

CITY OF GRETNA, NEBRASKA  
CITY COUNCIL MEETING NOTICE  
TUESDAY, FEBRUARY 17, 2026, 6:30 P.M.  
CITY OFFICE 204 N. MCKENNA AVE.  
GRETNA, NE  
402-332-3336

Notice is hereby given that on Tuesday, February 17, 2026, a meeting of the City Council of the City of Gretna, Nebraska, will be held at 6:30 p.m. at the City Office. The agenda for such meeting, which is kept continuously current, is available for public inspection at the Office of the City Clerk at the above address during normal business hours.

As part of the meeting, notice is hereby given that public hearings will be held for the purposes of:

- A)** Lisa Lourey  
610 Devonshire Drive, Gretna, NE 68028
- Requests:** Approval of a Conditional Use Permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District.
- Description:** Lot 89, Covington 2 (Parcel #011598380). Generally located at the intersection of South 198<sup>th</sup> Street and Devonshire Drive in the Covington 2 residential subdivision.
- B)** John Chamberlain  
7900 College Boulevard, Suite 500, Overland Park, KS 66210
- Requests:** Approval of a Zoning Text Amendment to amend Gretna Zoning Regulation Section 7.02 to increase the maximum height of on-premise pole signs to 130 feet and maximum size of on-premise pole signs to 600 square feet for properties that abut Interstate 80 in the Good Life District.
- C)** MDC Linoma Industrial, LLC  
11550 I Street, Suite 200, Omaha, NE 68137
- Requests:** Approval of a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning from TA Transitional Agriculture and RE Residential Estates to I-1 Light Industrial and RE Residential Estates for Parcel #011620703 and Parcel #011209860 for a subdivision to be known as Linoma Industrial.
- Description:** Located in Lot 2, Sanford Addition, a subdivision located in the Northeast  $\frac{1}{4}$  of Section 22, and Lot 4, Gretna Hill Estates, a subdivision located in the Southeast  $\frac{1}{4}$  of Section 15, all located in Township 13 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located at the intersection of South 234<sup>th</sup> Street and Highway 6.
- D)** Redwood USA, LLC  
7007 East Pleasant Valley Road, Independence, OH 44131

**Requests:** Approval of a Final Plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1.

**Description:** Located in a part of the Southeast ¼ of Section 19, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County Nebraska. Generally located at the intersection of South 192<sup>nd</sup> Street and Cornhusker Road.

**E)** iCON Homes, LLC  
22754 Sanctuary Ridge Drive, Omaha, NE 68022

**Requests:** Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates of Parcel #011620160 for a subdivision to be known as Iron Wheel Estates.

**Description:** Located in Tax Lot 9A1B and Tax Lot 10A1B Section 14, Township 14 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located near the intersection of South 225<sup>th</sup> Street and Giles Road.

**F)** Greg & Alicia Zuger, Z Squared Holdings III, LLC  
4625 South 218<sup>th</sup> Street, Elkhorn, NE 68022

**Requests:** Approval of a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner (Parcel #011599211).

**Description:** Located on Lot 1 Nelson's Corner (Parcel #011599211). Generally located at the intersection of Cornhusker Road and Highway 6.

**G)** Sale of City Owned Real Property Consisting of Approximately Nineteen Acres Located Northeast of Hwy 6/31 and Jansen Drive to PCM Holdings, LLS, in accordance with the Manner, Terms, and Requirements of a Purchase Contract therewith and Pursuant to Nebraska Revised Statute 16-202

All interested parties are asked to attend to express any support or objections to these matters. Any written support or objections must be filed with the City Clerk **prior to February 17, 2026.**



Tammy L. Tisdall, CMC  
City Clerk

CITY OF GRETNA, NEBRASKA  
CITY COUNCIL AGENDA  
FEBRUARY 17, 2026  
6:30 P.M.  
**AGENDA**

**1) CALL MEETING TO ORDER**

- A) Mayor's Public Announcement: "This meeting is conducted in compliance with the Nebraska Open Meetings Act, a current copy of which is posted in the meeting room. Those wishing to address the Council on an agenda item which does not include public comments, please approach the microphone during the public comment section."
- B) Pledge of Allegiance
- C) Roll Call

**2) CONSENT AGENDA**

- A) Approval of Consent Agenda
  - 1) Approval of Agenda for February 17, 2026
  - 2) Approval of Council Minutes for February 3, 2026
  - 3) Approval of Claims
  - 4) Approval of Gretna Community Complex – Sinclair Hille
    - a) Pay Request Invoice No. 24014-C-21 - \$24,213.31

**3) PUBLIC COMMENTS ON ANY AGENDA ITEMS**

**4) PRESENTATIONS**

Gretna Public Library Director – Krissy Reed

**5) PUBLIC HEARINGS**

- A) Lisa Lourey at 610 Devonshire Drive, Gretna, NE 68028
  - Requests: Approval of a Conditional Use Permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District.
  - Description: Lot 89, Covington 2 (Parcel #011598380). Generally located at the intersection of South 198<sup>th</sup> Street and Devonshire Drive in the Covington 2 residential subdivision.

Staff Reports  
Applicant Comments  
Public Hearing  
Council Discussion

- B) John Chamberlain at 7900 College Boulevard, Suite 500, Overland Park, KS 66210
  - Requests: Approval of a Zoning Text Amendment to amend Gretna Zoning Regulation Section 7.02 to increase the maximum height of on-premise pole signs to 130 feet and maximum size of on-premise pole signs to 600 square feet for properties that abut Interstate 80 in the Good Life District.

Staff Reports  
Applicant Comments  
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Council Discussion

- C) MDC Linoma Industrial, LLC at 11550 I Street, Suite 200, Omaha, NE 68137  
Requests: Approval of a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning from TA Transitional Agriculture and RE Residential Estates to I-1 Light Industrial and RE Residential Estates for Parcel #011620703 and Parcel #011209860 for a subdivision to be known as Linoma Industrial.  
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Staff Reports  
Applicant Comments  
Public Hearing  
Council Discussion

- D) Redwood USA, LLC at 7007 East Pleasant Valley Road, Independence, OH 44131  
Requests: Approval of a Final Plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1.  
Description: Located in a part of the Southeast ¼ of Section 19, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located at the intersection of South 192<sup>nd</sup> Street and Cornhusker Road.

Staff Reports  
Applicant Comments  
Public Hearing  
Council Discussion

- E) iCON Homes, LLC at 22754 Sanctuary Ridge Drive, Omaha, NE 68022  
Requests: Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates of Parcel #011620160 for a subdivision to be known as Iron Wheel Estates.  
Description: Located in Tax Lot 9A1B and Tax Lot 10A1B Section 14, Township 14 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located near the intersection of South 225<sup>th</sup> Street and Giles Road.

Staff Reports  
Applicant Comments  
Public Hearing  
Council Discussion

- F) Greg & Alicia Zuger, Z Squared Holdings III, LLC at 4625 South 218<sup>th</sup> Street, Elkhorn, NE 68022  
Requests: Approval of a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner (Parcel #011599211).  
Description: Located on Lot 1 Nelson's Corner (Parcel #011599211). Generally located at the intersection of Cornhusker Road and Highway 6.

Staff Reports  
Applicant Comments  
Public Hearing  
Council Discussion

- G) Sale of City Owned Real Property Consisting of Approximately Nineteen Acres Located Northeast of Hwy 6/31 and Jansen Drive to PCM Holdings, LLS, in accordance with the Manner, Terms, and Requirements of a Purchase Contract therewith and Pursuant to Nebraska Revised Statute 16-202

Staff Reports  
Applicant Comments  
Public Hearing  
Council Discussion

## 5) RESOLUTIONS AND ORDINANCES

- A) Ordinance 2194 - Annexing and Extending the Corporate Limits of the City of Gretna to Include the Real Estate which is Generally Described as the Lands Located in the Southwest 1/4 of Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, Consisting of Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, together with the Public Streets and Public Right-Of-Ways within and/or Immediately Adjacent to said Annexed Areas, including the Adjoining Portion of the Platteview Road Right-Of-Way and the Adjoining Portion of the South 214th Street Right-Of-Way which is Located in S.I.D. 364 (Gretna Logistics Park), Except and Excluding and Not Annexing any Adjacent U.S. Interstate 80 Right-Of-Way.

Statement of Formal Compliance with Notice Requirements of Nebraska Revised Statute 16-130 (6)

Motion to Approve Third Reading  
Motion to Approve and Adopt

- B) Ordinance 2197- Directing the Sale of City Owned Real Property Consisting of Approximately Nineteen Acres Located Northeast of Hwy 6/31 and Jansen Drive to PCM Holdings, LLC, in accordance with the Manner, Terms, and Requirements of a Purchase Contract therewith and Pursuant to Nebraska Revised Statute 16-202.

Motion to Approve Second Reading

- C) Ordinance 2198 – Directing the Sale and Exchange of City Owned Real Property Consisting of Outlot A of the Santa Fe Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subidvision, to RVS Investments, LLC, in accordance with the Manner, Terms and Requirements of an Exchange Agreement therewith and Pursuant to Nebraska Revised Statute 16-202

Motion to Introduce and Approve First Reading

- D) Ordinance 2199 – Rezoning from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District the Land consisting of Lot 1 Nelson's

Corner, Located in the Southwest Quarter of S19, T14N, R11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska

Motion to Introduce and Approve First Reading

**6) CURRENT BUSINESS**

- A) Action on Annexation Agreement between the City of Gretna and the Gretna Suburban Fire District
  
- B) Action on Partial Annexation Agreement between the City of Gretna and S.I.D. No. 364 (Gretna Logistics Park)

**7) EXECUTIVE SESSION - Contract Negotiations**

**8) ADJOURNMENT**

# City of Gretna, Nebraska

City Council

February 3, 2026

A meeting of the Gretna City Council was held on February 3, 2026. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Present: Kara Alexander, Lauren Liebenritt, Bill Proctor, Jeremy Westengaard. Notice of the meeting was given in advance thereof to the Mayor and City Council, published in the Sarpy County Times and posted in at least three Public places as shown by the Certificate of Posting Notice attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the Public.

## CONSENT AGENDA

### Approval of Consent Agenda

- 1) Approval of Agenda for February 3, 2026
- 2) Approval of Council Minutes for January 20, 2026
- 3) Approval of Claims
- 4) Approval of Gretna Community Complex Water Main Improvements – Vrba Construction, Inc.
  - a) Pay Request No. 3 – \$ 79,746.30
- 5) Approval of Teal Ridge Village Water Main Improvements - United Utilities & Excavation, LLC
  - a) Pay Request No. 1 – \$ 74,274.75
- 6) Approval of Aspen Creek West Phase 1 Water Main Improvements – Vrba Construction, Inc.
  - a) Pay Request No. 1 – \$ 547,682.82

### Claims

Abes ex 1,037.50; Accs Systms Lsng ex 918.50; Ace Indstrl Sply ex 960.31; Barco Prod ex 635.24; Biblnx ex 3,760.00; Big Rig Rpr ex 295.50; Bobcat ex 1,978.06; BS&A ex 5,834.00; Cnta ex 389.62; Cntrl Salt ex 1,571.89; Cntry Lk ex 71.37; Coast ex 130.52; Core & Main ex 57,674.74; Cox ex 621.82; D Kicic ex 40.00; Data Docs ex 963.00; Deere & Co ex 14,394.96; Glmr & Bell ex 8,875.00; Gretna Sub Fire Dept ex 74,922.11; Grtn Pyrl ex 136,115.81; GT Mdwst ex 511.14; Hdoro Optmztn ex 2,221.69; Hrtlnd Ntl Gas ex 3,286.44; HTM SlS ex 260.00; Ingrm Lib Serv ex 1,537.92; J Elliott ex 64.00; JQ Off Equip ex 1,024.74; L Ortiz ex 725.00; Lge of NE ex 520.00; Lmn Rchy Corp ex 2,016.16; Lowe's ex 340.37; Mdwst Tape ex 26.99; MUD ex 299.58; Muni Sply ex 70.30; NE Pub Hlth Enviro ex 769.00; Occ Hlth Ctr ex 89.00; Ovrdve ex 326.41; Quill ex 99.55; Schlstc Lib Pblshg ex 102.00; Sec Equip ex 84.00; Srpy Co FscI Admin ex 8,747.97; Srpy Co Treas ex 82,835.19; Suspnd It ex 910.00; Ty's ex 450.51; Wells Frgo ex 351.00; Wex ex 119.55; Yng & Wht ex 7,320.68; Total ex 426,299.14

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve consent agenda. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

## PRESENTATIONS

Gretna Chamber of Commerce – Missy Hardersen

**ORDINANCES & RESOLUTIONS**

Ordinance 2194 - Annexing and Extending the Corporate Limits of the City of Gretna to Include the Real Estate which is Generally Described as the Lands Located in the Southwest 1/4 of Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, Consisting of Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, together with the Public Streets and Public Right-Of-Ways within and/or Immediately Adjacent to said Annexed Areas, including the Adjoining Portion of the Platteview Road Right-Of-Way and the Adjoining Portion of the South 214th Street Right-Of-Way which is Located in S.I.D. 364 (Gretna Logistics Park), Except and Excluding and Not Annexing any Adjacent U.S. Interstate 80 Right-Of-Way. Jeff Miller read the ordinance by title.

Ordinance no. 2194

An ordinance of the City of Gretna, Nebraska, annexing and extending the corporate limits of the City of Gretna to include the real estate which is generally described as the lands located in the Southwest 1/4 of Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, consisting of Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, together with the public streets and public right-of-ways within and/or immediately adjacent to said annexed areas, including the adjoining portion of the Platteview Road right-of-way and the adjoining portion of the South 214th Street right-of-way which is located in S.I.D. 364 (Gretna Logistics Park), except and excluding and not annexing any adjacent U.S. Interstate 80 right-of-way, and which is more specifically described hereinafter in this ordinance; and to provide an effective date hereof.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve second reading of Ordinance 2194. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Ordinance 2197- Directing the Sale of City Owned Real Property Consisting of Approximately Nineteen Acres Located Northeast of Hwy 6/31 and Jansen Drive to PCM Holdings, LLC, in accordance with the Manner, Terms, and Requirements of a Purchase Contract therewith and Pursuant to Nebraska Revised Statute 16-202.

