

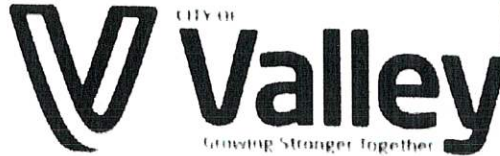
A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Tin Lowndes
402-306-0065Signature of Owner X Carol Wiggins 07/10/2026 or Signature of Agent [Signature]Does this zoning change conform to the Current/Future Land Use Plan? Y X N yes If not, please fill out the following page.

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

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Planning Meeting Date _____

☐ Check ☐ Cash ☐ Credit Card

Check # _____

Date: 6/17/26 **APPLICATION FOR A CHANGE OF ZONING**

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

Applicant Name: Hirschman Holdings, LLC by: Billy Hirschman Telephone No. 402-630-1078Applicants Address: 118 W. Reichmuth RdApplicants Email: Billy.Hirschman@gmail.comPresent Use of Subject Property: Construction Office Desired Use of Subject Property: SARLPresent Zoning: C-1 Requested Zoning: C-2Legal Description of Property Requested to be Rezoned: Valley Replat 1 Lot 1 Block O
Parcel 2344980000Area of Subject Property (Square Foot/Acres): 7,773/17

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1
Toward Downtown Spruce

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

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

Justification

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

1. What is the general character of the area? Describe.

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner X Billy Hirschman 07/13/2026 or Signature of Agent Tim Lowndes 402-306-0065Does this zoning change conform to the Current Future Land Use Plan? Y X N _____ If not, please fill out the following page.

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

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Planning Meeting Date _____
☐ Check ☐ Cash ☐ Credit Card
Check # _____

Date: 6/17/26

APPLICATION FOR A CHANGE OF ZONING

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

Applicant Name: Giving Ghost LLC by Beau Gratton Telephone No. 402-618-8888

Applicants Address: 104 E. Reichmuth Rd

Applicants Email: toolshea@aol.com

Present Use of Subject Property: Storage Desired Use of Subject Property: same

Present Zoning: C-1 Requested Zoning C-2

Legal Description of Property Requested to be Rezoned: Lot 5 Block 44 Town of Valley
Parcel 2344940 002

Area of Subject Property (Square Foot/Acres): 8614 / .19

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1

Toward Downtown Spruce

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

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

Justification

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

1. What is the general character of the area? Describe. Mixed use

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric DRPD D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner X Beau Gratton 07/14/2026 or Signature of Agent Tina Lowndes 402-306-0065

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

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

LEGAL DESCRIPTION

LOT 7 AND PART OF LOT 8, BLOCK 43, TOWN OF VALLEY,
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.



APRIL 21, 2026

DATE

JON L. CARRELL
NEBRASKA PLS #693

BENCHMARK

DESCRIPTION: 5/8" REBAR AT THE NW CORNER OF THE
SURVEYED PROPERTY.

ELEVATION: 1139.97 (NAVD 88)

NOTES

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE
DOUGLAS/SARPY LOW DISTORTION PROJECTION IN U.S
SURVEY FOOT.

FLOOD ZONE CLASSIFICATION:

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE
"AO" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL
CHANCE FLOOD - AVERAGE DEPTHS DETERMINED DEPTH ?
FEET) AS SHOWN ON THE DOUGLAS COUNTY, NEBRASKA AND
INCORPORATED AREAS FLOOD INSURANCE RATE MAP
NUMBERS 31055C0153H AND 31055C0154J DATED
DECEMBER 2, 2005.

CURRENT ZONING CLASSIFICATION:

THE SURVEYED PROPERTY IS ZONED C-1, (GENERAL
COMMERCIAL DISTRICT) PER THE DOUGLAS COUNTY GIS
WEBSITE (<http://www.dogis.org/>). THIS ZONING HAS THE
FOLLOWING MINIMUM SETBACK REQUIREMENTS:

FRONT YARD.....A FRONT YARD SETBACK OF
25 FEET IS REQUIRED ONLY WHEN NO PARKING IS PRESENT
IN THE FRONT YARD. IF PARKING IS LOCATED IN THE FRONT
YARD, THEN FRONT YARD SETBACK IS A MINIMUM OF 50
FEET.
SIDE YARD.....NONE, EXCEPT THAT WHEN
ADJACENT TO ANY RESIDENTIAL DISTRICT, THE SIDE YARD
SETBACK SHALL BE 25 FEET.
REAR YARD.....NONE, EXCEPT THAT WHEN
ADJACENT TO ANY RESIDENTIAL DISTRICT, THE REAR YARD
SETBACK SHALL BE 25 FEET, UNLESS THERE IS AN ALLEY
BETWEEN THE TWO, IN WHICH CASE THE REAR YARD
SETBACK SHALL BE FIVE FEET.

LOCATION OF UTILITIES:

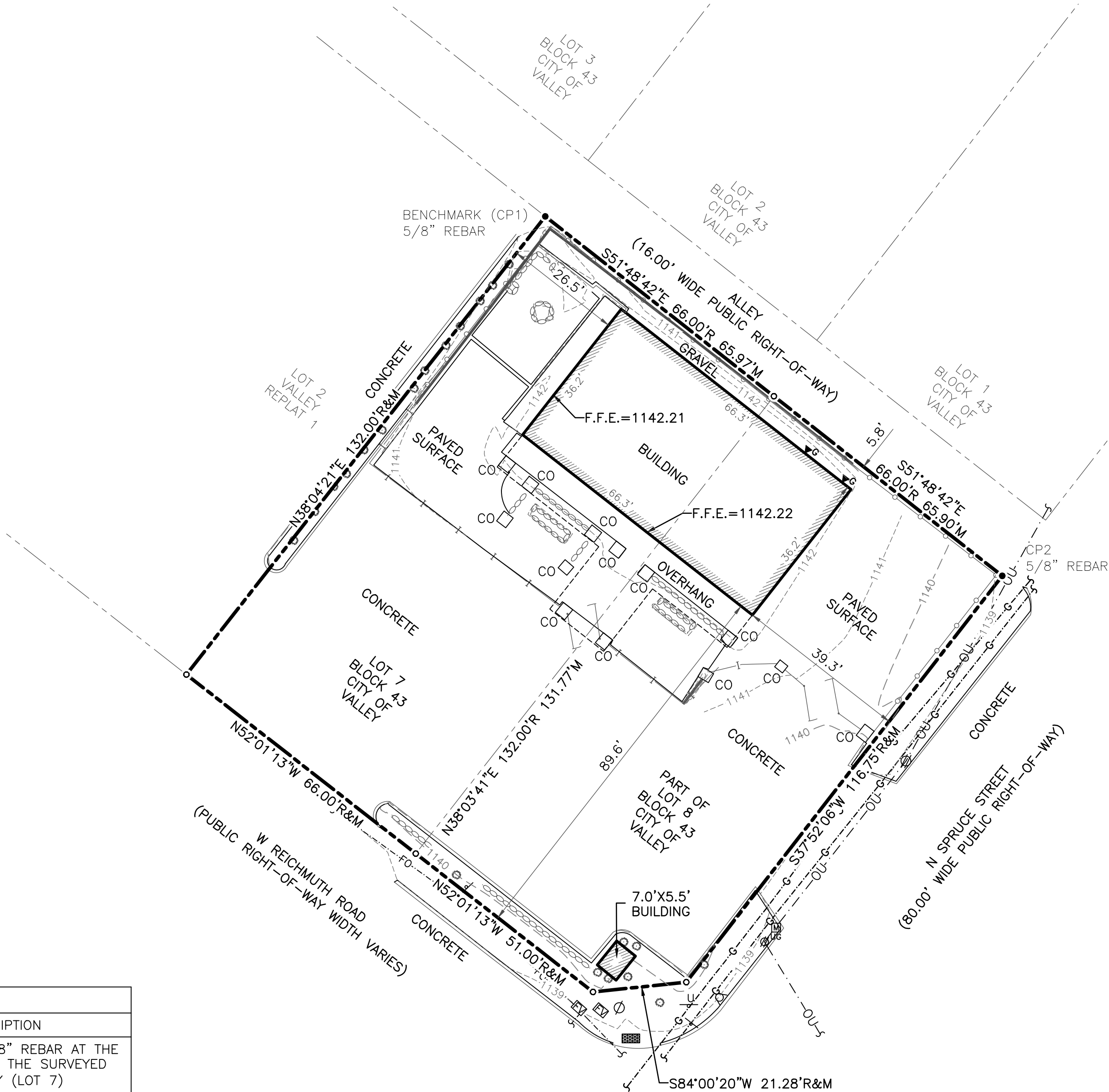
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED
BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, NO
RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR
FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR
UTILITY LINES EVEN THOUGH THEY MAY EXIST.

