

BELLEVUE PLANNING COMMISSION

Thursday, June 25, 2026 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER:

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of May 28, 2026 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

a. Request to final plat Lots 171 through 289, and Outlots C and D, Liberty, being a replat of part of Lot 1 and part of Lot 2, Daniell's Farm Addition; together with Outlot A, Liberty Replat One. Applicant: Liberty Land, LLC. General Location: Northwest of Quail Dr and Capehart Rd. Case #S-2605-13

b. Request to final plat Lot 1, Quail Crossing Replat 1, being a replat of Lots 6, 7, and Outlot A, Quail Crossing. Applicant: Quail Crossing, LLC. General Location: Southwest Corner of South 42nd St and Hwy 370. Case #: S-2605-14

3. PUBLIC HEARINGS:

4. CURRENT BUSINESS

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, May 28, 2026, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, May 28, 2026, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Yoder, Hankins, Ackley, Aerni, Bennett, and Lasenburg. Absent were Commissioners Taylor-Jones and Perrin. Also present was Tammi Palm, Planning Director, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Hankins announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Ackley, seconded by Bennett, to approve the minutes of the April 23, 2026, regular meeting as presented. Upon roll call: Bennett, Hankins, Yoder, Ackley, and Lasenburg voted yes; Aerni abstained. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Yoder, seconded by Lasenburg, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

The following item was on the consent agenda.

Request to final plat Lot 1, Roth's Anderson Grove, Replat 1, being a platting of Lot 1, Roth's Anderson Grove, and Tax Lot 18A1B2B, Except Right-of-Way, located in the Northeast 1/4 of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: Foundations Development, LLC. General Location: NW Corner of S 36th St & Granada Pkwy. Case # S-2604-08.

There was no one present to speak in favor of, or in opposition to this request.

Motion was made by Aerni, seconded by Yoder, to approve the consent agenda items as presented. APPROVAL based on conformance with the preliminary plat. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on June 16, 2026.

Hankins explained the public hearing procedures.

Lisa Taylor-Jones entered the City Council Chambers at 6:06pm.

PUBLIC HEARING was held on a request to amend the Future Land Use Map from undesignated to Industrial for Parcel ID #'s 010469133, 011083255, and 011083263. Applicant: Horse Creek Farms.

Hankins asked staff for updates. Curry stated there were no updates and gave a summary of the request.

Curry stated the request before the Commission was submitted by Horse Creek Farms to amend the Future Land Use Map for three properties. The first parcel consists of approximately 474.2 acres and is located south of La Platte Road along the Highway 34 corridor. The second parcel consists of approximately 184.89 acres and is located south of La Platte Road near the Highway 34 corridor. The third parcel consists of approximately 92.32 acres and is located south of Highway 34 and west of Harlan Lewis Road. The amendment would designate all three parcels as Industrial on the Future Land Use Map. Curry explained the current Future Land Use Map was adopted as part of the Comprehensive Plan update in December 2024. The subject properties were not designated for industrial development at that time because no pending development potential had been identified. She noted the Comprehensive Plan's Industrial designation does not distinguish between Light Industrial and Heavy Industrial uses, and that any such distinction would be determined through future platting and zoning processes. Under the previous Comprehensive Plan, Light Industrial uses were generally located adjacent to the Highway 34 corridor, while Heavy Industrial uses were located farther away from the corridor.

Curry stated development requests along the Highway 34 corridor have increased since adoption of

MINUTE RECORD

Bellevue Planning Commission Meeting, May 28, 2026, Page 2

the Comprehensive Plan, resulting in anticipated growth and increased demand for infrastructure improvements and service extensions, some of which are already in the planning stages.

Curry noted the southern borders of two of the subject parcels are currently located outside the City's extraterritorial jurisdiction (ETJ). She stated the city is in the process of requesting that Sarpy County cede jurisdiction of the southern portion of those parcels. This will assist the property owner in facilitating development. Staff recommended that any motion by the Planning Commission be contingent upon approval of an ETJ boundary amendment. She further stated this request would not proceed to City Council for action until such time an ETJ boundary amendment is approved.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Hankins closed the public hearing.