Jeff Miller read the ordinance by title.

Ordinance no. 2197

An ordinance of the City of Gretna, Nebraska, directing the sale of City owned real property consisting of approximately nineteen acres located northeast of Highway 6/31 and Jansen Drive to PCM Holdings, LLC, in accordance with the manner, terms, and requirements of a purchase contract therewith and pursuant to Nebraska Revised Statute §16-202.

Motion by Lauren Liebenritt, seconded by Bill Proctor to introduce and approve first reading of Ordinance 2197. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Resolution 2-26 (1) – Preliminary Engineering Services Supplemental Agreement with Alfred Benesch & Company for the 204th Street and Schram Road Paving Improvements Project. Jeff Miller read the resolution by title.

Resolution 2-26 (1)

Preliminary engineering services supplemental agreement with Alread Benesch & Company for the 204<sup>th</sup> Street and Schram Road Paving Improvements Project

Motion by Jeremy Westengaard, seconded by Bill Proctor to approve and adopt Resolution 2-26 (1). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

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Resolution 2-26 (2) – Environmental Services Supplemental Agreement with Felsburg Holt & Ullevig (FHU) for the 204<sup>th</sup> Street and Schram Road Paving Improvements Project – Supplement No. 2.

Jeff Miller read the resolution by title.

Resolution 2-26 (2)

Environmental services supplemental agreement with Felsburg Holt & Ullevig (FHU) for the 204<sup>th</sup> Street and Schram Road paving improvements project – Supplement No. 2

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve and adopt Resolution 2-26 (2). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

**EXECUTIVE SESSION - Contract Negotiations and Real Estate**

Motion by Kara Alexander, seconded by Lauren Liebenritt to go into closed session at 6:44 p.m. for Contract Negotiations and Real Estate. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Kara Alexander to reconvene into open session at 7:41p.m. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

**ADJOURNMENT**

Motion by Lauren Liebenritt, seconded by Kara Alexander to adjourn. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

CITY OF GRETNA, NEBRASKA

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Mike Evans, Mayor

ATTEST:

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Tammy L. Tisdall, CMC  
City Clerk

**CITY OF GRETNA CLAIMS 02/17/20226**

Vendor Name	Invoice Description	Amount
<b>Fund: 01 GENERAL FUND</b>		
<b>Department: 00 GENERAL</b>		
ACCESS SYSTEMS	SERVER PROJECT	24,719.25
ALLO COMMUNICATIONS	ACCT# 3198579: PUBLIC WORKS / CITY HALL: 12/17/24 - 1/23/25	268.00
BLACK HILLS CORPORATION	ACCT# 7829898742: 204 N MCKENNA AVE #1	312.91
BMI JANITORIAL GROUP	CITY HALL CLEANING: FEB 2026	541.00
COLUMN SOFTWARE PBC	LEGAL NOTICES: JAN 2026	460.31
CULLIGAN OF OMAHA	ACCT 8847: WATER / DELIVERY / EQUIPMENT: JAN 2026	201.10
DONALD F. FICENEC LLC	GRETNA VS NYCOLE L. CONWAY	500.00
EMC INSURANCE COMPANIES	WORKERS' COMP / AUTO POLICY	43,285.00
GOVERNMENT FINANCE OFFICERS ASSC	MEMBERSHIP 3/1/26 - 2/28/27: K KOOZER	250.00
GRETNA ACE HARDWARE LLC	BALL VALVE / WRENCH PIPE 18"	74.97
LEAGUE OF NEBRASKA	2026 MEMBERSHIP: T SCHUETZ	100.00
LINDA HARTIN - DILLENBURG	COLRS DA CLOWN: 2/28/26	270.00
OPC DIRECT	GRETNA ARBOR SOCIETY - 4 RMS 11 X 17 PAPER	79.15
PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	833.37
PINNACLE BANK	ACCT# 8842: JAN 2026 PURCHASES	497.25
PREMIER HOLIDAY LIGHTING	HOLIDAY DECORATIONS / INSTALLATION	23,806.75
PRYOR LEARNING	ANNUAL TRAINING RENEWAL	249.00
QUILL CORPORATION	OFFICE SUPPLIES	150.26
THIELE GEOTECH INC	GRETNA COMMUNITY COMPLEX - MATERIAL TESTING JAN 2026	2,722.00
WESTERN OIL II, LLC	FUEL PURCHASES: JAN 2026	28.00
YOUNG & WHITE LAW OFFICES	GENERAL / GRETNA CROSSING PARK / GOOD LIFE DISTRICT	5,874.00
	<b>Total Department 00 GENERAL</b>	<b>\$ 105,222.32</b>
<b>Department: 10 PARK</b>		
BAXTER	#85: SERVICE	89.99
BOBCAT OF OMAHA	COUPLERS	338.02
BOBCAT OF OMAHA	#57: COUPLER / HY FLUID	297.80
BOBCAT OF OMAHA	RENTAL: T86 DLX PKG - HYD FLUID / COUPLER	1,635.02
GRETNA ACE HARDWARE LLC	2 - BOW RAKE	75.98
GRETNA ACE HARDWARE LLC	THREAD SEAL TAPE / WIRE SCRATCH BRUSH / UNION IRON	96.13
GRETNA GAS AND LUBE	JAN 2026 FUEL PURCHASES	1,796.05
HUGHES MULCH PRODUCTS	DUMP WOOD - 168TH ST	300.00
MIDWEST TURF & IRRIGATION	3 - O-RING	63.13
NAPA - ASHLAND AUTO SUPPLY	ELECTRICAL TAPE	60.96
NMC, INC	INSTALL CASE DRAIN	1,091.78
O'REILLY AUTOMOTIVE	#8: CAPSULE	52.34
O'REILLY AUTOMOTIVE	#85: 2' C TO A / CAR CHARGER	65.05
PINNACLE BANK	ACCT# 2209: JAN 2026 PURCHASES	820.00
PORT-A-JOHNS	RENTAL: 20501 ANGUS RD - JAN 2026	85.00
PREMIER HOLIDAY LIGHTING	HOLIDAY DECORATIONS / INSTALLATION	14,200.00
TY'S OUTDOOR POWER & SERVICE	MS 194 T 14"	499.07
VERMEER HIGH PLAINS	ZUBAT PROFESSION	115.99
WESTERN OIL II, LLC	FUEL PURCHASES: JAN 2026	369.23
	<b>Total Department 10 PARK</b>	<b>\$ 22,051.54</b>

Vendor Name	Invoice Description	Amount
<b>Department: 25 LIBRARY</b>		
ALLO COMMUNICATIONS	LIB: ACCT# 3198699 MAIN LIBRARY / CHILDRENS LIBRARY	543.87
BLACK HILLS CORPORATION	LIB: ACCT# 9432235077: 736 SOUTH ST	105.19
BLACK HILLS CORPORATION	LIB: ACCT# 4201477461: 119 N MCKENNA AVE	92.90
BMI JANITORIAL GROUP	LIB: CHILDREN'S LIBRARY CLEANING - FEB 2026	1,082.00
CENTER POINT LARGE PRINT	LIB: LARGE PRINT BOOKS	400.32
DH PACE DOOR SERVICES GROUP	LIB: REPLACED BATTERIES ON EXTERIOR PUSH BUTTON	310.75
INGRAM LIBRARY SERVICES	LIB: BOOKS	1,080.58
KANOPIY, INC	LIB: VIDEOS	74.10
MIDWEST TAPE	LIB: DIGITAL MEDIA	2,067.80
PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	766.79
QUILL CORPORATION	OFFICE SUPPLIES	271.85
	<b>Total Department 25 LIBRARY</b>	<b>\$ 6,796.15</b>
<b>Department: 30 FIRE</b>		
ALLO COMMUNICATIONS	FD: ACCT# 3638279	401.60
BLACK HILLS CORPORATION	FD: ACCT# 0615434184: 10309 S 168TH ST / 21825 CAPEHART RD	1,741.32
CLEANING EDGE SOLUTIONS	FD: CLEANING OF FIRE STATIONS	475.00
COX BUSINESS SERVICES	FD: ACCT# 001 7210 034122701 10309 S 168TH ST	285.90
FARMERS UNION COOP	FD: ACCT# GREFI: JAN 2026 FUEL PURCHASES	1,252.92
GRETNA ACE HARDWARE LLC	FD: ACCT# 352: JAN 2026 PURCHASES	30.31
HUSKER DIESEL	FD: G-1 - SERVICE	217.99
OMAHA PUBLIC POWER DISTRICT	FD: ACCT# 1095542808: 12/23/25 TO 1/28/26	2,549.75
PIERCE, NICK	FD: REIMBURSEMENT DAYBOOK / GREEN LED LIGHT	51.28
PINNACLE BANK	FD: ACCT# 4436: JAN 2026 PURCHASES	289.84
VERIZON WIRELESS	FD: ACCT# 642597310-00001	79.88
	<b>Total Department 30 FIRE</b>	<b>\$ 7,375.79</b>
<b>Department: 35 BUILDING/ZONING</b>		
CLARKSON ELECTRIC LLC	INSPECTION SERVICES: JAN 2026	8,772.50
COAST NA	JAN 2026 FUEL PURCHASES	130.52
COLUMN SOFTWARE PBC	LEGAL NOTICES: JAN 2026	71.45
CONFLUENCE, INC	PETERSON PARK: CONCEPT DEVELOPMENT - THRU 1/31/26	3,790.50
J.P. COOKE COMPANY	NAME PLATE	28.01
JDW MIDWEST, LLC	PLAN REVIEW / INSPECTION SERVICES: JAN 2026	26,525.00
JULIA ROSE	TRAVEL REIMBURSEMENT	517.23
MARVIN PLANNING CONSULTANTS, INC	ZOING UPDATE	17,700.00
PAULA DENNISON	NPZA CONFERANCE 3/4/26 - 3/6/26	110.00
PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	1,136.93
RED WING BRANDS OF AMERICA, INC	BOOTS	250.00
WESTERN OIL II, LLC	FUEL PURCHASES: JAN 2026	169.59
	<b>Total Department 35 BUILDING/ZONING</b>	<b>\$ 59,201.73</b>
<b>Fund: 02 STREET</b>		
<b>Department: 05 STREET</b>		
BAXTER	#59: SERVICE	102.35
CENTRAL SALT, LLC	BULK DEICING SALT	4,714.43
CRUSHIN'-IT INC	REMOVE / REPLACE PAVEMENT 12/30/25	20,000.00
GRETNA ACE HARDWARE LLC	#1: 2 - HEAT SHRINK TUBE KIT	38.98
GRETNA ACE HARDWARE LLC	#12: 2 - EYE BOLT / SLIP HOOK	57.10

Vendor Name	Invoice Description	Amount
GRETNA ACE HARDWARE LLC	PRIMER / CMNT PRPL / CLR 2 PK	28.98
GRETNA GAS AND LUBE	JAN 2026 FUEL PURCHASES	1,176.91
GT MIDWEST	100 - SS QK REL WORM DRV / CLAMPS	735.00
NAPA - ASHLAND AUTO SUPPLY	20 AMP BLAD FUSE	225.94
NAPA - ASHLAND AUTO SUPPLY	35 - FAB LOOM-SPLIT POLY	80.15
RED WING BRANDS OF AMERICA, INC	BOOTS	227.99
WESTERN OIL II, LLC	FUEL PURCHASES: JAN 2026	323.79
<b>Total Department 05 STREET</b>		<b>\$ 27,711.62</b>
<b>Fund: 07 PUBLIC WORKS</b>		
<b>Department: 90 PUBLIC WORKS ADMINISTRATION</b>		
ALLO COMMUNICATIONS	ACCT# 3198579: PUBLIC WORKS / CITY HALL: 12/17/24 - 1/23/25	326.29
BLACK HILLS CORPORATION	ACCT# 7757344605: 20090 HUSKER DR	524.63
GRETNA ACE HARDWARE LLC	3 - EXT CORDS	18.97
GRETNA GAS AND LUBE	JAN 2026 FUEL PURCHASES	49.42
NAPA - ASHLAND AUTO SUPPLY	12 - DSL ADDITIVE	50.97
PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	668.89
QUILL CORPORATION	OFFICE SUPPLIES	66.98
UNIFIRST CORPORATION	JANITORIAL SUPPLIES	85.82
WESTERN OIL II, LLC	FUEL PURCHASES: JAN 2026	68.77
<b>Total Department 90 PUBLIC WORKS ADMINISTRATION</b>		<b>\$ 1,860.74</b>
<b>Fund: 10 WATER</b>		
<b>Department: 40 WATER</b>		
BLACK HILLS CORPORATION	ACCT# 9729727197: WELLS	136.71
BOBCAT OF OMAHA	5 - 5/16" X / 5 - LEVER	514.80
GRETNA ACE HARDWARE LLC	WELL #2: ACE RSTP SPRY / BIBB HOSE / BIBB BRASS	56.94
GRETNA ACE HARDWARE LLC	RELIEF VALVE / GALV NIPPLES	85.11
GRETNA GAS AND LUBE	JAN 2026 FUEL PURCHASES	925.64
HYDRO OPTIMIZATION & AUTOMATION S	SCREEN CONNECT HOSTING 2026	591.25
INVOICE CLOUD INC	MONTHLY BILLING - JAN 2026	212.25
MIDWEST LABORATORIES, INC.	ACCT# 1636: WATER TESTING JAN 2026	559.26
MUNICIPAL SUPPLY, INC.	REPAIR CLAMP / 6' TILE PROBE ROD	333.25
MUNICIPAL SUPPLY, INC.	5 1/4" 3-WAY SUPER CENTURION	3,689.66
MUNICIPAL SUPPLY, INC.	6' TILE PROBE ROD	108.66
NAPA - ASHLAND AUTO SUPPLY	QWIKFIT COMP FTGS	45.47
NMC, INC	SAPP BROS: PERFORM PM INSPECTION	860.00
ONE CALL CONCEPTS, INC.	337 LOCATES: JAN 2026	283.75
PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	93.09
SIOUX CITY TRUCK SALES, INC.	2026 BEHNKE VIN#4L5FB3523TF079210	31,671.30
USA BLUE BOOK	REDINGTON ELECTRONIC LCD HOUR METER / CLASS E PANTS	772.93
WESTERN OIL II, LLC	FUEL PURCHASES: JAN 2026	408.08
<b>Total Department 40 WATER</b>		<b>\$ 41,348.15</b>
<b>Fund: 14 SEWER</b>		
<b>Department: 45 SEWER</b>		
BLACK HILLS CORPORATION	ACCT# 7605916886: 21041 NE CROSSING DR	130.24
BOBCAT OF OMAHA	EXCAVATOR MOWER: SERIAL: B1YT01803	10,552.00
CITY OF OMAHA CASHIER	NOV 2025: BULK BILLING SITE #1, #2, #3, MUD AREAS G5 & G6	335,409.35
GREAT PLAINS COMMUNICATIONS	ACCT# 206567: FEB 2026 SCADA CONNECTION - SAPP BROS	148.00