EASEMENTS

THIS DRAWING SHOWS OR NOTES THE EASEMENTS AND
RESTRICTIONS THAT ARE REFERENCED ON THE FINAL PLAT
OF TOWN OF VALLEY, THERE MAY BE OTHER EASEMENTS OF
RECORD THAT AFFECT THE PROPERTY. A TITLE CERTIFICATE
OR TITLE COMMITMENT WAS NOT PROVIDED, WE RECOMMEND
HAVING A TITLE INSURANCE COMPANY SEARCH FOR
EASEMENTS THAT MAY AFFECT THE PROPERTY.

LEGEND

•	PROPERTY CORNER FOUND	FFE	FINISHED FLOOR ELEVATION
○	PROPERTY CORNER SET (5/8" REBAR W/CAP 693 UNLESS NOTED)	---G---	GAS LINE
R	RECORD DISTANCE	---F0---	FIBER OPTIC LINE
M	MEASURED DISTANCE	---OU---	OVERHEAD UTILITY LINE
○	BUSH	—○—	CHAIN LINK FENCE
⊙	POWER POLE	— —	IRON FENCE
⊙	LIGHT POLE	— —	GATE
▼G	GAS METER	— —	BRICK WALL
— —	SIGN	— —	MODULAR BLOCK WALL
— —	UTILITY MARKER POST	— —	WOOD WALL
— —	FIBER OPTIC VAULT	— —	TRUNCATED DOME PAD
— —	FIRE HYDRANT	— —	COLUMN
		CP2	CONTROL POINT



CONTROL POINTS				
#	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	130492.865	50558.723	1139.97	(BENCHMARK) 5/8" REBAR AT THE NW CORNER OF THE SURVEYED PROPERTY (LOT 7)
CP2	130411.376	50662.320	1138.74	5/8" REBAR AT THE NE CORNER OF THE SURVEYED PROPERTY (LOT 8)



thompson, dreesen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Survey Type

AS-BUILT /
TOPOGRAPHIC
SURVEY

110 W REICHMUTH,
VALLEY, NEBRASKA

Client Name

CHARLES THOMAS
HOMES

Description

LOT 7 AND PART OF
LOT 8, BLOCK 43,
TOWN OF VALLEY,
DOUGLAS COUNTY,
NEBRASKA



0' 10' 20'

U.S. SURVEY FEET



Revision Dates

No.	Description	MM-DD-YY
—	—	—
—	—	—
—	—	—

Job No.: A1561-26-9
Drawn By: MRS
Reviewed By: JLC
Date: 04/21/2026
Book: 26/13
Page: 27

Sheet Number

SHEET 1 OF 1

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 A CHANGE OF ZONING

Date: 6/17/26

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

Applicant Name: TJL Holdings, LLC by Tim Lowndes Telephone No. 402-306-0065

Applicants Address: 110 W. Berchmuth Rd

Applicants Email: timlowndes@charlesthomas-homes.com

Present Use of Subject Property: None-storage Desired Use of Subject Property: Bar + Grill

Present Zoning: C-1 Requested Zoning: C-2

Legal Description of Property Requested to be Rezoned: Lot 7+B Blk 43 Town of Valley
Parcel 2344800004

Area of Subject Property (Square Foot/Acres): 17,311 / .39

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1
Toward Downtown Spring

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

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

Justification

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

1. What is the general character of the area? Describe. Mixed use

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? Add diagonal parking per Architect drawings.

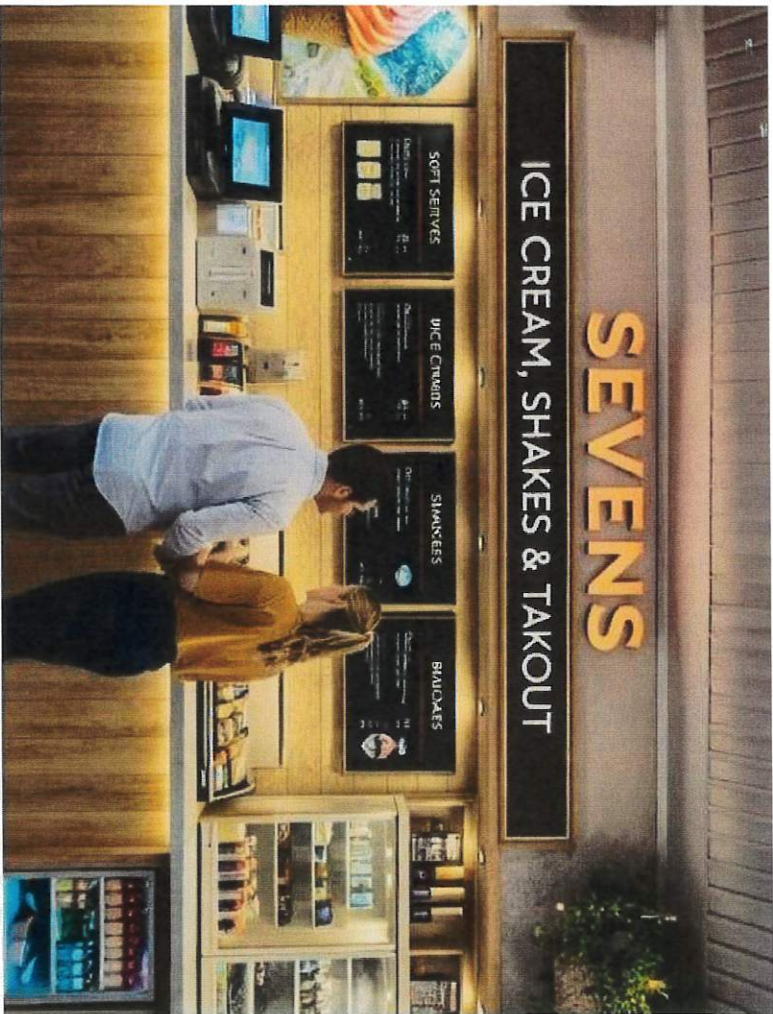
Signature of Owner [Signature] or Signature of Agent [Signature]