Ackley asked staff whether the ceding of jurisdiction would require public hearings before Sarpy County or if it was primarily an administrative matter. Palm stated the request would have to be placed on the Sarpy County Board agenda. She explained the City Council had previously approved a resolution requesting that Sarpy County cede jurisdiction of the subject property. The request is currently under review by county staff and legal counsel and will be considered by the County Board for approval or denial. If approved, the city will proceed with an ordinance amending the ETJ boundary. Palm noted the ordinance process requires three readings.

Palm stated bringing the entirety of the property under a single jurisdiction would allow the owner to proceed with future platting and zoning actions. She noted the majority of the parcels are already within the City's jurisdiction and that extending the ETJ boundary to include the remaining portions is consistent with the City's two-mile jurisdictional area.

Jim Esch, 2453 S. 191st Circle, Omaha, Nebraska, was present on behalf of the applicant. Esch explained two of the properties were the former PCS Nitrogen plant, and that they acquired the property approximately three years ago. He stated the applicant sees significant potential for industrial development of the site and has been engaged in discussions regarding a variety of development opportunities, including rail yard-related uses. Esch expressed enthusiasm for the project and offered to answer questions from the Commission.

Yoder asked staff whether the proposed industrial designation would be classified as Light Industrial or Heavy Industrial. Palm explained the Comprehensive Plan designates the property simply as "industrial" and does not distinguish between light and heavy industrial uses. She stated those determinations would be made through future zoning and platting actions. Palm noted the previous Comprehensive Plan generally envisioned light industrial uses adjacent to the Highway 34 corridor and heavy industrial uses farther from the corridor. She stated that such an arrangement still appears appropriate and would be evaluated during the rezoning process.

Yoder asked whether light industrial zoning adjacent to Highway 34 would allow uses such as truck stops. Palm responded that it would.

Aerni asked why a 51-acre parcel located north of Highway 34 was not included in the request. Palm explained that the parcel north of Highway 34 is already designated on the Future Land Use Map and that the current request only involves the undesignated properties located south of Highway 34.

MOTION was made by Ackley, seconded by Bennett to recommend APPROVAL of a request to amend the Future Land Use Map from undesignated to Industrial for Parcel ID #'s 010469133, 011083255, and 011083263. Applicant: Horse Creek Farms. APPROVAL of the amendment as presented. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on July 7th, 2026.

Palm clarified the July 7th date is being used as a placeholder and noted that no action could be taken until Sarpy County has acted on the request to cede jurisdiction, and the city has completed the necessary ETJ boundary amendment process. She stated the resolution is currently under review by Sarpy County and staff have not yet received information regarding when the request will be placed on the County Board agenda. Palm stated she would keep the applicant informed as additional information becomes available.

Esch thanked the Commission for their time and consideration.

MINUTE RECORD

Bellevue Planning Commission Meeting, May 28, 2026, Page 3

PUBLIC HEARING was held on a request to rezone Lot 1, Quail Crossing Replat 1, being a replat of Lots 6, 7, and Outlot A, Quail Crossing, from BG & RG-20 to RG-20-PS for the purpose of multi-family residential development, with site plan approval; and preliminary plat Lot 1, Quail Crossing Replat 1. Applicant: Quail Crossing, LLC. General Location: Southeast 45th Street and Hwy 370. Case #'s: Z-2604-03, S-2604-09.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request.

Palm explained the request involves a preliminary plat and rezoning for property near Highway 370 and 42nd Street, previously reviewed by the Commission. She stated the original proposal included six commercial lots and one multifamily lot. The revised proposal would designate all property north of Shannon Drive for commercial development and all property south of Shannon Drive for multifamily residential development. Palm stated staff supports the revision, noting the proposed land use arrangement is appropriate for the site.

Palm stated that, in conjunction with the plat and zoning boundary revisions, the applicant is seeking site plan approval for a multifamily development consisting of 165 units within three buildings. The proposal includes lower-level garage parking and additional surface stall parking. She noted Public Works reviewed the preliminary grading, drainage, and utility plans and found them acceptable. Palm further stated the applicant submitted a landscape plan that meets or exceeds City requirements and, at staff's request, added landscaping along the southwest portion of the site to provide additional buffering for nearby residential properties.