Vendor Name	Invoice Description	Amount
GRETNA ACE HARDWARE LLC	#84: TORCH KIT	74.99
GRETNA ACE HARDWARE LLC	COUPLING / HSE CLMP	10.97
GRETNA ACE HARDWARE LLC	DW FLP DISC / RESPIRATOR N95	18.98
GRETNA ACE HARDWARE LLC	TAPE LABEL REFILL / LABELER ELECTRONIC	54.98
GRETNA GAS AND LUBE	JAN 2026 FUEL PURCHASES	412.96
HTM SALES, INC.	LAKE RIDGE ESTATES MONTHLY SERVICE: FEB 2026	325.00
JENSEN TIRE & AUTO	#4: REAR LEAF SPRING REPAIR	3,442.54
MUNICIPAL SUPPLY, INC.	DEETER RING / DEETER SEWER LID	689.34
NAPA - ASHLAND AUTO SUPPLY	12 - DSL ADDITIVE	50.97
NAPA - ASHLAND AUTO SUPPLY	DRY LUBE	10.29
NAPA - ASHLAND AUTO SUPPLY	BATTERY	242.70
PINNACLE BANK	ACCT# 2209: JAN 2026 PURCHASES	19.48
SUBSURFACE SOLUTION	REPAIR OF SECORRHON / BATTERIES FOR LEAK DETECTOR	528.45
	<b>Total Department 45 SEWER</b>	<b>\$ 352,121.24</b>
<b>Fund: 20 GRETNA CROSSING PARK</b>		
<b>Department: 50 GRETNA CROSSING PARK</b>		
BOBCAT OF OMAHA	FILTERS / ELEMENTS / OIL DRIV	510.78
CINTAS	AED CHECK	135.00
CULLIGAN OF OMAHA	ACCT# 830604: WATER / DELIVERY / EQUIPMENT: JAN 2026	11.00
GRETNA GAS AND LUBE	JAN 2026 FUEL PURCHASES	625.72
HUGHES MULCH PRODUCTS	DUMP WOOD	900.00
WESTERN OIL II, LLC	FUEL PURCHASES: JAN 2026	239.63
	<b>Total Department 50 GRETNA CROSSING PARK</b>	<b>\$ 2,422.13</b>
<b>Fund: 33 GOOD LIFE DISTRICT</b>		
<b>Department: 33 GOOD LIFE DISTRICT</b>		
RADCLIFFE GILBERTSON & BRADY	NE GOOD LIFE TRANSFORMATIONAL PROJECTS ACT: FEB 2026	3,000.00
	<b>Total Department 33 GOOD LIFE DISTRICT</b>	<b>\$ 3,000.00</b>
<b>Payroll</b>		
Payroll & Taxes	Regular Payroll	183,779.85
	<b>Total Payroll</b>	<b>\$ 183,779.85</b>
	<b>*** GRAND TOTAL ***</b>	<b>\$ 812,891.26</b>

02/11/2026		INVOICE DISTRIBUTION REPORT FOR CITY OF GRENA		
POST DATES 02/04/2026 - 02/18/2026				
POSTED AND UNPOSTED OPEN AND PAID				
VENDOR CODES: 0000001224 - PINNACLE BANK				
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount
Fund: 01 GENERAL FUND				
Department: 00 GENERAL				
01-00-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	30.40
01-00-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	265.59
01-00-5016.000	PRINTING & PUBLICATION	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	200.00
01-00-5016.000	PRINTING & PUBLICATION	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	253.20
01-00-5025.010	MEETING EXPENSES	PINNACLE BANK	ACCT# 8842: JAN 2026 PURCHASES	33.00
01-00-5025.010	MEETING EXPENSES	PINNACLE BANK	ACCT# 8842: JAN 2026 PURCHASES	18.26
01-00-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 8842: JAN 2026 PURCHASES	443.00
01-00-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	30.98
01-00-5072.000	JANITORIAL SUPPLIES	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	50.21
01-00-5078.000	COMPUTER EQUIPMENT	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	2.99
01-00-5078.010	COMPUTER / CLOUD SUPPORT	PINNACLE BANK	ACCT# 8842: JAN 2026 PURCHASES	2.99
Total Department 00 GENERAL				1,330.62
Department: 10 PARK				
01-10-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: JAN 2026 PURCHASES	675.00
01-10-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: JAN 2026 PURCHASES	145.00
Total Department 10 PARK				820.00
Department: 25 LIBRARY				
01-25-5011.000	TELEPHONE/INTERNET - MAIN	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	93.32
01-25-5011.020	TELEPHONE/INTERNET CHILDREN'S	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	93.32
01-25-5018.000	POSTAGE	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	4.79
01-25-5018.000	POSTAGE	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	156.00
01-25-5070.010	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	21.80
01-25-5075.020	CHILDREN'S NON-SUMMER PROG	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	44.92
01-25-5075.020	CHILDREN'S NON-SUMMER PROG	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	3.49
01-25-5078.015	COMPUTER LICENSING & PROGRAMS	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	59.40
01-25-5078.015	COMPUTER LICENSING & PROGRAMS	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	22.19
01-25-5078.015	COMPUTER LICENSING & PROGRAMS	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	99.99
01-25-5078.015	COMPUTER LICENSING & PROGRAMS	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	167.57
Total Department 25 LIBRARY				766.79
Department: 30 FIRE				
01-30-5011.000	TELEPHONE	PINNACLE BANK	FD: ACCT# 4436: JAN 2026 PURCHASES	29.97
01-30-5011.010	TELEPHONE-DISTRICT 2 R2750	PINNACLE BANK	FD: ACCT# 4436: JAN 2026 PURCHASES	19.98
01-30-5016.010	SUBSCRIPTIONS R300	PINNACLE BANK	FD: ACCT# 4436: JAN 2026 PURCHASES	2.99
01-30-5072.000	OPERATING SUPPLIES R-2250	PINNACLE BANK	FD: ACCT# 4436: JAN 2026 PURCHASES	236.90
Total Department 30 FIRE				289.84
Department: 35 BUILDING/ZONING				
01-35-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	183.95
01-35-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	665.71
01-35-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	235.00
01-35-5080.000	NEW EQUIPMENT	PINNACLE BANK	ACCT# 2209: JAN 2026 PURCHASES	52.27
Total Department 35 BUILDING/ZONING				1,136.93
Total Fund 01 GENERAL FUND				4,344.18
Fund: 07 PUBLIC WORKS				
Department: 90 PUBLIC WORKS ADMINISTRATION				
07-90-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	391.93
07-90-5016.000	PRINTING & PUBLICATION	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	250.00
07-90-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	23.97
07-90-5078.000	COMPUTER EQUIPMENT	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	2.99
Total Department 90 PUBLIC WORKS ADMINISTRATION				668.89
Total Fund 07 PUBLIC WORKS				668.89

	Invoice		Invoice	
Fund: 10 WATER				
Department: 40 WATER				
10-40-5054.000	WATER METER NEW	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	41.97
10-40-5054.000	WATER METER NEW	PINNACLE BANK	ACCT# 5738: JAN 2026 PURCHASES	51.12
Total Department 40 WATER				93.09
Total Fund 10 WATER				93.09
Fund: 14 SEWER				
Department: 45 SEWER				
14-45-5075.000	SHOP SUPPLIES AND TOOLS	PINNACLE BANK	ACCT# 2209: JAN 2026 PURCHASES	19.48
Total Department 45 SEWER				19.48
Total Fund 14 SEWER				19.48
--- TOTALS BY FUND ---				
		1	GENERAL FUND	4,344.18
		7	PUBLIC WORKS	668.89
		10	WATER	93.09
		14	SEWER	19.48
		Total For All Funds:		5,125.64

Remit Payment to:  
705C Street  
Gretna, NE 68038

402.476.7339

[SINCLAIRHILLE.COM](http://SINCLAIRHILLE.COM)



February 11, 2026

Invoice No: 24014-C - 21

Ms. Paula Dennison  
City of Gretna  
paula@cityofgretna.com  
kandis@cityofgretna.com

Project 24014-C Gretna - Library, City Hall & Comm. Ctr.

Professional Services from January 01, 2026 to January 31, 2026

Sub-Proj 0001 Basic Services  
Fee

Billing Phase	Phase Fee	Percent Complete	Fee Earned	Prior Billing	Current Billing
PreDesign/Programming/Budgeting	149,989.00	100.00	149,989.00	149,989.00	0.00
Schematic Design	449,968.00	100.00	449,968.00	449,968.00	0.00
Design Development	599,958.00	100.00	599,958.00	599,958.00	0.00
Construction Documents	1,199,916.00	96.1507	1,153,727.75	1,153,727.75	0.00
Bidding	29,998.00	94.9397	28,480.00	28,480.00	0.00
Construction Administration & Warranty	569,960.00	51.3718	292,798.95	268,585.64	24,213.31
Total Fee	2,999,789.00		2,674,921.70	2,650,708.39	24,213.31
<b>Total Invoice Fee</b>					<b>24,213.31</b>
<b>Total Billing this Sub-Project</b>					<b>\$24,213.31</b>
<b>Total Billing this Invoice</b>					<b>\$24,213.31</b>

Authorized By:

  
\_\_\_\_\_

Date:



Daniel Grasso

**CITY OF GRETNA, NEBRASKA  
PLANNING COMMISSION MEETING MINUTES  
January 27, 2026**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, January 27, 2026. Chairman Nathan Munger called the meeting to order and announced that the Open Meetings Act and the agenda and materials for the meeting are posted at the back of the room. Roll call was taken. Present at the meeting were Chairman Nathan Munger and Commission Members Amanda Nutter, Susan Horst, Marlene Knight, Jim Foley and Alternate Member Josh Bumgardner. Commission Members Jeff Johnson and Dustin Kowaleski were absent. Also in attendance were City Engineer Greg Perry, City Planner Reggie Wortman, Buildings and Assets Manager Kris Faris, and City Attorney Jeff Miller.

**APPROVAL OF CONSENT AGENDA**

The Planning Commission voted to approve the Consent Agenda, consisting of approval of the agenda and approval of the December 23, 2025 Planning Commission meeting minutes. All voted in favor and the motion carried.

**PUBLIC HEARINGS**

A) Lisa Lourey  
610 Devonshire Drive, Gretna, NE 68028

**Requests:** Approval of a Conditional Use Permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District.

**Description:** Lot 89, Covington 2 (Parcel #011598380). Generally located at the intersection of South 198<sup>th</sup> Street and Devonshire Drive in the Covington 2 residential subdivision.

Staff comments were made by City Planner Reggie Wortman.

The applicant, Lisa Lourey, represented herself.

Chairman Nathan Munger opened the public hearing, and no one spoke in favor of or against the proposed Conditional Use Permit.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Bumgardner, to approve the Conditional Use Permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District. All voted in favor and the motion carried.

B) John Chamberlain  
7900 College Boulevard, Suite 500, Overland Park, KS 66210

**Requests:** Approval of a Zoning Text Amendment to amend Gretna Zoning Regulation Section 7.02 to increase the maximum height of on-premise pole signs to 130 feet and maximum size of on-premise pole signs to 600 square feet for properties that abut Interstate 80 in the Good Life District.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by John Chamberlain with Kimley-Horn Associates.

Chairman Nathan Munger opened the public hearing, and no one spoke in favor of or against the proposed Zoning Text Amendment.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Horst, to approve the Zoning Text Amendment to amend Gretna Zoning Regulation Section 7.02 to increase the maximum height of on-premise pole signs to 130 feet and maximum size of on-premise pole signs to 600 square feet for properties that abut Interstate 80 in the Good Life District. All voted in favor and the motion carried.

C) MDC Linoma Industrial, LLC  
11550 I Street, Suite 200, Omaha, NE 68137

**Requests:** Approval of a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning from TA Transitional Agriculture and RE Residential Estates to I-1 Light Industrial and RE Residential Estates for Parcel #011620703 and Parcel #011209860 for a subdivision to be known as Linoma Industrial.

**Description:** Located in Lot 2, Sanford Addition, a subdivision located in the Northeast  $\frac{1}{4}$  of Section 22, and Lot 4, Gretna Hill Estates, a subdivision located in the Southeast  $\frac{1}{4}$  of Section 15, all located in Township 13 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located at the intersection of South 234th Street and Highway 6.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Kyle Vohl with E & A Consultants.