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

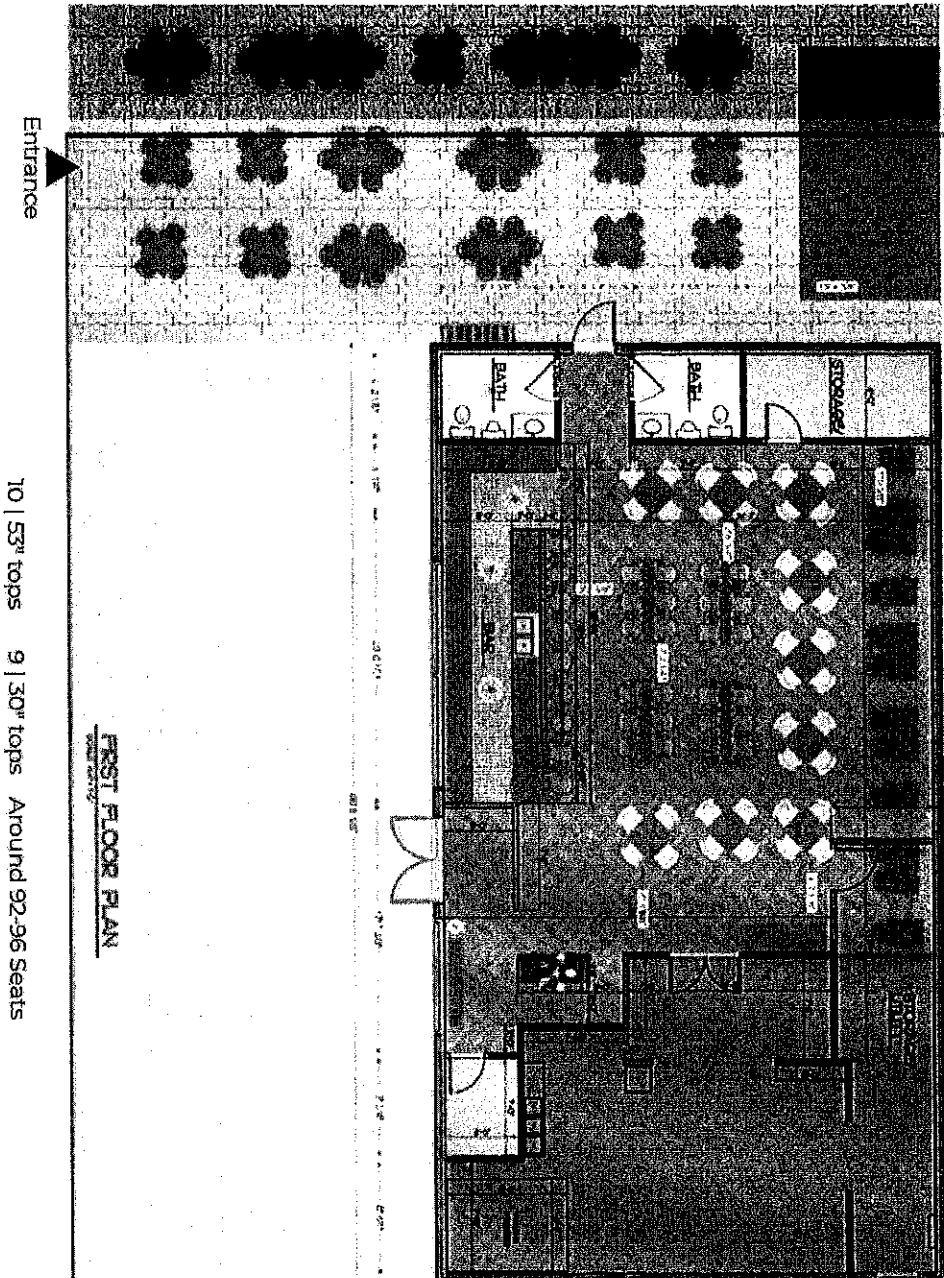
I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that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

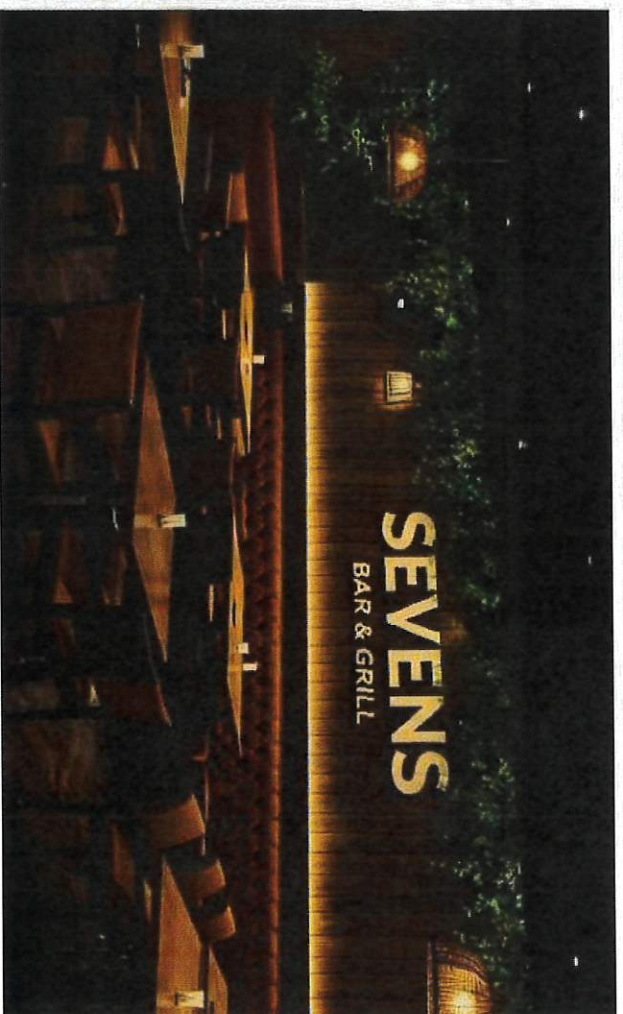
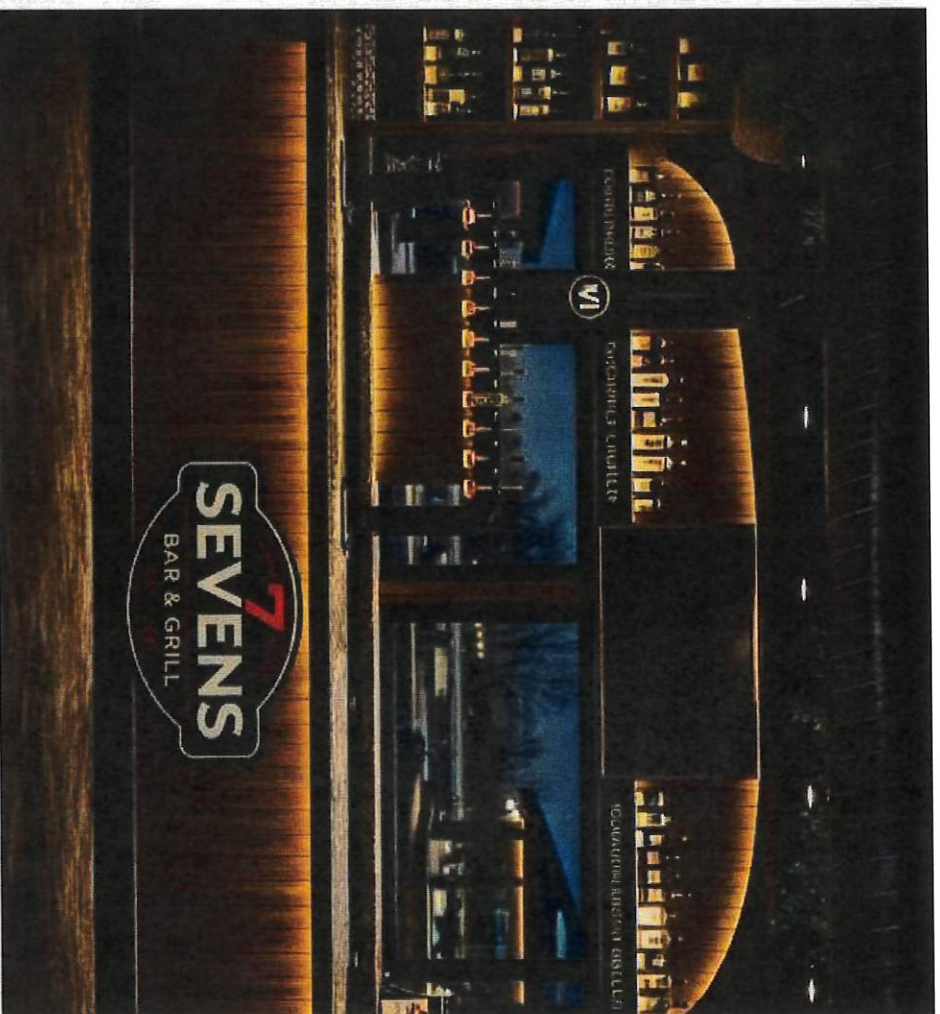
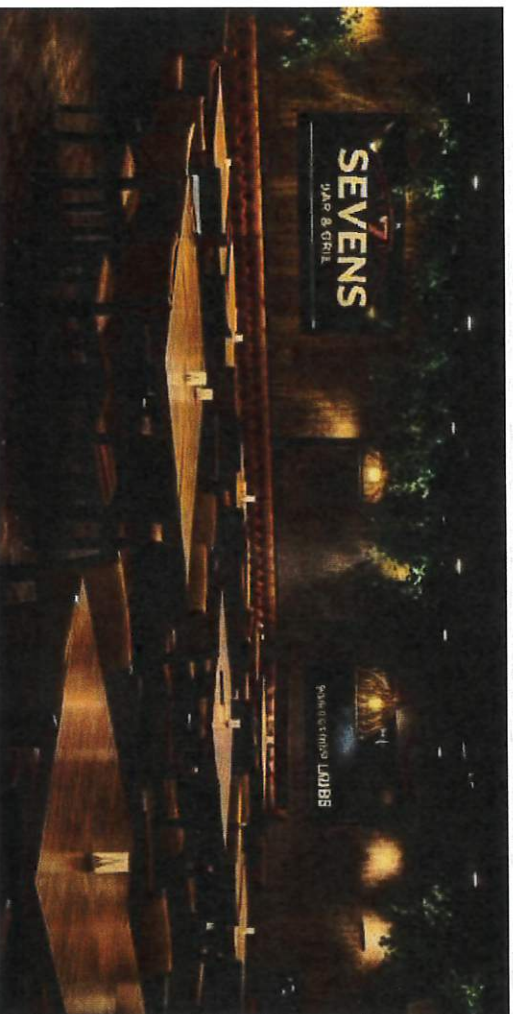
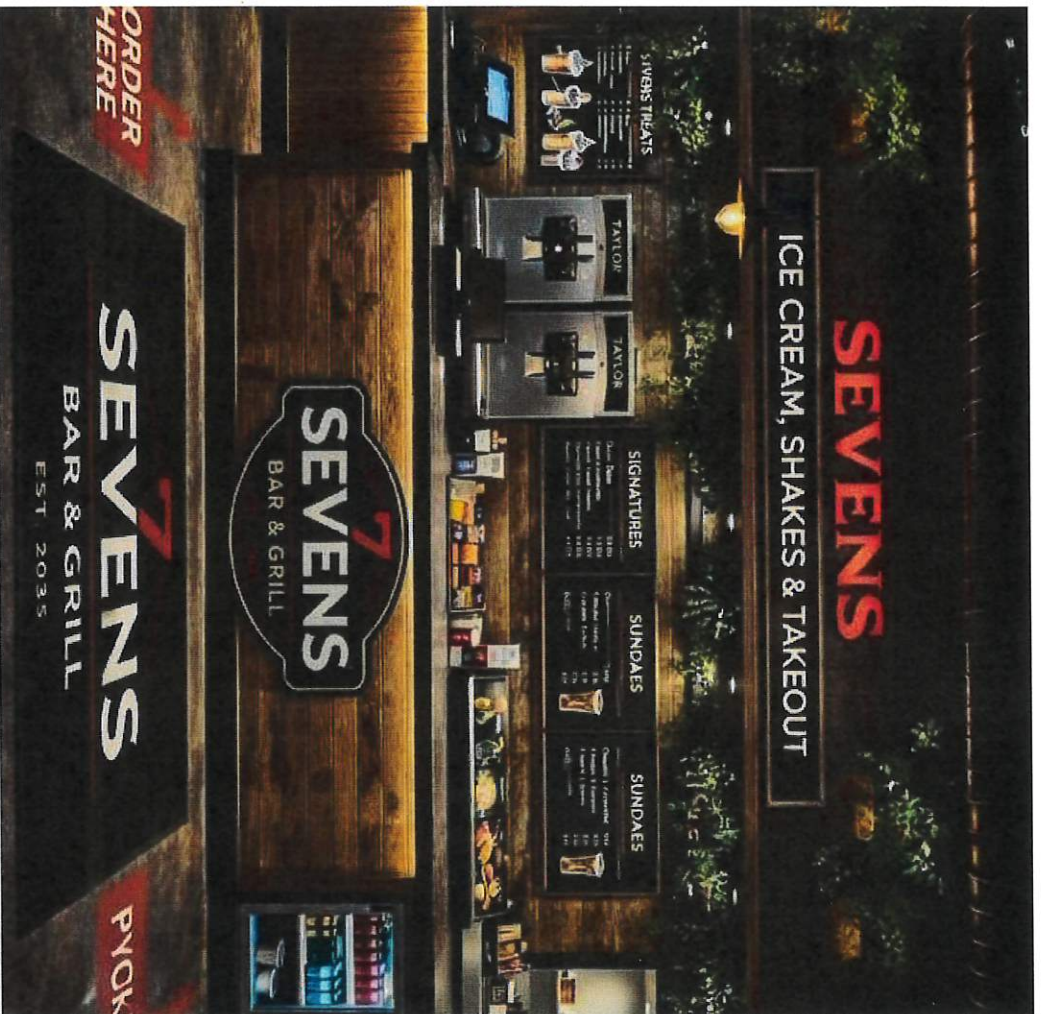


