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**AGENDA**

DOUGLAS COUNTY PLANNING COMMISSION  
15335 W. Maple Road, Omaha, NE. 68116  
Douglas Conference Room, First Floor

November 9, 2022

6:00 p.m.

Commission Members: David Levy –Chair, Tanner Hoffman – Vice Chair, Bill Bowers, Dakotah Smith, Cal Brummund, Callie O’Callaghan and Scott Bruhn

COMMISSION ACTION:

This meeting is conducted in accordance with the Open Meetings Act of the State of Nebraska, a copy of which is posted in the back of the room.

1. Roll call of members
2. Approval of agenda - Notice published October 28, 2022 in the Omaha Daily Record
3. Approval of September 21, 2022 Minutes

PUBLIC HEARINGS:

1. Travis’ Merchants of Venice, LLC, applicant – rezoning from MU Mixed Use & AG Agriculture to MU Mixed Use of proposed lot 1 and outlot A Travis of Venice, a subdivision in part of the SE ¼ of the SE ¼ of Section 30, T15N, R10 E; parcel number 0110660004; address 26404 West Center Road, Waterloo, NE 68069.
2. Travis’ Merchants of Venice, LLC, applicant – preliminary and final plat of proposed lot 1 and outlot A Travis of Venice, a subdivision in part of the SE ¼ of the SE ¼ of Section 30, T15N, R10 E; parcel number 0110660004; address 26404 West Center Road, Waterloo, NE 68069.
3. Waste Management of Nebraska, applicant – a special use permit to operate a sanitary landfill in an AG zone, parcel # 0111350000, 0111340000, 0111320003, 0111320006, 0111430000, and 0111450002, address 13505 N 216 Street, Douglas County, NE 68007.

ACTION ITEMS:

1. Consider approval of rezoning from MU Mixed Use & AG Agriculture to MU Mixed Use of proposed lot 1 and outlot A Travis of Venice, a subdivision in part of the SE ¼ of the SE ¼ of Section 30, T15N, R10 E; parcel number 0110660004; address 26404 West Center Road, Waterloo, NE 68069.
2. Consider approval of preliminary and final plat of proposed lot 1 and outlot A Travis of Venice, a subdivision in part of the SE ¼ of the SE ¼ of Section 30, T15N, R10 E; parcel number 0110660004; address 26404 West Center Road, Waterloo, NE 68069.

3. Consider approval of a special use permit to operate a sanitary landfill in an AG zone, parcel # 0111350000, 0111340000, 0111320003, 0111320006, 0111430000, and 0111450002, address 13505 N 216 Street, Douglas County, NE 68007. N 50 FT SW 1/4 SW 1/4 & E 50 FT & N 50 W 50 FT SE 1/4 SW 1/4 & -EX W 1223.84 E 1273.84 S 110.11 FT- NE 1/4 SW 1/4 & SE 1/4 NW 1/4 of Section 12-Township 16-Range 10; parcel number 0112900009, address 21260 Bennington Road, Omaha, NE 68022.

DISCUSSION ITEMS:

REPORTS FROM STAFF:

1. Update on the zoning related issues on a number of properties in the Douglas County jurisdiction.
2. Whomping Willow Ridge rezoning and subdivision applications - County Board action on October 25, 2022.

ITEMS FROM THE PUBLIC:

ITEMS FROM THE MEMBERSHIP:

EXECUTIVE SESSION:

ADJOURNMENT:

Next meeting is scheduled for Wednesday, December 14, 2022 at 6pm.