Chairman Nathan Munger opened the public hearing, and no one spoke in favor of or against the proposed Comprehensive Plan Amendment, Preliminary Plat, or Rezoning.

Chairman Nathan Munger closed the public hearing.

Motion by Munger, seconded by Bumgardner, to approve a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning from TA Transitional Agriculture and RE Residential Estates to I-1 Light Industrial and RE Residential Estates for Parcel #011620703 and Parcel #011209860 for a subdivision to be known as Linoma Industrial, subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

D) Redwood USA, LLC  
7007 East Pleasant Valley Road, Independence, OH 44131

**Requests:** Approval of a Final Plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1.

**Description:** Located in a part of the Southeast ¼ of Section 19, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County Nebraska. Generally located at the intersection of South 192<sup>nd</sup> Street and Cornhusker Road.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Randy Kuszak of Lamp Rynearson.

Chairman Nathan Munger opened the public hearing, and no one spoke for or against the proposed Final Plat.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Bumgardner, to approve a Final Plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1 subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

E) iCON Homes, LLC

22754 Sanctuary Ridge Drive, Omaha, NE 68022

**Requests:** Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates of Parcel #011620160 for a subdivision to be known as Iron Wheel Estates.

**Description:** Located in Tax Lot 9A1B and Tax Lot 10A1B Section 14, Township 14 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located near the intersection of South 225<sup>th</sup> Street and Giles Road.

Member Amanda Nutter stepped away from the dais after announcing a conflict of interest with the agenda item.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Doug Kellner of TD2.

Chairman Nathan Munger opened the public hearing, and no one spoke for or against the proposed Preliminary Plat and Rezoning.

Chairman Nathan Munger closed the public hearing.

Motion by Knight, seconded by Horst, to approve a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates of Parcel #011620160 for a subdivision to be known as Iron Wheel Estates, subject to compliance with the requirements of the City Staff comment letters. Foley, Knight, Horst, Bumgardner, and Munger voted in favor and the motion carried.

F) Greg & Alicia Zuger, Z Squared Holdings III, LLC  
4625 South 218<sup>th</sup> Street, Elkhorn, NE 68022

**Requests:** Approval of a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner (Parcel #011599211).

**Description:** Located on Lot 1 Nelson's Corner (Parcel #011599211). Generally located at the intersection of Cornhusker Road and Highway 6.

Staff comments were made by City Planner Reggie Wortman

The applicant was represented by Erin Render and Greg Zuger of Legato Living.

Chairman Nathan Munger opened the public hearing.

Property owners near the proposed Rezoning consisting of Larry Cushing, Ronald Sydzyik, Mary Denning, Tom Dimitroff, and Ben Giebler spoke in opposition to the proposed Rezoning request due to potential traffic, access to utilities, light pollution, and overall neighborhood quality.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Foley, to approve a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner. Josh Bumgardner voted nay. All other members voted in favor and the motion carried.

### **CURRENT BUSINESS**

Chairman Nathan Munger stated that there will be a regular Planning Commission meeting on Tuesday, February 24, 2026, at 6:30 p.m.

### **ADJOURNMENT**

Motion by Nutter, seconded by Foley to adjourn at 7:29 p.m. All voted in favor and the motion carried.

---

Nathan Munger, Chairman



APPLICATION FOR A **CONDITIONAL USE PERMIT**

Applicant Name: LISA LOUREY Date: 18 AUG 2025

Address: 610 Devonshire Dr. Phone: 703-209-3524

City/State/Zip: Gretna NE 68028

Property Owner Name: LISA LOUREY Date: SINCE 1 APRIL 2018

Address: 610 Devonshire Dr Phone: 703-209-3524

City/State/Zip: Gretna NE 68028

Application is hereby made to the Planning Commission for the following proposed use of the property or structure. Please provide a brief description and operating characteristics of the proposed use;

to run my private acupuncture business from my house. I am a licensed Acupuncturist in Nebraska

Address of Property: 610 Devonshire Dr Current Zoning: Single Family Residence

General Location: Covington 2, Gretna NE Lot Size/Sq Ft: 46.8 x 36.5 x 129 x 82.7 x 21.5 x 13

Complete Legal Description Single Family Home Parcel # 011598380

- 1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?  
No  Yes  (If no, explain on back of sheet)
- 2. Will the use conform to all other applicable regulations and laws of any governmental jurisdiction?  
No  Yes  (If no, explain on back of sheet)
- 3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities?  
No  Yes  (If no, explain on back of sheet)
- 4. Does the property currently have suitable ingress and egress to minimize traffic congestion on the public streets/roads?  
No  Yes  (If no, explain on back of sheet)
- 5. Will the use be consistent with the City of Gretna's Comprehensive Development Plan?  
No  Yes  (If no, explain on back of sheet)
- 6. Your signature below acknowledges that you have read, understand and agree to the "Criteria for a Conditional Use Permit Review" and all stipulations, requirements, regulations as set forth in this application.

Lisa Lourey  
Signature of Applicant

18 Aug 2025  
Date

Notes/Explanations for First Page:

Greina

I am an Acupuncturist licensed in Nebraska w/ an LLC as Heartland Orthopedic Acupuncture. I would like to use the front room of my house to see patients for Acupuncture treatment. I have one treatment table and, as such plan on seeing no more than 5 patients a day (at most). Parking is available in my driveway with no patient being seen after 6pm. Since I treat individually no more than one patient will be at my house at any given time, barring being accompanied by a spouse, friend or care giver. This will require no changes to my property other than construction of a ramp for handicap accessibility. ~~Handicap~~ Ramp; ADA accessible bathroom was completed w/ the assistance of a friend (Pictures enclosed)

Official Office Use Only

Date Accepted \_\_\_\_\_ By \_\_\_\_\_ Amt. Pd. \_\_\_\_\_ Receipt No. \_\_\_\_\_

Date

- Conditional Use Permit is Approved with No Conditions or Contingencies \_\_\_\_\_
- \*\*\*Conditional Use Permit is Approved with Conditions \_\_\_\_\_
- Conditional Use Permit is Transferable \_\_\_\_\_
- Conditional Use Permit is Transferable upon Review/Renewal \_\_\_\_\_
- Conditional Use Permit is NOT Transferable \_\_\_\_\_
- Conditional Use Permit Denied \_\_\_\_\_

\*\*\*Approved with the condition(s) of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Signature of Official

Date

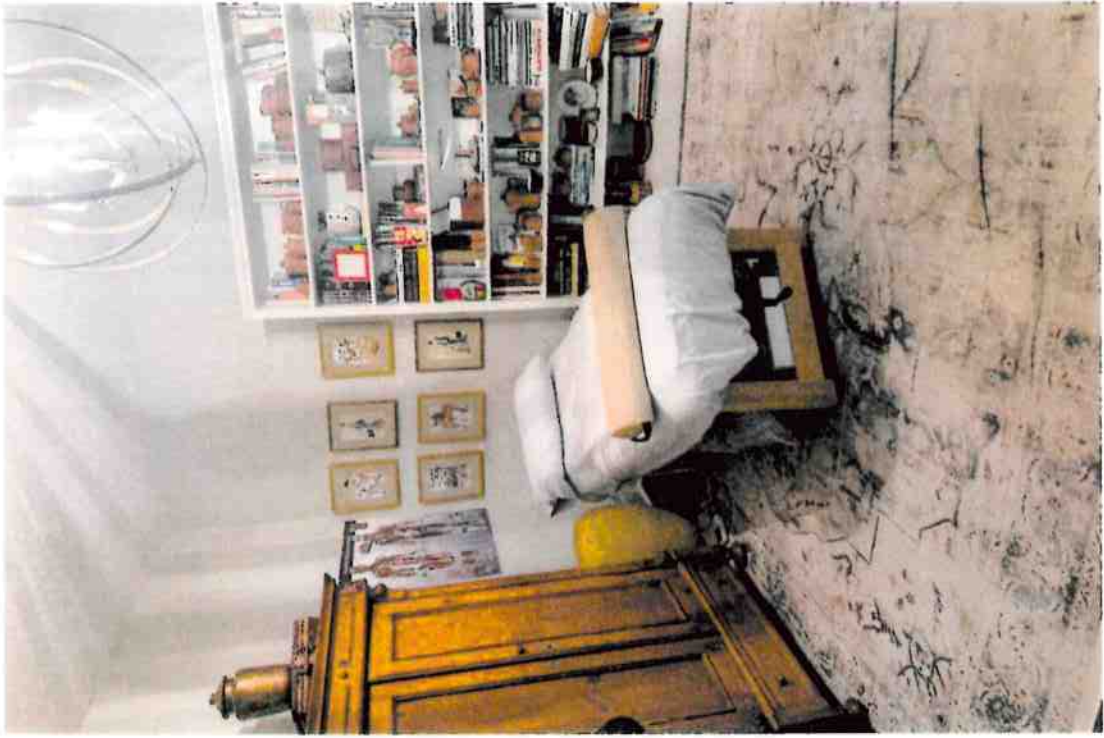


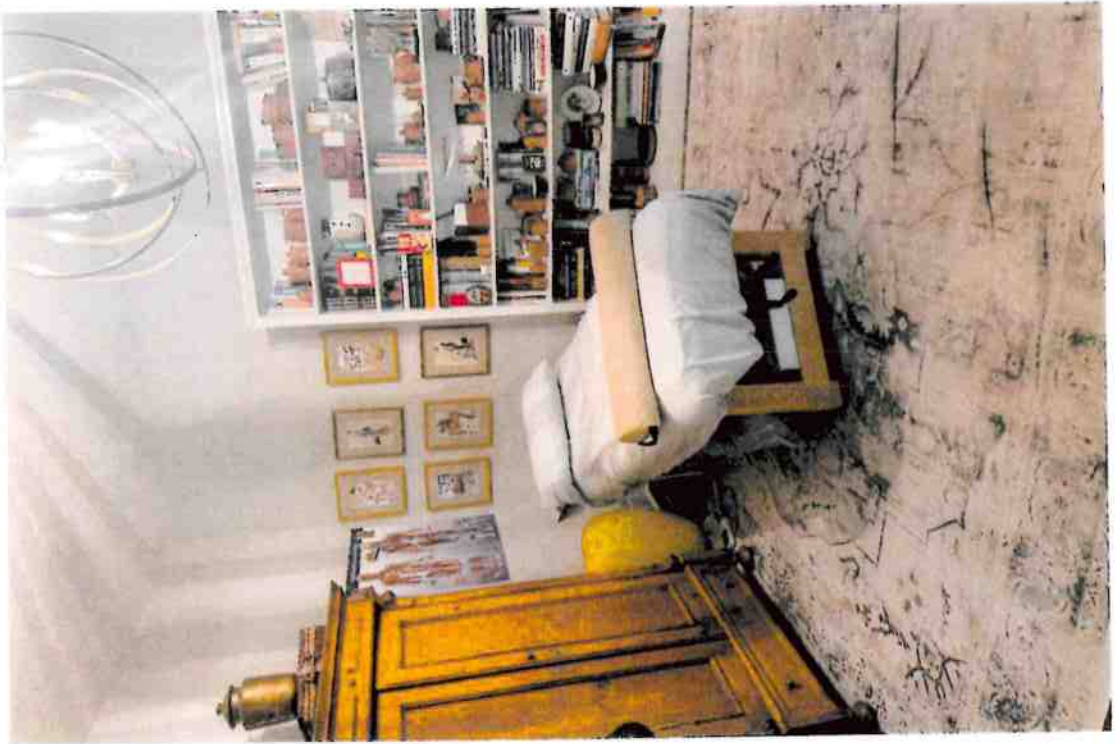


















## Conditional Use Permit – Home Occupation I

### I. General Information

- A. Applicant: Lisa Lourey, 610 Devonshire Drive, Gretna, NE 68028
- B. Property Owner: Lisa Lourey, 610 Devonshire Drive, Gretna, NE 68028
- C. Location: Generally located on the northwest corner of South 198<sup>th</sup> Street and Devonshire Drive.
- D. Legal Description: Covington 2, Lot 89
- E. Requested Action: Approval of a Conditional Use Permit for the property owner to operate an acupuncture business as a Home Occupation in the R-1 Low Density Residential zoning district.
- F. Zoning: Existing: R-1 Low Density Residential  
Proposed: R-1 Low Density Residential
- G. Site Size: 0.28 acres

### II. Background Information

- A. Existing Conditions and Surrounding Land Uses:  
The property is currently zoned R-1 Low Density Residential and has a single-family dwelling constructed. North, East, and West of the subject property are other single-family dwellings. South of the subject property is a detention basin for the neighborhood.
- B. General Neighborhood/Area Zoning:  
North: R-1 Low Density Residential  
South: R-1 Low Density Residential  
East: R-1 Low Density Residential  
West: R-1 Low Density Residential
- C. Applicable Regulations:  
Section 5.09: R-1 Low Density Residential  
Section 6: Conditional Use Permits  
Section 8.07: Home Occupations

### III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

The property is currently zoned R-1 Low Density Residential, where Home Occupations are a permitted accessory use. Home Occupations are defined as an “in-home” or “home based” business, industry, or service operating from a residential dwelling. Home Occupations are split into two categories: Home Occupation I and II. Acupuncture, which falls under Professional Medical Services, is a Home Occupation I which requires a Conditional Use Permit.

Per Section 8.07 of the City’s Zoning Ordinance; minimum standards are required for a home occupation:

- no external evidence of the home occupation,
- no more than 50 percent of the home can be used for the business,
- no more than one full-time employee,
- no retail sales,
- no exterior storage, offensive noises/odor/glare noticeable beyond the property line, and
- home occupation registration is required with the office of the City Clerk.