DATE: JUNE 10, 2026



W OUTDOOR





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: 07/15/2026

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

Property Owner's Name: Breakwater LLC Telephone No. _____

Applicants Address: 28001 Ida Cir, Valley, NE 68064

Applicants Email: _____

Legal Description of Property: MLCT Bevington, Lot 1, Being a platting of part of the north half of the southeast quarter of section 29,
township 16 north, range 10 east of the 6th P.M., Douglas County, Nebraska

Property Address: 252nd Street and Potter Road

Request: Approval of a conditional use permit in TA zoning to allow construction office buildings, warehousing, fleet maintenance, outdoor
material storage, concrete/ asphalt/ soil recycling and tree/ mulch processing.

Lot Size: 3,082,631 SF/ 70.767 AC (Sq. Ft. / Acres) Zoning District TA

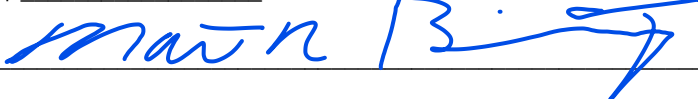
Will use in all other respects conform to the applicable regulations of the district in which it is located? Yes

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 \$ _____

Applicant Signature 

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

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.

ZONING STATISTICS

ZONING: TRANSITIONAL AGRICULTURAL (AG)
SITE AREA: 71.9 ACRES

ADDRESS:
N. 252ND ST. & POTTER RD.
Valley, NE 68064

*ENTIRETY OF SITE RESIDES WITHIN THE 1%
ANNUAL FLOOD PLANE

LOT REQUIREMENTS

MIN LOT AREA: NA
MIN LOT WIDTH: NA
MIN SETBACKS:
FRONT YARD: 25
SIDE YARD: 0
STREET SIDE YARD: 25
REAR YARD: 25
MAX HEIGHT: 45
MAX BUILDING COVERAGE: NA
MAX IMPERVIOUS COVERAGE: 100%

SF BREAKDOWN

OFFICE 50,000 SF
MAINTENANCE 36,000 SF
RETAIL 10,000 SF
WAREHOUSE 30,000 SF
TOTAL 126,000 SF

MATERIAL STORAGE 10 ACRES
EQUIPMENT STORAGE 10 ACRES
RECYCLING 20 ACRES
ROCK YARD 5 ACRES
TREE PROCESSING 5 ACRES
TOTAL 45 ACRES