Palm noted the staff report referenced Storm Water Pollution Prevention Plan (SWPPP) violations observed during grading activities on the site. She stated the developer had worked toward compliance and that the issues had been addressed to the satisfaction of the Public Works Department. Palm stated staff recommends approval based on conformance with the Zoning Ordinance, Subdivision Regulations, Comprehensive Plan as well as lack of perceived negative impact upon the surrounding area.

Jeff Stoll, 10909 Mill Valley Rd, Omaha, NE, was present on behalf of the applicant. He stated he is with E&A Consulting Group. Stoll stated the project has been before the Commission several times over the past few years. He explained that a previously anticipated commercial user had withdrawn from a purchase agreement, which led to the proposed multifamily development on the south portion of the site. Stoll noted a Magellan pipeline easement bisects the property and has significantly influenced the site design and zoning request of the Planned Subdivision (PS) Overlay. He stated the easement imposes development restrictions that limit what improvements can be constructed within the easement area. Stoll provided an overview of the proposed multifamily development, which includes 165 units consisting of 30 studio units, 51 one-bedroom units, 66 two-bedroom units, and 18 three-bedroom units. He stated the development complies with city parking requirements and offered to answer questions from the Commission.

There was no one else present to speak in favor of or in opposition to the request. Subsequently, Hankins closed the public hearing.

Ackley complimented the applicant on the site design, noting the challenges associated with developing the parcel due to the pipeline easement. He commented favorably on the placement of the pool and clubhouse.

Yoder asked whether landscaping such as trees is prohibited within the easement area. Stoll explained Magellan restricts plants with significant root systems within the easement. He stated the easement also limits grading activities due to restrictions on the depth of cover over the pipeline. As a result, the area within the easement is largely limited to surface improvements, with the central portion of the site being utilized for a parking lot.

Palm further clarified the pipeline easement restrictions are significant and stated that the Planned Subdivision Overlay is intended to provide flexibility in situations such as this. She explained that while landscaping could not be placed within the easement area, the required landscaping was redistributed elsewhere on the site to maintain compliance with City standards. Palm stated, given the site constraints, the proposed layout represents a reasonable solution.

Hankins asked about the average depth of the pipeline beneath the site. Stoll responded the pipeline

MINUTE RECORD

Bellevue Planning Commission Meeting, May 28, 2026, Page 4

is generally located at a depth of approximately five feet.

MOTION was made by Ackley, seconded by Lasenburg, to recommend APPROVAL of a request to rezone Lot 1, Quail Crossing Replat 1, being a replat of Lots 6, 7, and Outlot A, Quail Crossing, from BG & RG-20 to RG-20-PS for the purpose of multi-family residential development, with site plan approval; and preliminary plat Lot 1, Quail Crossing Replat 1. Applicant: Quail Crossing, LLC. General Location: Southeast 45th Street and Hwy 370. Case #'s: Z-2604-03, S-2604-09. APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and the Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on July 7, 2026.

Meeting adjourned at 6:35 p.m.



Jenna Lance
Planning/Permit Technician

2.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: S-2605-13

FOR HEARING OF:
REPORT #1: June 25, 2026

I. GENERAL INFORMATION

A. APPLICANT:

Liberty Land, LLC
Dennis Van Mooreleghem
7002 South 131st Avenue
Omaha, NE 68138

B. PROPERTY OWNERS:

Liberty Land, LLC
7002 South 131st Avenue
Omaha, NE 68138

C. GENERAL LOCATION:

Northwest of Quail Drive and Capehart Road

D. LEGAL DESCRIPTION:

Lots 171 through 289, and Outlots C and D, Liberty, being a replat of part of Lot 1 and part of Lot 2, Daniell's Farm Addition; together with Outlot A, Liberty Replat One, located in the Northwest ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Final plat Lots 171 through 289, and Outlots C and D, Liberty

F. EXISTING ZONING AND LAND USE:

RS-72-PS, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a final plat for the intent of enabling single family residential development.