The Future Land Use Map shows the subject property as TN Traditional Neighborhood which “consists of detached and attached residential homes in walkable neighborhoods designed to conventional subdivision attributes.”

B. Traffic and Access:

The subject property can currently be accessed off of Devonshire Drive.

IV. Review Comments:

Staff had several comments pertaining to the ADA requirements for access into the home and bathroom accessibility. These ADA items will be addressed when an application for a building permit is submitted for the remodel; however, the applicant is aware of the requirements. The applicant is also responsible for acquiring proper licensing and other requirements outlined by the Department of Health and Human Services with the State of Nebraska. These stipulations will be conditions of the Conditional Use Permit .

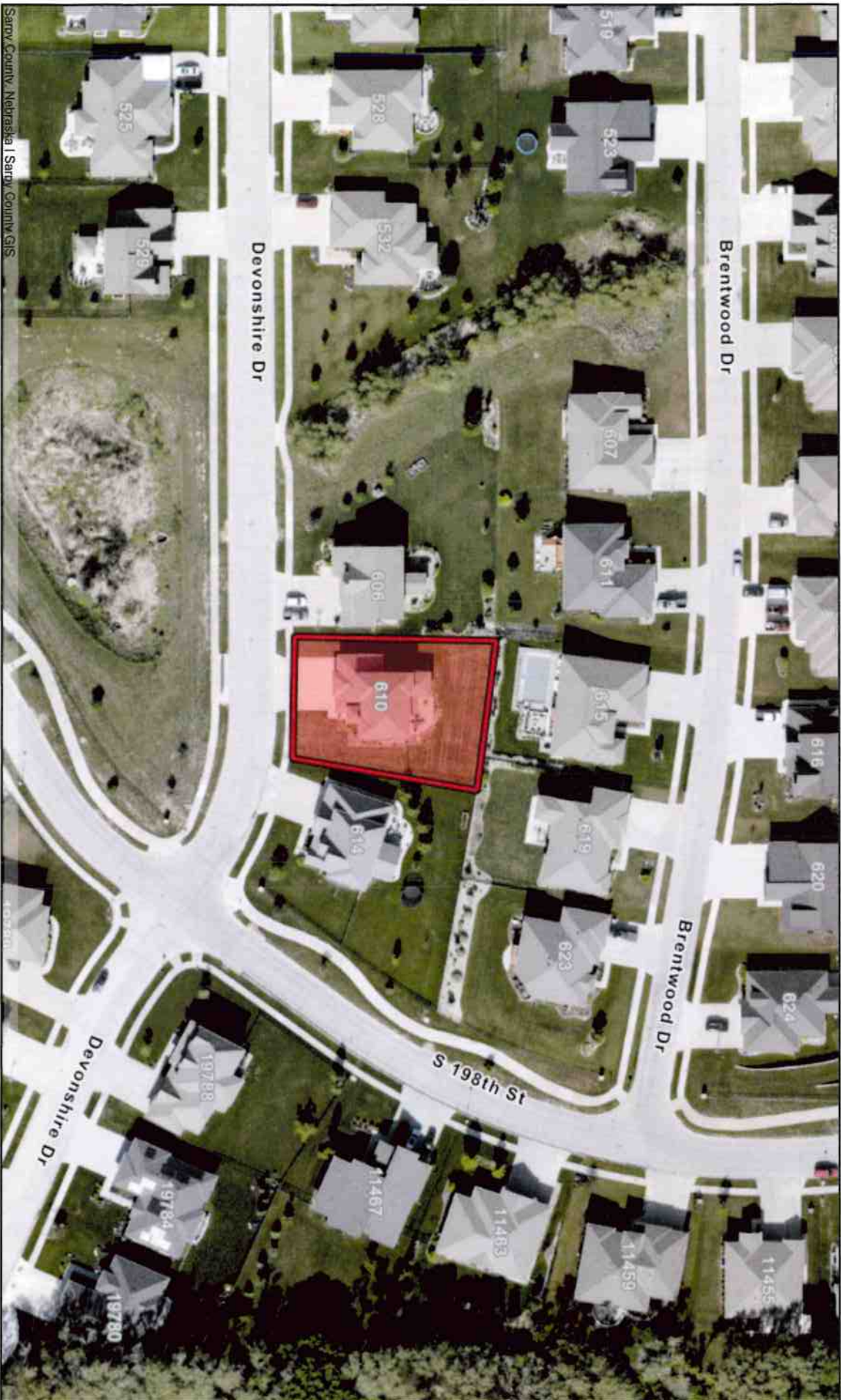
V. Recommendation:

On a unanimous vote, the Planning Commission recommends approval of the Conditional Use Permit for an acupuncture office to operate out of the single-family dwelling located at 610 Devonshire Drive with the conditions identified.

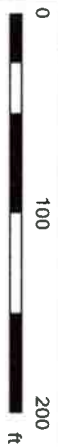
VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location

# Current Location: Acupuncture Home Occupation - CUP



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 1471

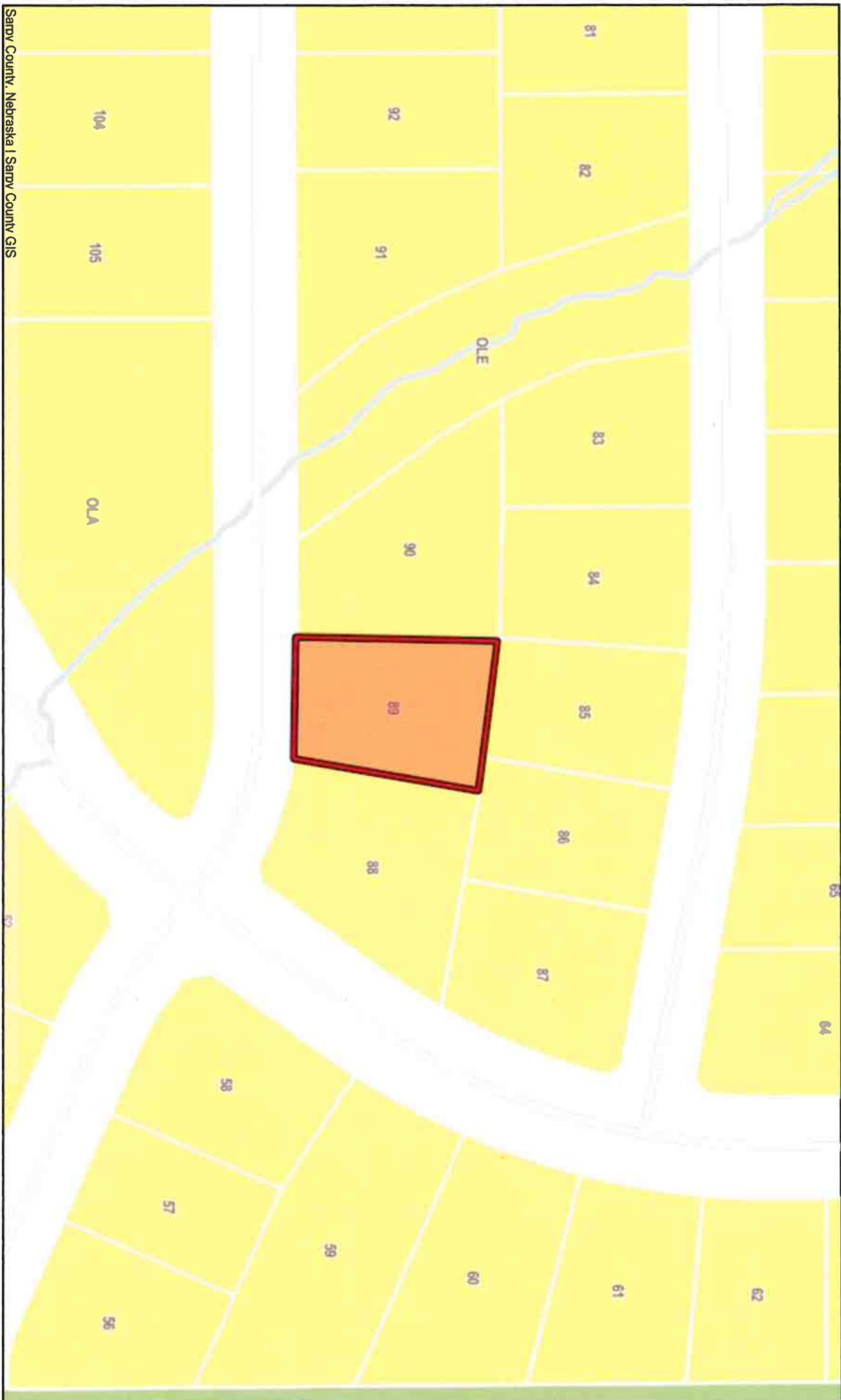
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Notes



# Current Zoning: Acupuncture Home Occupation - CUP



0 100 200 ft

Map Scale 1: 1471

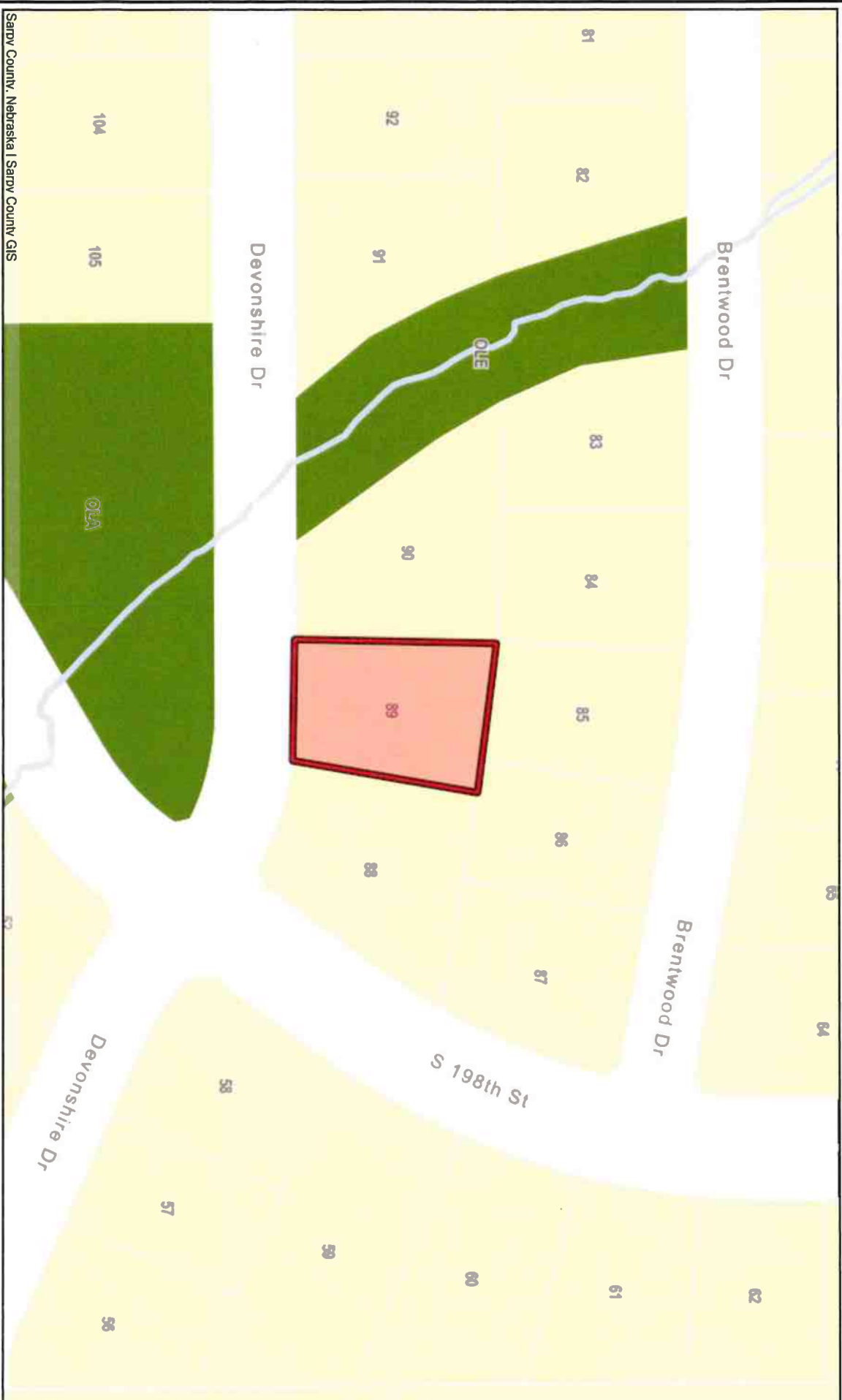
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



# Future Land Use: Acupuncture Home Occupation - CUP



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1471

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





Proposed location of Acupuncture Home Occupation at 610 Devonshire Drive in Covington 2 facing West near the corner of Devonshire Drive and South 198<sup>th</sup> Street.