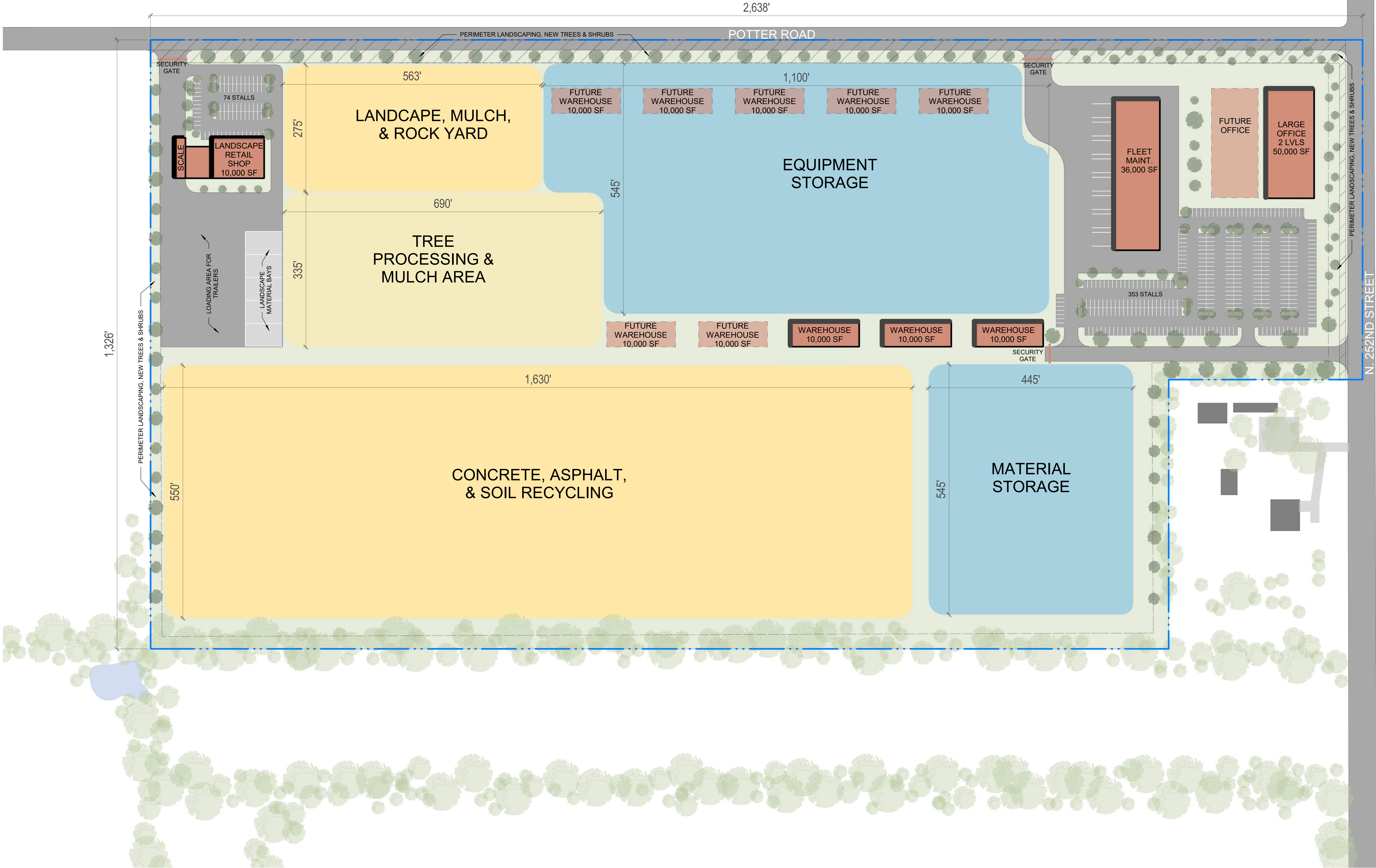
PARKING STALLS

OFFICE (1/400 GSF) 125
RETAIL (1/200 GSF) 50
MAINT. 358
TOTAL 432

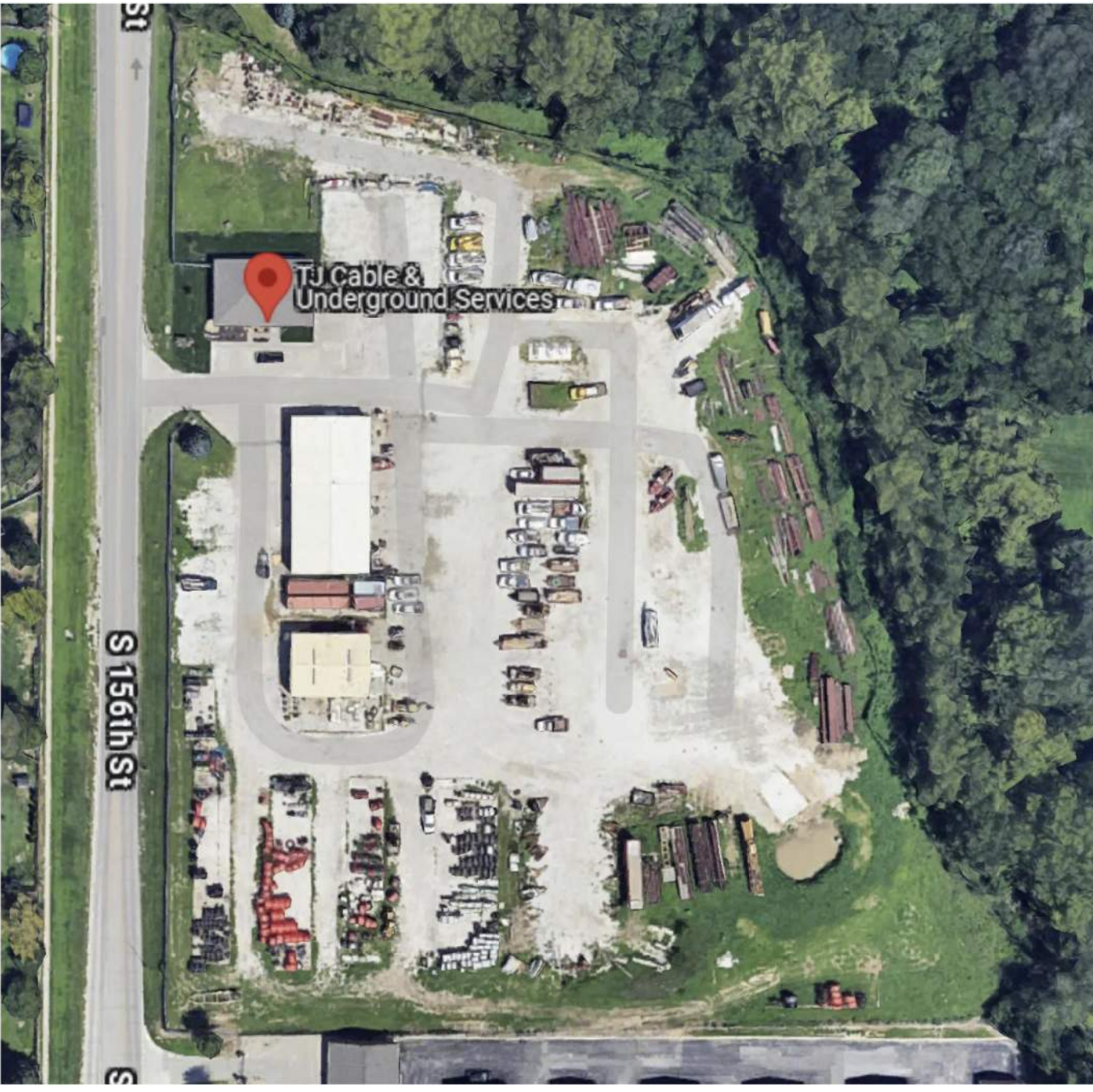
LEGEND
PROPERTY LINE

SETBACK

SCREENING



3 VALLEY CORP SITE
SCALE: 1" = 100'-0"



2 TJ CABLE AND UNDERGROUND SERVICES
SCALE: 1" = 100'-0"

1 PROPOSED SITE PLAN
SCALE: 1" = 100'-0"



EAGLE ENGINEERING GROUP

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

August 12, 2026

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

Re: MLCT Bevington Preliminary Plat and Conditional Use Permit Submittal
252nd Street and Potter Street
Valley, Nebraska
EEG #26-03-10