H. SIZE OF SITE:

The site is approximately 34.5 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently being used for agriculture.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Single Family Residential, RS-72-PS
- 2. **East:** Single Family Residential, RS-72-PS
- 3. **South:** St James UMC, AG (across Capehart Rd.)
- 4. **West:** Single-Family Residential, RS-72-PS and Vacant, AG

C. RELEVANT CASE HISTORY:

- 1. On January 26, 2012, the Planning Commission recommended approval of a request to rezone Lots 1 through 5, Daniell’s Farm Addition, being a platting of Tax Lot 16A, Tax Lot 17A1A, Tax Lot 18A1A, Tax Lot 18A1B1, all located in Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to AG, RS-72, RG-50 and MU for the purpose of future park, residential, and commercial development; and small subdivision plat Lots 1 through 5, Daniell’s Farm Addition. The City Council approved the aforementioned request April 9, 2012.
- 2. On November 19, 2015, the Planning Commission recommended approval of a request to rezone Lots 1 through 292, and Outlots B through D, Liberty, being a replat of Lot 2, and Outlot B, Daniell’s Farm Addition; together with part of Tax Lot 19 lying north of new Capehart Road except right-of-way, located in the Southwest ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG and RS-72 to RS-72-PUD for the purpose of single family residential development; and preliminary plat Lots 1 through 292, and Outlots B through D, Liberty. On January 11, 2016, the City Council approved the aforementioned request.
- 3. On December 15, 2016, the Planning Commission recommended approval of a request to final plat Lots 1 through 93, and Outlot A, Liberty, being a platting of part of Lot 1, part of Lot 2, and part of Outlot B, Daniell’s Farm Addition;

and approval of the Subdivision Agreement. On January 9, 2017, the City Council approved the aforementioned request.

4. On October 24, 2019, the Planning Commission recommended approval of a request to final plat Lots 94 through 170, and Outlot B, Liberty for the purpose of single-family residential development.

D. APPLICABLE REGULATIONS:

1. Chapter 4, Subdivision Regulations, regarding Final Plats.
2. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as single/multifamily residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data information available for this area.
2. Access is proposed from Vandenberg Avenue, as well as extensions of South 44th Street, Daniell Road, Chennault, and Lockbourne Avenue.

D. UTILITIES:

All utilities are available or will be constructed to serve this development.

E. ANALYSIS:

1. Dennis Van Mooreleghem, on behalf of Liberty Land, LLC, has submitted a request to final plat Lots 171 through 289, and Outlots C and D, Liberty, for the purpose of single-family residential development.
2. RS-72-PS zoning was approved for this development on November 19, 2015, and will take effect upon filing of the final plat.

3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Offutt Air Force Base, Sarpy County Public Works, Sarpy County Planning Director, and Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and also stated that if the requested department did not have comments pertaining to the application, no response was needed.

Bellevue Public Works Engineer Matt Knight requested technical revisions to the plat. All comments have since been satisfied by the applicant's engineer.

Sarpy County Public Works Surveyor Mike Sharp had minor technical comments pertaining to the plat. The applicant's engineer has since made the necessary revisions.

No other comments were received on this case.

4. The final plat is in general conformance with the approved preliminary plat. Minor interior adjustments were made to the lot configuration to accommodate development phasing. This does not change the overall plat or development.
5. The applicant has submitted an amendment to the Subdivision Agreement which has been reviewed by the City Attorney and will be presented with the final plat request.
6. Based on the number of acres and the Subdivision Agreement, this development will require a contribution to the Park Fund in the amount of \$29,240. This fee must be paid prior to the filing of the final plat.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the preliminary plat.