- zoning districts. Occupations defined as Home Occupation II are exempt from a conditional use permit. All home occupations (I and II) are required to have a Home Occupation Registration. Home occupations shall satisfy the standards set forth in Section 8.07 of these regulations.
- 2.3.247.1 HOME OCCUPATION I:** shall include art/craft making, seamstress services, professional offices (real estate/insurance/medical), multi-level marketing, vending services, service businesses (contracting/janitorial/mechanical), instruction (music), consulting, wholesale/catalogue sales, personal service (beauty/barber/massage/tattoo), shops, renting of rooms for residential purposes, and other similar uses. Such uses include on-site sales and services and may include an employee not residing on the premises.
- 2.3.247.2 HOME OCCUPATION II:** shall include home occupations in which an office in the home, including such things as a home phone, computer, etc. are used for telecommuting and/or in deriving other income or sales. This includes business offices for services such as construction, repair and cosmetic services/sales rendered at other locations, internet business, and other similar uses.
- 2.3.248 HOME OCCUPATION REGISTRATION** shall mean a no-fee registration provided to the owner/operator of a home occupation. Such registration shall include (but not limited to) the following:
- 2.3.248.1 Minimum standards for home occupations as provided in this ordinance.
- 2.3.248.2 A conditional use permit is required for Home Occupation I uses except childcare homes.
- 2.3.249 HOMEOWNERS ASSOCIATION** shall mean a private, nonprofit corporation or association of homeowners of properties in a fixed area, established for the purpose of owning, operating, and maintaining various common properties and facilities.
- 2.3.250 HOSPICE** shall mean a facility serving as a medical and residential facility for end of life treatment, providing inpatient services and support services for families of the residents and patients.
- 2.3.251 HOTEL** shall mean a building or portion thereof, or a group of buildings, offering transient lodging accommodations on a daily rate to the general public and providing services associated with restaurants, meeting rooms, and recreational facilities. The word "hotel" includes motel, inn, automobile court, motor inn, motor lodge, motor court, tourist court, motorhotel.
- 2.3.252 HOUSE TRAILER** (see Dwelling: Mobile Home)
- 2.3.253 HOUSEHOLD PET** shall mean an animal that is customarily kept for personal use or enjoyment within the home. Household pet shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, fish, and rodents.
- 2.3.254 IMPERVIOUS SURFACE** shall mean a surface that has been compacted or covered with a layer of material making the surface highly resistant to infiltration by water, such as rock, gravel, or clay and conventionally surfaced streets, sidewalks, parking lots, and driveways.
- 2.3.255 INCIDENTAL USE** shall mean a use, which is subordinate to the main use of a premise.
- 2.3.256 INDUSTRY** shall mean the manufacture, fabrication, processing reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.
- 2.3.257 INFILL DEVELOPMENT** shall mean the construction of a building or structure on a vacant parcel located in a predominately built up area.
- 2.3.258 INFILL SITE** shall mean any vacant lot, parcel, or tract of land within developed areas of the City, where at least 80 percent of the land within a 300-foot radius of the site has been developed, and where water, sewer, streets, and fire protection have already been constructed or are provided.
- 2.3.259 INOPERABLE MOTOR VEHICLE** shall mean any motor vehicle which: (1) Does not have a current state license plate; or, (2) Which may or may not have a current state license plate, but is disassembled or wrecked in part or in whole, or is unable to move under its own power, or is not equipped as required by Nebraska State Law for operation upon streets or highways. A vehicle which is wholly or partially dismantled shall not be considered inoperable when said vehicle is inside a completely enclosed building.
- 2.3.260 INTENSITY** shall mean the degree to which land is used referring to the levels of concentration or activity in uses ranging from uses of low intensity being agricultural and residential to uses of highest intensity

**Section 5.09 R-1 Low Density Residential**

**5.9.1 Intent:** The Low-Density Residential District is intended to permit single family residential developments and other compatible uses.

**5.9.2 Permitted Uses:**

The following principal uses are permitted in the R-1 District.

1. Single family dwellings.
2. Public and private schools.
3. Public Services.
4. Publicly owned and operated facilities.
5. Public recreation areas such as parks, country clubs, golf courses, lakes, common areas and swimming pools.

**5.9.3 Conditional Uses:**

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-1 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Hospitals, sanitariums, rest homes, nursing homes, elderly or retirement housing, convalescent homes, hospice, other similar institutions, or philanthropic institutions.
2. Religious institutions.
3. Family Child Care Home II.
4. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
5. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.

**5.9.4 Permitted Accessory Uses:**

The following accessory uses are permitted in the R-1 Single-Family Residential District:

1. Buildings and uses customarily incidental to the permitted uses.
2. Decks, elevated patios either attached or detached
3. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
4. Parking for permitted uses as per Section 8.01 through 8.06.
5. Signs allowed in Section 7.01 through 7.04.
6. Home Occupations, as per Section 8.07.
7. Temporary buildings incidental to construction work where such building or structures are removed upon completion of work.
8. Family Child Care Home I
9. Landscaping as required by Section 9.03
10. Incidental public safety uses such as emergency sirens
11. Amateur radio towers and associated facilities, per Section 8.08

**5.9.5 Height and Lot Requirements:**

1. The height and minimum lot requirements shall be as follows:

Uses	Lot Area (SF)	Lot Width (ft)	Front Yard (ft)	Side Yard <sup>2</sup> (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Single-family Dwelling (existing development <sup>3</sup> )	10,000	80	25	7.5	25	15	35	35/50
Single-family Dwelling (future development <sup>3</sup> )	10,000	80	25	7.5	25	25	35	35/50
Other Permitted and Conditional Uses	10,000	80	25	7.5	25	15	35	35/50
Accessory Buildings	-	-	50	8	5	15	17 <sup>4</sup>	10 <sup>1</sup>

<sup>1</sup> Provided that the total area of all of the accessory structures does not exceed 720 square feet and the total lot coverage of all buildings does not exceed 50 percent.

<sup>2</sup> Future development shall be defined as all new subdivisions created after the date of passage of this Ordinance.

<sup>3</sup> Existing development shall be defined as existing prior to the adoption of this ordinance and shall not include any replatting or lot splits done after the date of original adoption.

## ARTICLE 6: CONDITIONAL USE PERMITS

### Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

### Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

### Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

### Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

### Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

- 6.5.1 The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
  2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
  3. If the administrative extension of the second six-month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six-month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

### Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.6.1 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.6.2 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.6.3 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.6.4 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.6.5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled

- or otherwise controlled.
- 6.6.7 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
  - 6.6.8 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
  - 6.6.9 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
  - 6.6.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
  - 6.6.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

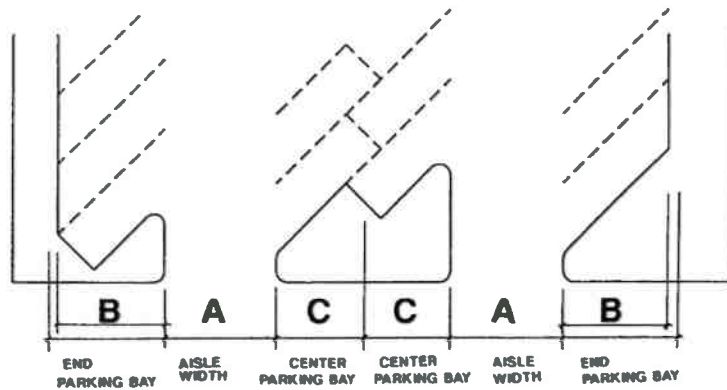
the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).

- 8.5.6 Passenger Loading Zones shall provide an access aisle at least 60 inches (1525mm) wide and 20 feet (240inches) (6100mm) long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with accessibility standards shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

**Section 8.06 Off-Street Parking Design Criteria**

- 8.6.1 Standard parking stall dimensions shall not be less than 9 feet by 20 feet, plus the necessary space for maneuvering into and out of the space. Where the end of the parking space abuts a curbed area at least five feet in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by two feet. Such overhang shall be measured from the face of the curb. For standard parking lots, minimum dimensions shall be as follows:

Parking Configuration			
	90-degree	60-degree	45-degree
<b>Aisle Width (A)</b>			
One-way traffic	----	18 feet	14 feet
Two-way traffic	24 feet	20 feet	20 feet
<b>End Parking Bay Width (B)</b>			
Without overhang	18 feet	20 feet	19 feet
With overhang	16 feet	18 feet	17 feet
<b>Center Parking Bay Width (C)</b>	18 feet	18 feet	16 feet



- 8.6.2 Minimum dimensions for a parallel parking space shall be nine feet by 23 feet
- 8.6.3 Minimum parking dimensions for other configurations or for parking lots with compact car spaces shall be determined by the Planning Commission and City Council upon recommendation of the Zoning Administrator and City Engineer

**Section 8.07 Home Occupations**

The following are the minimum standards required for a Home Occupation:

- 8.7.1 No external evidence of the home occupation with the exception of one unlighted nameplate of not more than two square foot in area attached flat against the building located on local or collector streets. However, four square feet in area may be attached flat against the building located on arterial streets.
- 8.7.2 Advertising displays and advertising devices displayed through a window of the building shall not be permitted.
- 8.7.3 No more than 50 percent of the home can be used for the home occupation. This percentage is inclusive of any detached accessory buildings used for Home Occupations.
- 8.7.4 Home occupations shall employ no more than one full-time or part-time employee on-site other than the residents of the dwelling unit, provided that one off-street parking space is made available and used by the non-resident employee.
- 8.7.5 Unless expressly permitted by a conditional use permit, no retail sales are permitted from the site other than incidental sales related to services provided.
- 8.7.6 No exterior storage is permitted.
- 8.7.7 Additional off-street parking may be required for the business.

- 8.7.8 If home occupation is for a business office for services rendered at another location then not more than two (2) business or employee vehicles parked on or adjacent to the home occupation property at any one time; provided only one said vehicle may be allowed to park on street right-of-way. Construction or maintenance equipment shall not be stored on the property other than in an enclosed garage; provided one (1) piece of equipment shall be counted as one (1) of the two (2) business or employee vehicles allowed. For the purpose of enforcement of the home occupation provisions of this ordinance, a piece of construction equipment parked on a trailer shall be counted as a single business vehicle. A trailer being pulled by another vehicle, however, shall be counted as two (2) vehicles. Personal vehicles of occupants of the residential dwelling shall not be included in the count of number of business or employee vehicles.
- 8.7.9 No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
- 8.7.10 Home Occupation Registration shall be required.
- 8.7.11 Conditional use permit is required, except for Home Occupation II uses and Family Child Care Home I.
- 8.7.12 Child Care Homes and Child Care Centers shall require a certificate signed by the State of Nebraska Fire Marshall.
- 8.7.13 All fees shall be paid in accordance with the Master Fee Schedule.
- 8.7.14 All activities within a home occupation must be able to operate on normal household utilities including electricity.
- 8.7.15 All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Nebr. R. R. S. 1943, Sec. §71-1902. All business related to Adult Care Centers shall be in accordance with all applicable state statues.

#### Section 8.08 Wireless Communication Towers

##### 8.8.1 Intent:

Based upon the Communications Act of 1934, as amended by the Telecommunications Act of 1996 (the Act) grants the Federal Communications Commission (FCC) exclusive jurisdiction over certain aspects of telecommunication services. This section is intended to regulate towers, telecommunications facilities and antennas in the City in conformance with the Act without prohibiting or tending to prohibit any person from providing wireless telecommunication service. Telecommunication facilities, towers and antennas in the City's jurisdiction, to protect residential areas and land uses from potential adverse impact of installation of towers and antennas through careful design, siting, and camouflaging, to promote and encourage shared use / collocation of towers and other antenna support structures rather than the construction of additional single use towers, to avoid potential damage to property caused by towers, telecommunications facilities and antennas by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, repaired and removed when no longer used or are determined to be structurally unsound and to ensure that towers and antennas are compatible with surrounding landuses.

##### 8.8.2 Definitions:

All terms in this Section which are not specifically defined herein shall be construed in accordance with the Communications Act of 1934, the Telecommunications Act of 1996 and the Rules and Regulations of the Federal Communications Commission (FCC). As used in this Section, the following terms shall have the following meanings:

1. **ANTENNA** shall mean a device, designed and intended for transmitting or receiving television, radio, or microwave signals, direct satellite service (including direct-to-home satellite service), and/or video programming services via multi-point distribution services.
2. **ANTENNA SUPPORT STRUCTURE** shall mean any building or structure other than a tower which can be used for location of telecommunications facilities.
3. **APPLICANT** shall mean any person that applies for a Tower Development Permit.
4. **APPLICATION** shall mean a process by which the owner of a tract of land within the zoning jurisdiction of the City submits a request to develop, construct, modify, or operate a tower upon such tract of land. The term application includes all written documentation, verbal statements, and representations, in whatever, formal forum, made by an applicant to the City concerning such request.

**EUSTERWIEMANN/RUSSELL A**  
19789 DEVONSHIRE DR  
GRETNA, NE 68028

**SID # 303**  
2120 S 72ND ST STE 1200  
OMAHA, NE 68124

**COVINGTON 2 HOMEOWNERS**  
PO BOX 414  
GRETNA, NE 68028

**BOWMAN ANNIE & KYLE**  
620 BRENTWOOD DR  
GRETNA, NE 68028

**SNELLMAN-ALEXANDER/LISABET**  
604 BRENTWOOD DR  
GRETNA, NE 68028

**WEBERG/JAMES F & TRICIA J**  
526 BRENTWOOD DR  
GRETNA, NE 68028

**CANFIELD/CHARLIE M & SUSAN KAY**  
612 BRENTWOOD DR  
GRETNA, NE 68028

**JOHNSON TYLER A & NIKKI G**  
608 BRENTWOOD DR  
GRETNA, NE 68028

**BROWN ZACHARY & DANIELLE**  
616 BRENTWOOD DR  
GRETNA, NE 68028

**RIGGINS/TRICIA**  
615 BRENTWOOD DR  
GRETNA, NE 68028

**JACKSON/JOSEPH D & MONICA N**  
606 DEVONSHIRE DR  
GRETNA, NE 68028

**FEEKIN ALEXANDER W & KAELEE**  
611 BRENTWOOD DR  
GRETNA, NE 68028

619 BRENTWOOD DR  
GRETNA, NE 68028

**COGSWELL TYLER E & KELSEY**  
532 DEVONSHIRE DR  
GRETNA, NE 68028

**TINSLEY/DONALD L & SOMMER M**  
623 BRENTWOOD DR  
GRETNA, NE 68028

**WHISLER BRYAN A & TAWNI L**  
523 BRENTWOOD DR  
GRETNA, NE 68028

**BIGGERSTAFF/MARC JOSEF & ANN  
ELIZABETH**  
528 DEVONSHIRE DR  
GRETNA, NE 68028

**BROWN REALM LLC**  
519 BRENTWOOD DR  
GRETNA, NE 68028

**BEITING/JOEL & RACHEL**  
614 DEVONSHIRE DR  
GRETNA, NE 68028

**LOUREY/LISA S**  
610 DEVONSHIRE DR  
GRETNA, NE 68028

**JOHNSON KALAB & TERA**  
529 DEVONSHIRE DR  
GRETNA, NE 68028

**EICKHOFF/JEREMY J & MICHELLE M**  
607 BRENTWOOD DR  
GRETNA, NE 68028

**SID # 303**  
2120 S 72ND ST STE 1200  
OMAHA, NE 68124



City of Gretna  
Zoning Department  
204 N. McKenna Ave  
Gretna, NE 68028  
402-332-3336

**TEXT AMENDMENT APPLICATION**

I Stan Beard, Jr. do hereby make an application to change the Zoning Code of the City of Gretna as herein requested.