Dear Mr. Bottger:

We offer the following review comments related to the Developers' Preliminary Plat and Conditional Use Permit submittal dated June 18th for MLCT Bevington development located on southwest corner of the intersection of 252nd Street and Potter Street:

Preliminary Plat

1. Add signature blocks 10.03 Planning Commission and 10.05 City Engineer
2. Access to 252nd Street and Potter Street shall conform to the Douglas County access policy. The City of Valley and Douglas County follow the City of Omaha Driveway Guidance document.
3. Revise the water and gas utility provider of MUD. Water provider is City of Valley and Gas is Black Hills Energy.
4. Confirm the intersection right of way at 252nd Street and Potter Street with traffic study findings.
5. Add a 30' right of way along the west line of the for a mid-section collector street. (i.e. 260th Street)

Zoning

1. The property is currently zoned 'TA' Transitional Agriculture. The proposed use of construction yards including offices and equipment storage yards excluding heavy machinery is a permitted use in the TA zoning district and heavy construction companies is a conditional use permit (CUP) under the land use matrix for TA zoning district. The CUP would allow heavy machinery within the construction yard in addition to the landscape sales, material storage, concrete/asphalt/soil recycling and tree/mulch processing stated on the application.

Sanitary Sewer

1. The Developer and City are reviewing sanitary sewer service feasibility to the development.

Grading and Drainage

1. Development shall maintain natural drainage ways and no downstream impacts.

Traffic Study

1. Provide a traffic summary of the proposed trucks, employees and customers projected as part of the development for the proposed site access locations.

Landscape Buffer

1. Provide a landscape buffer of 20 feet to adjacent properties for all equipment or material storage, material recycling, mulch or tree processing areas.

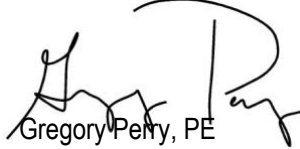


General Items

1. The development will submit for a building permit to comply with the commercial design standards for the building exterior and also include site plan review for light spill.
2. The property is located within the Zone 'AO' special flood hazard area (SFHA) as delineated by FEMA and a floodplain development permit will be required.
3. The Development shall confirm with Douglas County Emergency Management Agency (DC EMA) for adequate outdoor warning siren coverage (#102).
4. Douglas County Engineer's Office will require 2-lane concrete improvements to Potter Road as part of the development.
5. The Applicant will be responsible for containing all dust within the site and any excessive noise beyond the property line.

I will be available to answer any questions that you may have prior to the Planning Commission meeting on August 18, 2026.

Sincerely,



Gregory Perry, PE
City Engineer

ec: Mike Gorman, City Administrator
Gabe Evans, Building Inspector
Joe Flaxbeard, PE Lamp Ryneerson



PHONE:
402.359.2578

EMAIL:
info@valleycorp.com

ADDRESS:
28001 Ida Circle, PO Box 589
Valley, NE 68064

August 18th
City of Valley Planning Commission Meeting

Good afternoon. I am Matt Bevington, CEO and owner of Valley Corporation, TJ Cable and Underground Services and Breakwater LLC. Valley has been our corporate home for the past 50 years, and we are here today to present an exciting new project. We have outgrown our current location at 28001 Ida Circle and are proposing to relocate our business to a new location at 252nd and Potter Street. This new site will allow us to reimagine our operational layout into one cohesive development that will complement the surrounding area while allowing us to provide additional services to the community. The project will include a new office building, fleet maintenance facility, warehouse space, construction equipment and material storage, concrete, asphalt and soil recycling, tree grinding and mulching, and a new retail landscape product yard offering decorative stone, mulch, and aggregates. We believe this location is a good fit as it provides great existing natural buffers to the south, and close access to highway 275. This project will provide several short- and long-term economic benefits to the city and county, including the following:

Retail sales of \$2-3 million annually generating over \$150,000 in sales tax revenue

Project construction Costs of over \$10 million of which the materials will be taxed generating \$130,000 in sales tax revenue

Estimated new full time construction jobs for the duration of the build is over 30. Those Trades will be spending money locally



PHONE:
402.359.2578

EMAIL:
info@valleycorp.com

ADDRESS:
28001 Ida Circle, PO Box 589
Valley, NE 68064

Retention of 50 full-time jobs and creation of another 50 full time jobs once completed. These are high paying jobs and those professionals will be spending money locally. In addition *we are talking* retention of a Hometown Legacy company that employs over 300 in Douglas county *got*

Another economic impact will be through the increase of Property tax. The land is currently taxed at \$400k and the estimated completed assessed value will be over \$10 Million. Providing for over \$140,000 in revenue with \$58,000 going DC West alone. *Tax*

We are also taxed annually on our business personal property, which includes our substantial fleet of construction equipment for an annual amount of \$230,000. Of which \$75,000 goes directly to dc west. The reality is we are going to relocate to a larger facility somewhere and *we prefer* ~~would prefer~~ that to be in the Valley community where we were founded, so we can continue to economically benefit the community rather than moving over \$600,000 dollars of annual tax revenue outside of it.

I understand that there has been a flier handed out in opposition to this project that is unfortunately full of disinformation and does not reflect the true and factual nature of the application before you today. I am unaware of the author as they have not reached out to me directly, but we have taken the time to meet with the adjacent landowners that expressed interest in doing so. We believe we can build this project in a way the coexists with the existing adjacent property owners uses and future developments in the area. Specifically, we are providing for substantial landscape buffers, moved our more intense operations to the project core, are providing controls for dust and noise mitigation and constructing road improvements as required adjacent to the property. I thank you all for your time today and would like the opportunity for my team and I to address any questions or concerns the planning commission or public may have.

**UNEARTH THE
POSSIBILITIES**

VALLEYCORP.COM

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

MLCT Bevington, Lot 1, Being a platting of part of the north half
of the southeast quarter of section 29, township 16 north, range
10 east of the 6th P.M., Douglas County, Nebraska

SUBDIVIDER

Name: Valley Corporation

Address: 28001 Ida Cir, Valley, NE 68064

Telephone: (402) 359-2578

OWNER

Name: John H Rohwer Etal Trust

Address: 16404 Pasadena Circle, Omaha, NE 68130

Telephone: ()

CITY USE ONLY

RECEIPT NO: _____

DATE: _____

PRELIMINARY PLAT #: _____

FEE PAID \$ _____

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

Name: Joe Flaxbeard- Lamp Rynearson

Address: 14710 West Dodge Road, Suite 100, Omaha, NE 68154

Telephone: (402) 496-2498

ANY OTHER ASSOCIATES:

Name: Jim Buser- Pansing Hogan Ernst & Buser LLP

Address: 10250 Regency Cir #300, Omaha, NE 68111

Telephone: (402) 397-5500

NAME OF PRELIMINARY PLAT: MLCT Bevington

NUMBER OF LOTS: 1

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes X No . If yes, please describe the nature of such interest: Preliminary discussion regarding purchase of Lot 1, Boger's Place

3. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes X No . If yes, please describe the nature of the action:
A conditional user permit application is being submitted concurrently.

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

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

Grading plans will be submitted with the final plat or floodplain development permit application after topographic survey has been performed on site. There is floodplain and the proposed structures on site will be raised to the appropriate elevation to have them removed from the floodplain via the FEMA LOMR-F process.