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2025 GIS aerial photo of the property
3. Final plat received June 16, 2026

VII. COPIES OF REPORT TO:

1. Liberty Land, LLC
2. TD2 (Andrew Koster)
3. Croker Huck Law Firm (Matt Eck)


Assistant Planning Manager

 
Planning Director Date of Report

Aerial Map



Sarpy County GIS



Map Scale 1: 8932

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes





Zoning Map



Sarpy County, Nebraska | Sarpy County GIS

0 500 1000
ft

Map Scale 1: 8932

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: S-2605-14

FOR HEARING OF:

REPORT #1: June 25, 2026

REPORT #2:

I. GENERAL INFORMATION

A. APPLICANT:

Quail Crossing, LLC
6860 S 118th Street
Omaha, NE 68137

B. PROPERTY OWNERS:

Quail Crossing, LLC
6860 S 118th Street
Omaha, NE 68137

C. GENERAL LOCATION:

Southwest corner of South 42nd Street and Hwy 370

D. LEGAL DESCRIPTION:

Lot 1, Quail Crossing Replat 1, being a replat of Lots 6, 7, and Outlot A, Quail Crossing, located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Final plat Lot 1, Quail Crossing Replat 1.

F. EXISTING ZONING AND LAND USE:

BG and RG-20, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a final plat to enable multi-family residential development.

H. SIZE OF SITE:

The site is approximately 8.124 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Vacant/undergoing grading and infrastructure construction

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Vacant/BG
- 2. **East:** Commercial (across South 42nd Street), BGH-PCO
- 3. **South:** Vacant (across Maass Road), AG
- 4. **West:** Commercial (across South 45th Street), BG-PCO

C. RELEVANT CASE HISTORY:

- 1. On January 23, 2025, the Planning Commission recommended approval of a request to rezone Lots 1 through 6, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of Northeast ¼ of the Southwest ¼, north of the road, located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska. City Council approved the aforementioned request on March 4, 2025.
- 2. On June 26, 2025, the Planning Commission recommended approval of a request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast ¼ of the Southwest ¼, north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing. City Council approved this request on August 27, 2025.
- 3. On May 28, 2026, the Planning Commission recommended approval of a request to rezone Lot 1, Quail Crossing Replat 1, being a replat of Lots 6, and 7, and Outlot A, Quail Crossing, located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from BG and RG-20 to RG-20-PS for the purpose of multi-family residential development; and preliminary plat Lot 1, Quail Crossing Replat 1.

D. APPLICABLE REGULATIONS:

1. Chapter 4, Subdivision Regulations, regarding Final Plats.
2. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as mixed use.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2022 MAPA traffic data indicates 31,000 vehicles per day along Highway 370 near the intersection of South 42nd Street.
2. Shannon Drive will be the east-west street through the proposed plat, with access from South 42nd Street and South 45th Street.

D. UTILITIES:

All utilities are available or will be constructed to serve this development.

E. ANALYSIS:

1. Jeff Stoll, on behalf of Quail Crossing, LLC, has submitted a request to final plat Lot 1, Quail Crossing Replat 1, for the purpose of multi-family residential development.
2. RG-20-PS zoning was requested for the development and will take effect upon filing of the final plat.
3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Offutt Air Force Base, Sarpy County Public Works, Sarpy Planning Director, and Papillion LaVista School District. The cover letter indicated a deadline to send comments back to the Planning Department and also stated that if the requested department did not have comments pertaining to the application, no response was needed.

Public Works Engineer Matt Knight requested technical revisions to the plat. All comments have since been satisfied by the applicant's engineer.

No other comments were received on this case.

4. The final plat is in general conformance with the approved preliminary plat.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the preliminary plat.

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2025 GIS aerial photo of the property
3. Final plat received June 11, 2026

VII. COPIES OF REPORT TO:

1. Quail Crossing, LLC. (Attn: Austin Alff)
2. E & A Consulting Group, Inc. (Attn: Jeff Stoll)
3. Koley Jessen (Attn: Tim Young)
4. Scott Alff
5. Public Upon Request