**APPLICANT:**

PRINT NAME: Stan Beard, Jr.      PHONE: 979-388-3237

ADDRESS: 327 FM 2004 Lake Jackson, TX. 77566  
(Street, City, State, and Zip)

SIGNATURE: \_\_\_\_\_ DATE: 01-08-2026

**APPLICANT'S REPRESENTATIVE:**

PRINT NAME: John Chamberlin      PHONE: 913-940-3650

ADDRESS: 7900 College Blvd, Suite 500, Overland Park, KS 66210  
(Street, City, State, and Zip)

SIGNATURE: \_\_\_\_\_ DATE: 01-08-2026

1. Written Description of Request – Amending the text of the Zoning Ordinance is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor.

Amend/add a subsection to Section 7 of the City's Zoning Regulations to increase the allowable square footage to 600 square feet and allowable maximum height to 130 feet for pole signs located on lots that directly abut Interstate 80 Right-of-Way in the Good Life District under the following zoning districts: HC Highway Commercial, FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial.

2. Reasons for proposed text amendment to the Zoning Ordinance

This proposed text amendment will allow for consistent signage opportunities for Good Life District users abutting Interstate 80 with what was previously allowed by Sarpy County and is now legal, non-conforming. Approval of this Zoning Text Amendment will also bring several pole signs currently existing in the area into conformance with City of Gretna zoning regulations.

3. Is this proposed text amendment consistent with the Comprehensive Plan adopted by the City of Gretna?

Yes

4. Does this text amendment conflict with any provisions / ordinances within the City of Gretna Municipal Code?

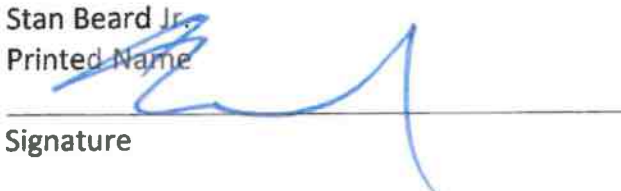
No

**\*\*\*Application fee of \$300.00 for Text Amendment Request is required at the time this application is submitted to the City of Gretna\*\*\***

By signing this application below, I hereby attest to the truth and accuracy of all facts and information presented with this application. I understand that any incorrect information in this application may result in the application being deemed incomplete, which may increase the time needed to process this request.

Stan Beard Jr.  
Printed Name

Signature



Telephone Number  
979-388-3237  
Date 01-08-2026

For Office Use Only

Received By: \_\_\_\_\_ Received Date: \_\_\_\_\_

Application Fee Paid Receipt Number: \_\_\_\_\_

**PRESENTATION DRAWING**

**Client:**

**Client's Location:**

**Sales Rep:**

**Project Manager:**

**PM Approval:**

**Date:**

**Drawn By:**

**Revision:**

**Work Order:**

\*THIS DRAWING IS INTENDING TO BE AN ILLUSTRATION OF APPROXIMATE SIZES. THE MATERIALS, SPECIFICATIONS AND DIMENSIONS WILL BE DETERMINED BY THE MANUFACTURER OF THE SIGN.

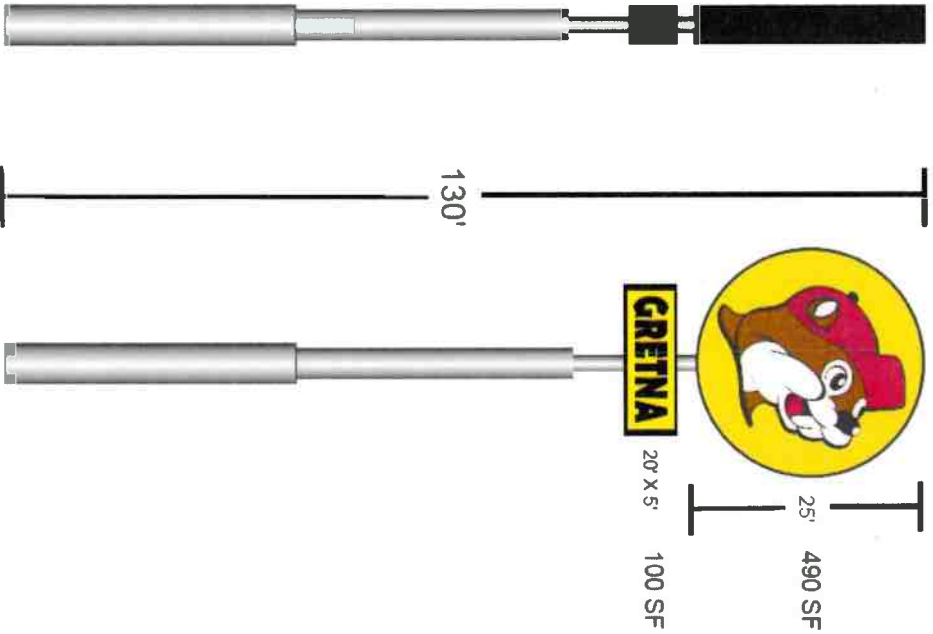
THIS IS AN ORIGINAL UNREPRODUCED DRAWING CREATED BY OUR STAFF. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS TO BE USED REPRODUCED COPIES OR EXHIBITED IN ANY MANNER.



**OPPOSITE VIEW  
 LOGO FACES LEFT**

**LOGO COLOR SPECS**

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- BLACK □ WHITE



SCALE: 3/16" = 1'-0"



## Zoning Text Amendment – Pole Signs in the Good Life District

### I. General Information

A. Applicant: Stan Beard, Jr., 327 FM 2004 Lake Jackson, TX 77566

### II. Background Information

A. Description of Request: The applicant is requesting to amend/add a subsection to Section 7 of the City’s Zoning Regulations to increase the allowable square footage to 600 square feet and allowable maximum height to 130 feet for pole signs located on specific lots:

- a. That directly abut Interstate 80 Right-of-Way,
- b. Are located in the Gretna Good Life District , and
- c. Are zoned as: HC Highway Commercial, FX Flex Space, I-1 Light Industrial, or I-2 Heavy Industrial.

B. Existing Conditions: Current Zoning Regulations allow for pole signs both single-legged and double-legged in the HC Highway Commercial, FX Flex Space, I-1 Light Industrial and I-2 Heavy Industrial zoning districts. Height requirements in all districts are currently 45 feet, and allowed square footage varies from 100 to 200 square feet. Current setbacks for pole signs are 20 feet along collector or arterial streets, 10 feet for all other streets, and 5 feet from interior property lines. All pole signs are allowed via a Conditional Use Permit.

C. Applicable Regulations:  
Section 7: Signs

### III. Analysis

A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

Parcels which abut Interstate 80 Right-of-Way and are located within the Gretna Good Life District fall into one of four districts defined in the Future Land Use map: Regional Commercial, Employment & Industry, Industrial & Flex, and Mixed-Use District. The Regional Commercial and Employment & Industry districts specifically call out enhanced wayfinding signage.

### IV. Review Comments:

A number of considerations went into the parameters of this text amendment and include: Gretna is 1 of only 5 areas of the State with a Good Life District; Gretna’s Good Life District encompasses properties along Interstate 80 (Kearney is the only other city with GLD property abutting an interstate); an objective of the GLD legislation is to attract visitors, especially those travelling; and with specific requirements, these signs will be limited to this area.

## Section 7.02 (7) Special Signage Conditions

The following special conditions apply to stand-alone ATM's, Coffee Kiosks and other Kiosks, and Pole Signs on dedicated lots in the Gretna Good Life District.

- A. Stand-alone ATM's may have the following:
  - One wall sign on each exterior wall provided each wall sign does not exceed 10 percent of the applicable exterior wall and the total shall not exceed 40 square feet in size.
  - Where a canopy is integrated into the ATM, a canopy sign may be placed on each face of the ATM, provided the overall height of the canopy and sign do not exceed 24 inches. In addition, the overall size of all canopy signs shall not exceed 40 square feet.
  - Directional signage shall be contained on the ATM, painted within a drive lane or in any curbing defining a drive lane.
  - All signs are subject to the required permitting process of this Ordinance.
  - Said signage may be incorporated with lighting plan and backlit in order to provide for greater security on the premises.
  
- B. Coffee Kiosks and other Kiosks may have the following:
  - One wall sign on each exterior wall not used for drive-up service, provided each wall sign does not exceed 10 percent of the applicable exterior wall and the total shall not exceed 40 square feet in size.
  - Where a canopy is integrated into the Coffee Kiosks / Kiosks, a canopy sign may be placed on each face of the Coffee Kiosk / Kiosks, provided the overall height of the canopy and sign do not exceed 24 inches. In addition, the overall size of all canopy signs shall not exceed 40 square feet.
  - Directional signage shall be contained on the Coffee Kiosk /Kiosk, painted within a drive lane or in any curbing defining a drive lane
  - Window signs limited to menu boards and daily specials shall not require a sign permit.
  - All signs are subject to the required permitting process of this Ordinance, unless otherwise noted.
  
- C. This section shall apply to only pole signs located on property abutting Interstate 80 Right-of-Way and within the Gretna Good Life District boundary:
  - Property shall be located in the Gretna Good Life District and zoned HC Highway Commercial, FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial.
  - Property shall abut Interstate 80 Right-of-Way.
  - Pole Signs shall be located on-premises, no taller than 130 feet encompassing all supports, sign face, and structural components, and shall be no larger than 600 square feet in gross area.
  - Poles shall meet the outlined minimum setback of 20 feet.
  - Sign cabinet may overhang the setback but shall not overhang the property line or any utility easement.
  - Sign shall have a maximum setback equal to the sign height plus the minimum setback from the property line.



## REZONING & COMPREHENSIVE PLAN AMENDMENT REQUEST PLANNING COMMISSION - CITY COUNCIL

- Complete application form and file with the Building & Zoning Department per the annual Planning Commission Review Schedule. (Meetings are normally held on the fourth Tuesday of each month).
- Residential **ONLY** (No commercial or industrial mix) - **Payment of \$400.00 non-refundable** filing fee.
- Commercial or Industrial – **Payment of \$500.00 non-refundable** filing fee.
- Mixed-Use – **Payment of \$700.00 non-refundable** filing fee.
- Applicant will provide two sets of mailing labels listing complete names and addresses of all property owners within 300 feet from the property lines of the requested action. The City will notify property owners of the requested action.
- Applicant will submit five large site plans (scale 1" - 50') and five small (8 ½ x 11) site plans of the property showing all existing easements, existing and proposed structures, the current zoning and land use, as well as the zoning and land use of all adjacent properties. If multiple zoning classifications are requested, these site maps must be prepared to scale for each classification.
- The City will advertise the proposed request at least 10 days prior to the Planning Commission meeting and will post notice on the property.
- You will be notified of the date of the Planning Commission meeting. You should be present at the meeting to respond to any questions that may arise.

### **Supplemental Information:**

Rezoning may be initiated by property owner or authorized agent; Planning Commission or the City Council.

- 0) The Planning Commission will hold a public hearing on the requested item, take public input, and make a recommendation to the City Council .
- 1) The City will prepare the necessary ordinance for rezoning.
- 2) The City Council will hold a public hearing on the requested item.
- 3) With affirmative action, the City Council will conduct the first reading of the ordinance .
- 4) The City Council, at subsequent meetings, will conduct the second and third readings of the ordinance and adopt the ordinance.
- 5) The ordinance is effective, the property rezoned, and the Comprehensive Plan amended 15-days after publication of the adopted ordinance.



## APPLICATION FOR REZONING & COMPREHENSIVE PLAN AMENDMENT

Applicant Name: MDC LINOMA INDUSTRIAL LLC	Date:
Address: 11550 I ST STE 200	Phone:
City/State/Zip: OMAHA, NE 68137	
Owner Name: MDC LINOMA INDUSTRIAL LLC	Date:
Address: 11550 I ST STE 200	Phone:
City/State/Zip: OMAHA, NE 68137	

Current Zoning: RE/TA	Requested Zoning: RE/I-1
Complete Legal Description: SEE ATTACHED	
Parcel No: 011620703 & 011209860	Size of Property (SqFt/Acres): 66.216 ACRES
General Location of Property: State Highway no. 6 and South 234th Street	
Present Use: Agricultural	
Proposed Use: Industrial	

Current Comprehensive Plan Designation: RN & CC	
Requested Comprehensive Plan Designation: RN & I/F	
Complete Legal Description: SEE ATTACHED	
Parcel No: 011620703 & 011209860	Size of Property (SqFt/Acres): 66.216 ACRES
General Location of Property: State Highway no. 6 and South 234th Street	
Present Use: Agricultural	
Proposed Use: Industrial	

**Provider of Services:**      Water \_\_\_\_\_      Sewer \_\_\_\_\_      Gas \_\_\_\_\_  
    School \_\_\_\_\_      Other \_\_\_\_\_

**Adjoining Property Zoning:**    North: FX & RE      South: NE DEPARTMENT OF ROADS SHOP

East: INTERSTATE 80 West: AGRICULTURE AND INDUSTRIAL

**Adjoining Property Comp Plan Designation:**

North: I/F & CC South: RN

East: NONE West: I/F

**Actual Use:** North: FX & RE South: TA

East: NONE West: TA & AG

Describe the reason for the rezoning and Comp Plan amendment application, the nature and the operating characteristics of the proposed use:

The subject property is located near the southeast corner of 234<sup>th</sup> Street and Highway 6, also known as Lot 2, Sanford Addition. The application intends to split the property into several industrial lots. This Comp Plan amendment is accompanying a preliminary plat and rezoning. Please see the provided Comp Plan Exhibit for additional details.