Applicant's Signature: _____

man Bif

Date: _____

7-10-26

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: MLCT Bevington, Lot 1

LOCATION OF SUCH PLAT: 252nd Street and Potter Road

REQUIREMENTS OF PRELIMINARY PLAT

- ☐ Letter or transmittal with action requested.
- ☐ Name of Subdivision on each sheet
- ☐ Names and addresses of owners/applicants
- ☐ Names of adjacent property owners
- ☐ Name of engineer or surveyor
- ☐ Names of utility companies to be involved
- ☐ North arrow and graphic scale (according to sub-division regulations' specs)
- ☐ Date prepared
- ☐ A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- ☐ Sheet number and total number of sheets
- ☐ Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- ☐ Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- ☐ Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- ☐ Existing and proposed streets or access easements to include:
 - ☐ R.O.W. width (according to future land use and transportation plans)
 - ☐ Paving width (according to future land use and transportation plans)
 - ☐ Approximate grades
 - ☐ Tangent length
 - ☐ Curve data and interior angle
 - ☐ Angle of Intersection
 - ☐ Name or number
- ☐ Sketch of future street system outside of plat where subdivision owns abutting land
- ☐ Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- ☐ Lot lines and dimensions; curvilinears should be noted as arc or chord
- ☐ Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- ☐ Public areas for schools, parks, playgrounds or any other public uses
- ☐ All existing and proposed easements with locations, widths and distances
- ☐ All existing and proposed sidewalks, pedestrian ways and bikeways
- ☐ Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- ☐ Minimum building set back lines
- ☐ Erosion and sediment control plan
- ☐ Certified accurate survey by engineer or professional land surveyor
- ☐ All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- ☐ Sketch of proposed subdivision sized 8 ½ inches by 14 inches

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

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

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

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

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

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

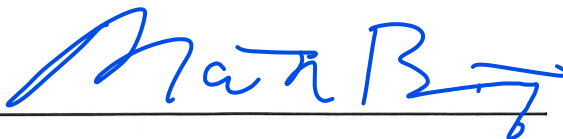
Section 3.03 Preliminary Plat Specifications.

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

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

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

Applicant's Signature(s):



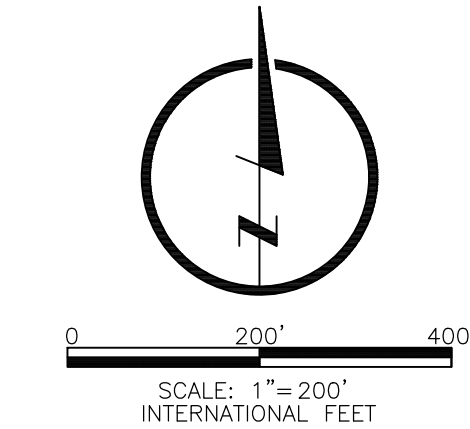
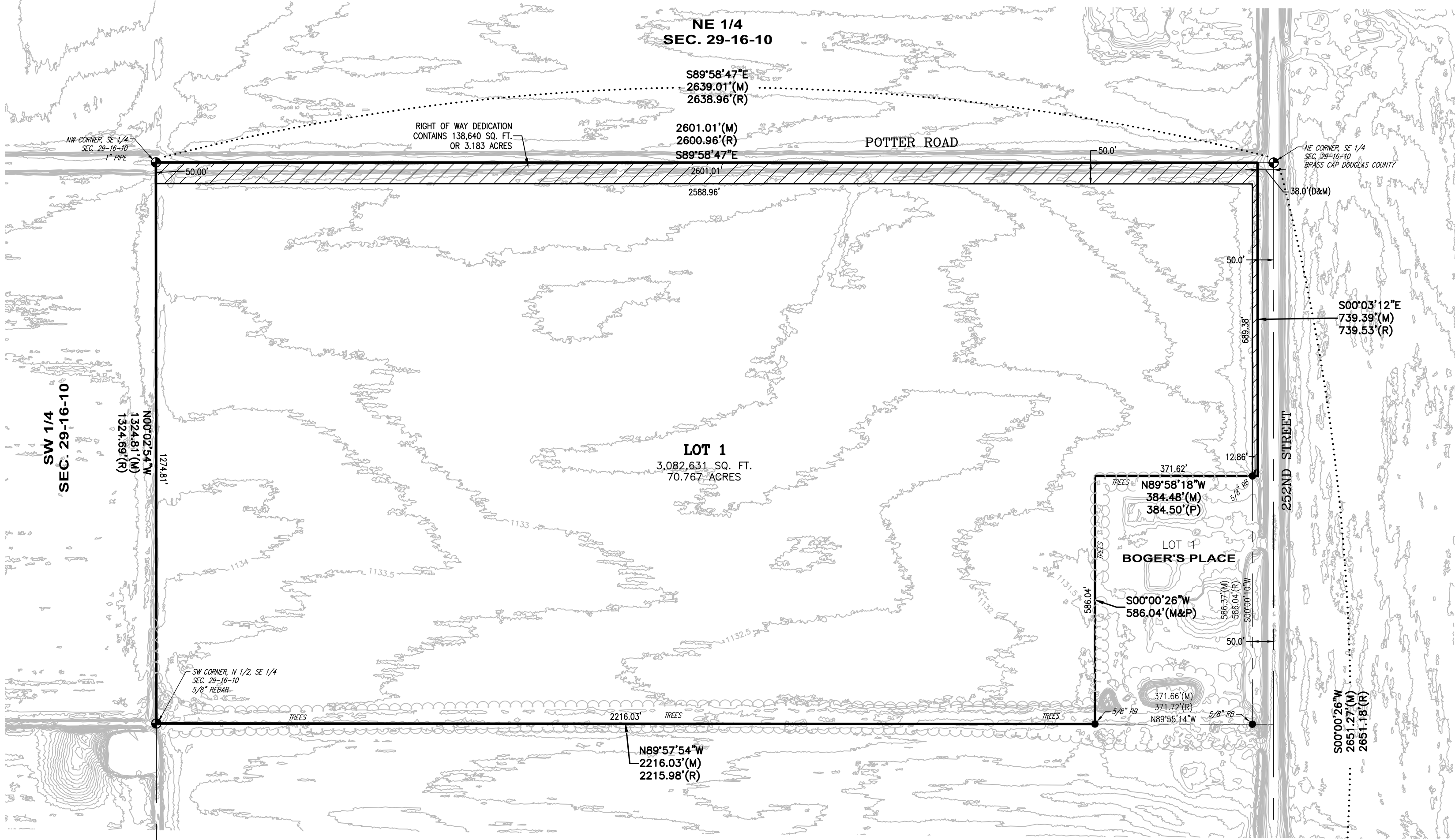
Date:

7-10-26

MLCT BEVINGTON

LOT 1

BEING A PLATTING OF PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH,
RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