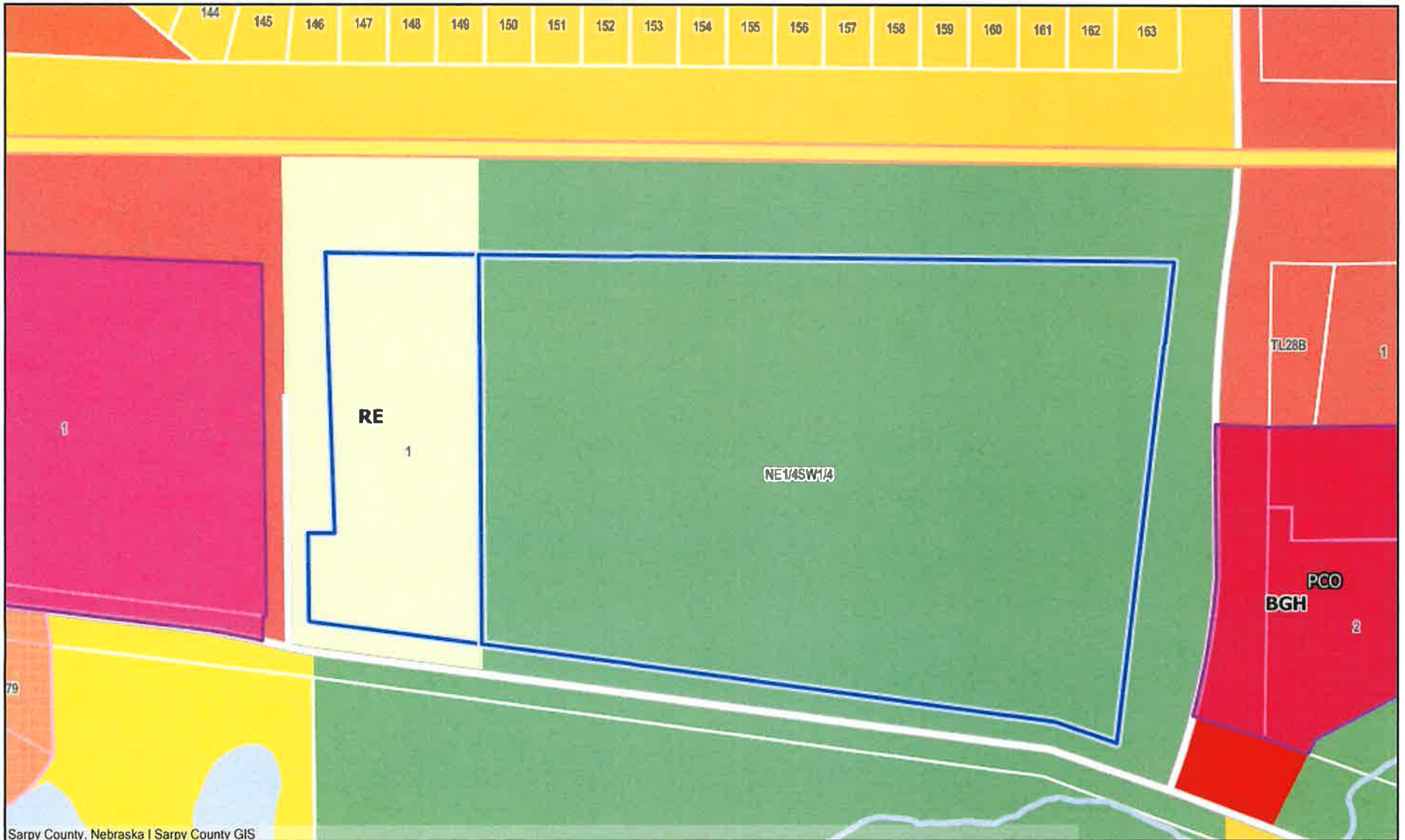

Assistant Planning Manager


Planning Director 06/10/26
Date of Report

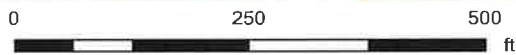


SARPY COUNTY
NEBRASKA

Zoning Map

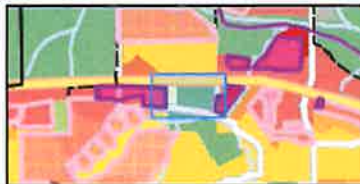


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 3090

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

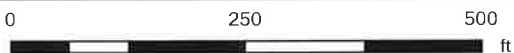


Notes





Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 3090

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