# TRAVIS OF VENICE

## LOT 1 AND OUTLOT A

BEING A PLATTING OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART DEEDED TO THE STATE OF NEBRASKA BY WARRANTY DEED RECORDED OCTOBER 1, 1942 IN BOOK 706 AT PAGE 541 RECORDS OF DOUGLAS COUNTY, NEBRASKA, AND ALSO EXCEPT THAT PART DEEDED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS RECORDED AUGUST 12, 2004 AS INSTRUMENT NO. 2004108993 AND ALSO EXCEPT THAT PART CONVEYED BY WARRANTY DEED IN BOOK 1818 AT PAGE 520, RECORDS OF DOUGLAS COUNTY, NEBRASKA.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT PERMANENT MARKERS WERE FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS TRAVIS OF VENICE, LOT 1 AND OUTLOT A, BEING A PLATTING OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART DEEDED TO THE STATE OF NEBRASKA BY WARRANTY DEED RECORDED OCTOBER 1, 1942 IN BOOK 706 AT PAGE 541 RECORDS OF DOUGLAS COUNTY, NEBRASKA, AND ALSO THAT PART DEEDED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS RECORDED AUGUST 12, 2004 AS INSTRUMENT NO. 2004108993 AND ALSO EXCEPT THAT PART CONVEYED BY WARRANTY DEED IN BOOK 1818 AT PAGE 520, RECORDS OF DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID SE 1/4; THENCE N00°05'41"E (ASSUMED BEARING) 33.00 FEET ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE S89°59'17"W 208.86 FEET ON THE SOUTH LINE OF WEST CENTER ROAD AND ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4; THENCE N00°27'41"W 16.97 FEET ON THE SOUTH LINE OF WEST CENTER ROAD; THENCE N84°40'43"W 160.06 FEET ON THE SOUTH LINE OF WEST CENTER ROAD; THENCE S88°48'44"W 100.00 FEET ON THE SOUTH LINE OF WEST CENTER ROAD; THENCE N40°00'00"E 280.00 FEET; THENCE N45°00'00"E 125.00 FEET; THENCE N18°30'00"E 400.00 FEET; THENCE N89°51'00"E 68.86 FEET; THENCE N89°59'48"E 33.01 FEET TO THE EAST LINE OF SAID SE 1/4; THENCE S00°05'41"W 787.00 FEET ON THE EAST LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING.

CONTAINING 3.78 ACRES

JUNE 24, 2022  
DATE:

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TRAVIS MERCHANTS OF VENICE CORP AND LYMAN-RICHEY CORPORATION, A DELAWARE CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET, A LOT AND AN OUTLOT TO BE NAMED, LETTERED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TRAVIS OF VENICE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GLYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES SAID FIVE (5') SIDE BOUNDARY LOT LINE EASEMENT WILL BE RELEASED AT NO COST IF NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS, THE TERM EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTAGES OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

TRAVIS MERCHANTS OF VENICE CORP

LYMAN-RICHEY CORPORATION,  
A DELAWARE CORPORATION

BY:

TRAVIS HARLOW, OWNER

BY:

RICHARD UMBEL, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY TRAVIS HARLOW, OWNER OF TRAVIS MERCHANTS OF VENICE CORP, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY RICHARD UMBEL, PRESIDENT OF LYMAN-RICHEY CORPORATION, A DELAWARE CORPORATION ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

### DOUGLAS COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE FOREGOING DESCRIBED CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TREASURER'S SEAL

DOUGLAS COUNTY TREASURER

### APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION

THIS PLAT OF TRAVIS OF VENICE WAS APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN

### APPROVAL OF THE DOUGLAS COUNTY BOARD

THIS PLAT OF TRAVIS OF VENICE WAS APPROVED THE DOUGLAS COUNTY BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN

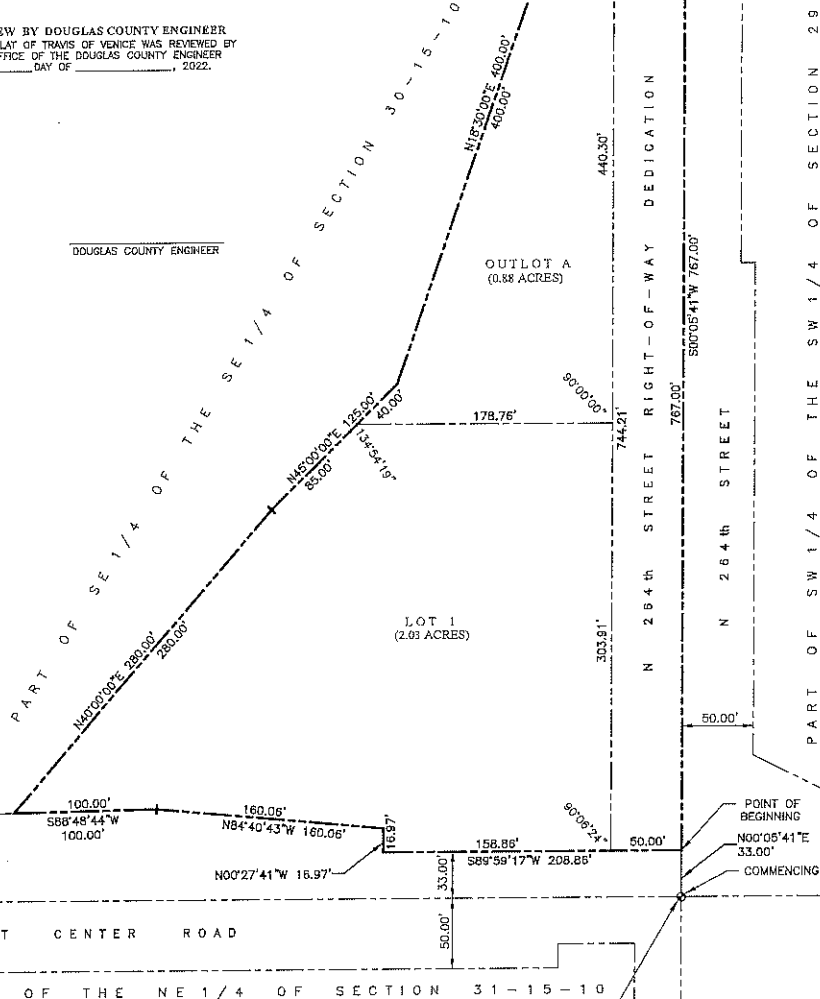
COUNTY CLERK

### NOTES:

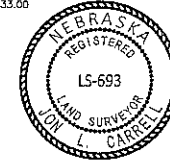
- OUTLOT "A" SHALL BE RESERVED FOR THE CONSERVATION DESIGN REGULATIONS. OUTLOT "A" WILL BE OWNED AND MAINTAINED BY THE ADJACENT OWNER IN LOT 1.

REVIEW BY DOUGLAS COUNTY ENGINEER  
THIS PLAT OF TRAVIS OF VENICE WAS REVIEWED BY  
THE OFFICE OF THE DOUGLAS COUNTY ENGINEER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DOUGLAS COUNTY ENGINEER



SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. FOUND BRASS DISC IN CENTERLINE CENTERLINE.  
NE 62.43' TO MAG NAIL W/DC WASHER IN A POWER POLE.  
SE 65.57' TO MAG NAIL W/DC WASHER IN A POWER POLE.  
SW 82.29' TO "X" NAIL IN NE BASE CORNER OF A LIGHT POLE.  
NW 52.72' TO DC BRAS CAP IN THE BACK OF CURB.

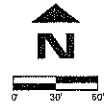


JON L. CARRELL  
NEBRASKA RLS #893



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TRAVIS OF VENICE  
LOT AND OUTLOT A



Revision Dates

No.	Description	MM-DD-YY

Job No.: A1436-22-14A  
Drawn By: RJR  
Reviewed By: JLC  
Date: JUNE 24, 2022  
Book: 22/04  
Pages: 16-20

Sheet Title  
DOUGLAS COUNTY  
FINAL PLAT

Sheet Number  
SHEET 1 OF 1