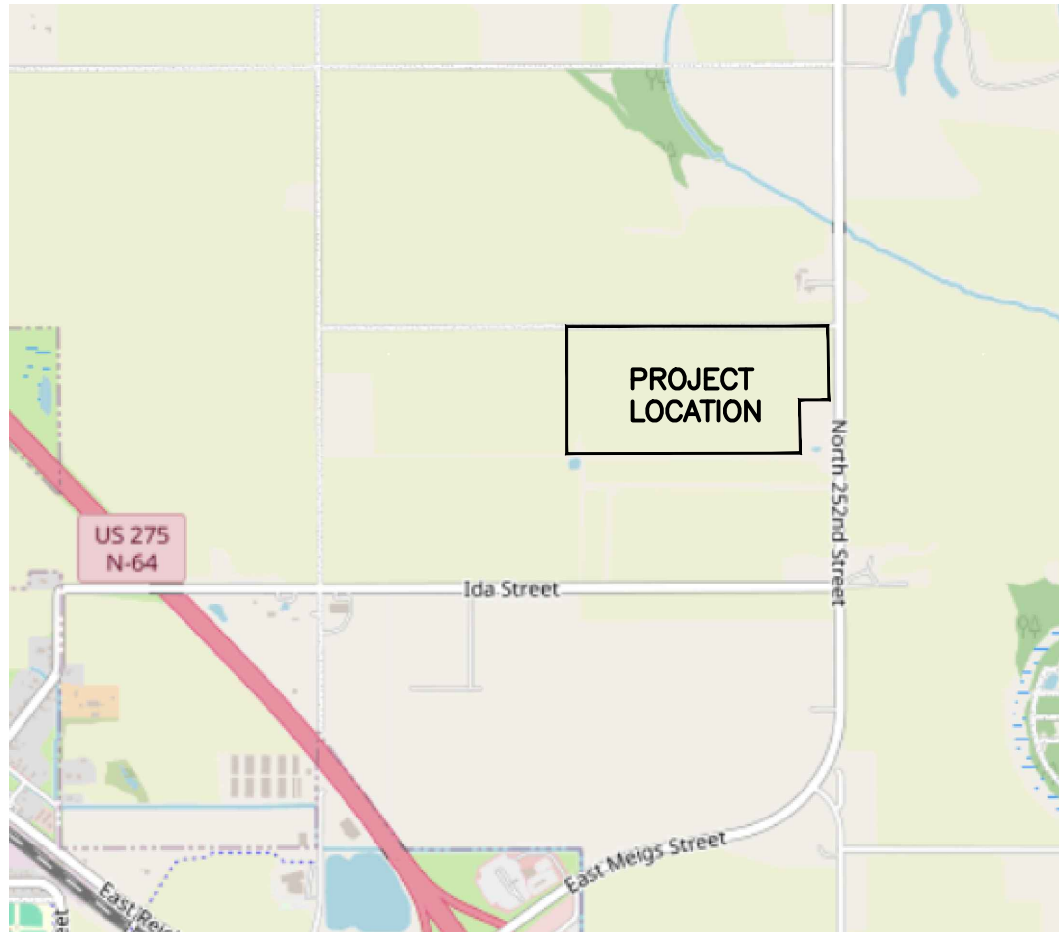


LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- STREET DEDICATION
- MONUMENT FOUND
- SECTION CORNER
- MEASURED DIMENSION
- DEED DIMENSION
- RECORD DIMENSION
- PLAT DIMENSION
- REBAR

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



VICINITY MAP

LEGAL DESCRIPTION

NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THE IRREGULAR EAST 36.6 FEET CONVEYED TO THE STATE OF NEBRASKA AS DESCRIBED IN WARRANTY DEED FILED MARCH 3, 1952, AT BOOK 906, PAGE 693, AND ALSO EXCEPT A PLATTING KNOWN AS BOGER'S PLACE FILED JUNE 22, 2000, AT BOOK 2155, PAGE 462.

OWNER

JOHN H. ROHWER AND DENISE A. ROHWER, TRUSTEES OF THE JOHN H. ROHWER TRUST OF 2004 AND TRUSTEES OF THE DENISE A. ROHWER TRUST OF 2004
ADDRESS: 16404 PASADENA CIRCLE, OMAHA, NE 68130

SUBDIVIDER

VALLEY CORPORATION
ADDRESS: 28001 IDA CIRCLE, VALLEY, NE 68064

ENGINEER

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

ZONING

EXISTING: TA
PROPOSED: TA

LOT 1 — 70.767 ACRES
RIGHT OF WAY DEDICATION — 3.183 ACRES
TOTAL AREA — 73.950 ACRES

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

WATER: METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 61ST AVENUE
OMAHA, NE 68106-3621

GAS: METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 61ST AVENUE
OMAHA, NE 68106-3621

CONTROL NOTE

- HORIZONTAL DATUM IS BASED ON THE DOUGLAS/SARPY COUNTY LOW DISTORTION COORDINATE SYSTEM.
- VERTICAL DATUM IS BASED ON NAVD88 (GEOID-12A).

ZONING

TA: TRANSITIONAL AGRICULTURAL DISTRICT
SEE VALLEY, NE ZONING SEC. 5.07 FOR ADDITIONAL REQUIREMENTS

USE	LOT AREA (ACRES)	LOT WIDTH	A FRONT YARD	B REAR YARD	C SIDE YARD	MAX. HEIGHT	MAX. BLDG COVERAGE	MAX. IMPERVIOUS COVERAGE
SINGLE-FAMILY DWELLING	3	150'	40'	40'	30'	35'	40%	40%
OTHER PERMITTED USES	3	150'	40'	40'	30'	35'	40%	40%
CONDITIONAL USES	3	150'	40'	40'	30'	35'	40%	40%
ACCESSORY STRUCTURES	—	—	40'	40'	30'	15'	5%***	5%

* FRONT YARD SETBACK SHALL BE 73' FROM THE CENTERLINE OF A COUNTY ROAD WITH A RIGHT OF WAY OF 66', SHALL BE 40' WHEN ABUTTING ANY OTHER PLATTED STREET, ROAD OR HIGHWAY

** PERCENTAGE APPLIES TO THE BUILDABLE AREA OF THE LOT.

***ACCESSORY BUILDINGS SHALL NOT EXCEED THE SMALLEST OF 6,534 SQUARE FEET OR 5 PERCENT OF THE SIZE OF THE LOT. THE TOTAL COVERAGE FOR ALL STRUCTURES SHALL NOT EXCEED 40 PERCENT.

LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD. STE. 100 (402) 496-2498
NE AUTHORIZATION NO.: CAD130
FORT COLLINS, COLORADO
4716 INNOVATION DR. STE. 100 (970) 226-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD. STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 | LS-2015043127

PRELIMINARY
PLAT

MLCT BEVINGTON
DOUGLAS COUNTY, NEBRASKA



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

DAN MARTINEZ / RACHEL RENNECKER

DATE

7/14/2026

PROJECT NUMBER

0125008

BOOK AND PAGE

SHEET

1 OF 1



EAGLE ENGINEERING GROUP

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

August 12, 2026

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

Re: MLCT Bevington Preliminary Plat and Conditional Use Permit Submittal
252nd Street and Potter Street
Valley, Nebraska
EEG #26-03-10

Dear Mr. Bottger:

We offer the following review comments related to the Developers' Preliminary Plat and Conditional Use Permit submittal dated June 18th for MLCT Bevington development located on southwest corner of the intersection of 252nd Street and Potter Street:

Preliminary Plat

1. Add signature blocks 10.03 Planning Commission and 10.05 City Engineer
2. Access to 252nd Street and Potter Street shall conform to the Douglas County access policy. The City of Valley and Douglas County follow the City of Omaha Driveway Guidance document.
3. Revise the water and gas utility provider of MUD. Water provider is City of Valley and Gas is Black Hills Energy.
4. Confirm the intersection right of way at 252nd Street and Potter Street with traffic study findings.
5. Add a 30' right of way along the west line of the for a mid-section collector street. (i.e. 260th Street)

Zoning

1. The property is currently zoned 'TA' Transitional Agriculture. The proposed use of construction yards including offices and equipment storage yards excluding heavy machinery is a permitted use in the TA zoning district and heavy construction companies is a conditional use permit (CUP) under the land use matrix for TA zoning district. The CUP would allow heavy machinery within the construction yard in addition to the landscape sales, material storage, concrete/asphalt/soil recycling and tree/mulch processing stated on the application.

Sanitary Sewer

1. The Developer and City are reviewing sanitary sewer service feasibility to the development.

Grading and Drainage

1. Development shall maintain natural drainage ways and no downstream impacts.

Traffic Study

1. Provide a traffic summary of the proposed trucks, employees and customers projected as part of the development for the proposed site access locations.

Landscape Buffer

1. Provide a landscape buffer of 20 feet to adjacent properties for all equipment or material storage, material recycling, mulch or tree processing areas.

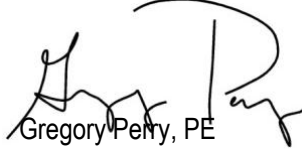


General Items

1. The development will submit for a building permit to comply with the commercial design standards for the building exterior and also include site plan review for light spill.
2. The property is located within the Zone 'AO' special flood hazard area (SFHA) as delineated by FEMA and a floodplain development permit will be required.
3. The Development shall confirm with Douglas County Emergency Management Agency (DC EMA) for adequate outdoor warning siren coverage (#102).
4. Douglas County Engineer's Office will require 2-lane concrete improvements to Potter Road as part of the development.
5. The Applicant will be responsible for containing all dust within the site and any excessive noise beyond the property line.

I will be available to answer any questions that you may have prior to the Planning Commission meeting on August 18, 2026.

Sincerely,



Gregory Perry, PE
City Engineer

ec: Mike Gorman, City Administrator
Gabe Evans, Building Inspector
Joe Flaxbeard, PE Lamp Ryneerson