*[Signature]* - Self Skill - Agent for Applicant  
Signature of Applicant's Representative

1/15/20  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**Official Office Use Only**

Date Accepted \_\_\_\_\_ Accepted By \_\_\_\_\_

Amount Paid \_\_\_\_\_ Cash or Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLATTING OF LOT 2, SANFORD ADDITION, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 22, AND ALSO TOGETHER WITH OF LOT 4, GRETNA HILL ESTATES, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 15, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6 ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N52°52'05"E, A DISTANCE OF 637.42 FEET; (2) THENCE N56°49'03"E, A DISTANCE OF 568.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, GRETNA HILL ESTATES; THENCE N56°39'16"E ALONG THE NORTHERLY LINE OF SAID LOT 4 GRETNA HILL ESTATES, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6, A DISTANCE OF 631.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, GRETNA HILL ESTATES, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3, SAID GRETNA HILL ESTATES; THENCE S33°19'27"E ALONG THE EASTERLY LINE OF SAID LOT 4, GRETNA HILL ESTATES, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 3, GRETNA HILL ESTATES, A DISTANCE OF 414.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, GRETNA HILL ESTATES, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, GRETNA HILL ESTATES, AND ALSO BEING ON SAID NORTHERLY LINE OF LOT 2, SANFORD ADDITION; THENCE N89°55'58"E ALONG SAID NORTHERLY LINE OF LOT 2, SANFORD ADDITION SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 3, GRETNA HILL ESTATES, AND ALSO THE SOUTHERLY LINE OF LOT 1, SAID GRETNA HILL ESTATES, A DISTANCE OF 849.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, GRETNA HILL ESTATES, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY NO. 80, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S00°06'08"E, A DISTANCE OF 975.15 FEET; (2) THENCE S60°25'07"W, A DISTANCE OF 689.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SANFORD ADDITION; THENCE S89°58'36"W ALONG THE SOUTHERLY OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY NO. 80, A DISTANCE OF 719.95 FEET TO THE NORTHEAST CORNER OF LOT 1, NOLAN SUBDIVISION, A SUBDIVISION LOCATED IN SAID SECTION 22, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF NW1/4 OF SAID NE1/4 SECTION 22; THENCE S89°58'53"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, NOLAN SUBDIVISION A DISTANCE OF 181.07 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID SANFORD ADDITION; THENCE N00°01'07"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, SANFORD ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SANFORD ADDITION; THENCE S89°58'53"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, SANFORD ADDITION, A DISTANCE OF 1089.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, SANFORD ADDITION, AND ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET; THENCE N00°04'37"W ALONG THE WESTERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET, A DISTANCE OF 418.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,884,386 SQUARE FEET OR 66.216 ACRES, MORE OR LESS.

**E & A CONSULTING GROUP, INC.**

*Engineering Answers*

10909 Mill Valley Road, Suite 100  
Omaha, NE 68154

402.895.4700

Fax 402.895.3599

**LETTER OF TRANSMITTAL**

DATE	January 15, 2026	JOB NO.	P2025.146.001
ATTENTION	Reggie Wortman		
RE:	Linoma Industrial		
	Comp Plan Amendment		

TO City of Gretna Building and Zoning Department  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop Drawings     Prints     Plans     Samples     Specifications  
 Copy of Letter     Change Order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Comp Plan Amendment Application & Fee \$500
5			Comp Plan Exhibit(Full Size)
5			Comp Plan Exhibit (8 1/2 x 11)
1			Email of Submittal PDF's

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review & comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: Jeff Stoll



**LINOMA INDUSTRIAL**

LOTS 1 THROUGH 11 & OUTLOTS "A" THROUGH "C" INCLUDING  
 A PORTION OF PARCELS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

RN

BP

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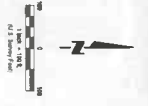
CC

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- LEGEND**
- AGRICULTURE
  - BUSINESS PARK
  - COMMUNITY COMMERCIAL
  - INDUSTRIAL & FLEX
  - RURAL NEIGHBORHOOD



**NOTES:**  
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.  
 2. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE FINAL REVIEW AND APPROVAL OF THIS PLAN.  
 3. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE FINAL REVIEW AND APPROVAL OF THIS PLAN.  
 4. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE FINAL REVIEW AND APPROVAL OF THIS PLAN.  
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 9. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE FINAL REVIEW AND APPROVAL OF THIS PLAN.  
 10. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE FINAL REVIEW AND APPROVAL OF THIS PLAN.

Rev. No.	Description	Date
1	Issue for Public Review	10/15/2014
2	Issue for Public Review	10/15/2014
3	Issue for Public Review	10/15/2014
4	Issue for Public Review	10/15/2014
5	Issue for Public Review	10/15/2014
6	Issue for Public Review	10/15/2014
7	Issue for Public Review	10/15/2014
8	Issue for Public Review	10/15/2014
9	Issue for Public Review	10/15/2014
10	Issue for Public Review	10/15/2014

COMP PLAN EXHIBIT

LINOMA INDUSTRIAL  
 LOTS 1 THROUGH 11 & OUTLOTS "A" THROUGH "C"  
 CANTON, MISSISSIPPI



**E & A CONSULTING GROUP, INC.**  
 Engineering Planning Environmental & Field Services  
 1000 Highway 100, Suite 100, Canton, MS 39016  
 Phone: 662.833.8888 Fax: 662.833.8888  
 www.eandagroup.com  
 Member of the Corporation of American Engineers

**APPLICATION FOR PRELIMINARY PLAT**

**Subdivider:** MDC LINOMA INDUSTRIAL LLC **Date:** 12/22/2025  
**Address:** 11550 I ST STE 200 **Phone:** \_\_\_\_\_  
**City/State/Zip:** OMAHA, NE 68137

**Owners Name:** SAME AS SUBDIVIDER **Date:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**City/State/Zip:** \_\_\_\_\_

**Engineer:** E&A Consulting Group, INC. (C/O JEFF STOLL) **Date:** 12/22/2025  
**Address:** 1090 Mill Valley Road, Suite 100 **Phone:** 402.895.4700  
**City/State/Zip:** Omaha, NE 68154

**Name of Preliminary Plat** Linoma Industrial **Number of Lots** 18  
**Complete Legal Description** See attached  
**General Location** State Highway no. 6 and South 234th Street

1. Does the subdivider have any interest in the land surrounding the preliminary plat?  
No  Yes \_\_\_\_\_ If yes, explain \_\_\_\_\_
2. Will the preliminary plat require a zoning change, conditional use, vacation or other action to complete the development?  
No \_\_\_\_\_ Yes  If yes, explain Rezone
3. Does the preliminary plat deviate from the requirements of the subdivision regulations of the City of Gretna or the City's design standard?  
No  Yes \_\_\_\_\_ If yes, explain \_\_\_\_\_

*Mouelle L...*  
Signature of Applicant

12-22-25  
Date

**Official Office Use Only**

**Date Accepted** \_\_\_\_\_ **Accepted By** \_\_\_\_\_  
**Amount Paid** \_\_\_\_\_ **Ck No.** \_\_\_\_\_ **Receipt No.** \_\_\_\_\_

## UTILITIES AND IMPROVEMENTS

### FINANCING PERCENT:

	EXISTING	PROPOSED		PRIVATE	SANITARY IMPROVEMENT DISTRICT		
		QUANTITY	COST		SPECIAL	GEN. OBGL.	
<b><u>SEWERS:</u></b>							
Sanitary	_____	_____	_____	_____	_____	_____	
	_____	_____	_____	_____	_____	_____	
Storm	_____	_____	_____	_____	_____	_____	
	_____	_____	_____	_____	_____	_____	
<b><u>PAVING:</u></b>							
Major	_____	_____	_____	_____	_____	_____	
Collector	_____	_____	_____	_____	_____	_____	
Minor	_____	_____	_____	_____	_____	_____	
Sidewalks	_____	_____	_____	_____	_____	_____	
Parks/Open	_____	_____	_____	_____	_____	_____	
Rec Facilities	_____	_____	_____	_____	_____	_____	
Telephone	_____	_____	_____	_____	_____	_____	
Water	_____	_____	_____	_____	_____	_____	
Gas	_____	_____	_____	_____	_____	_____	
Electricity	_____	_____	_____	_____	_____	_____	

Above Ground \_\_\_\_\_

Below Ground \_\_\_\_\_

Anticipated total taxable valuation: LAND \_\_\_\_\_ IMPROVEMENTS \_\_\_\_\_

COVENANTS \_\_\_\_\_ FILED \_\_\_\_\_

### Specific Zoning Information

<u>ZONING</u>	<u>ACRES</u>	<u>LOTS</u>	<u>UNITS</u>	<u>DENSITY</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>TOTAL RESIDENTIAL:</b>	_____	_____	_____	_____
<b>TOTAL OTHER:</b>	_____	_____	_____	_____

**SUBDIVISION REQUEST**  
**PRELIMINARY PLAT**  
**PLANNING COMMISSION - CITY COUNCIL**

- Complete application form and file with the Planning and Permits Department at least thirty days prior to, or as per the schedule, of the regularly scheduled meetings of the Planning Commission. (Meetings are normally held on the fourth Tuesday of each month).
- Payment of \$1,000.00, plus \$10.00 per lot non-refundable filing fee.
- Applicant will provide two sets of mailing labels listing complete names and addresses of all property owners within 300 feet from the property lines of the requested action. City personnel will notify property owners of the requested action.
- A request for a change in zoning shall be applied for concurrently with the preliminary plat.
- Subdivider will submit five large site plans (scale 1" - 20') and five small (8 ½ X 11) site plans. These plans shall be prepared with the following information:
  - Name of subdivision on each sheet, sheet number and total number of sheets, and date prepared.
  - 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 subdivision regulations' specs)
  - A vicinity sketch at a scale no greater than (1) inch = four hundred (400) feet and no smaller than (1) inch = two thousand (2000) feet.
  - 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.
  - Existing and proposed streets or access easements to include; ROW width, paving width, approximate grades, tangent length, curve data and interior angle, angle of intersection, name and/or number of all streets.
  - 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. Wetlands, outlots or utility easements are not appropriate for the required parkland.
  - 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 feet of the boundaries of, within, adjacent to on or within one hundred feet of the proposed subdivision.
  - Minimum building set back lines.
  - Erosion and sediment control plan.
  - Certified accurate survey by engineer or professional land surveyor.
- City will advertise the proposed request at least 10 days prior to the Planning Commission meeting. The property may also be posted by city personnel.
- You will be notified in writing the date of the meeting. You should be present at the meeting to respond to any questions that may arise.

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLATTING OF LOT 2, SANFORD ADDITION, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 22, AND ALSO TOGETHER WITH OF LOT 4, GRETNA HILL ESTATES, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 15, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6 ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N52°52'05"E, A DISTANCE OF 637.42 FEET; (2) THENCE N56°49'03"E, A DISTANCE OF 568.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, GRETNA HILL ESTATES; THENCE N56°39'16"E ALONG THE NORTHERLY LINE OF SAID LOT 4 GRETNA HILL ESTATES, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6, A DISTANCE OF 631.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, GRETNA HILL ESTATES, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3, SAID GRETNA HILL ESTATES; THENCE S33°19'27"E ALONG THE EASTERLY LINE OF SAID LOT 4, GRETNA HILL ESTATES, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 3, GRETNA HILL ESTATES, A DISTANCE OF 414.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, GRETNA HILL ESTATES, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, GRETNA HILL ESTATES, AND ALSO BEING ON SAID NORTHERLY LINE OF LOT 2, SANFORD ADDITION; THENCE N89°55'58"E ALONG SAID NORTHERLY LINE OF LOT 2, SANFORD ADDITION SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 3, GRETNA HILL ESTATES, AND ALSO THE SOUTHERLY LINE OF LOT 1, SAID GRETNA HILL ESTATES, A DISTANCE OF 849.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, GRETNA HILL ESTATES, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY NO. 80, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S00°06'08"E, A DISTANCE OF 975.15 FEET; (2) THENCE S60°25'07"W, A DISTANCE OF 689.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SANFORD ADDITION; THENCE S89°58'36"W ALONG THE SOUTHERLY OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY NO. 80, A DISTANCE OF 719.95 FEET TO THE NORTHEAST CORNER OF LOT 1, NOLAN SUBDIVISION, A SUBDIVISION LOCATED IN SAID SECTION 22, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF NW1/4 OF SAID NE1/4 SECTION 22; THENCE S89°58'53"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, NOLAN SUBDIVISION A DISTANCE OF 181.07 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID SANFORD ADDITION; THENCE N00°01'07"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, SANFORD ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SANFORD ADDITION; THENCE S89°58'53"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, SANFORD ADDITION, A DISTANCE OF 1089.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, SANFORD ADDITION, AND ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET; THENCE N00°04'37"W ALONG THE WESTERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET, A DISTANCE OF 418.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,884,386 SQUARE FEET OR 66.216 ACRES, MORE OR LESS.

**E & A CONSULTING GROUP, INC.**

**Engineering Answers**

10909 Mill Valley Road, Suite 100  
Omaha, NE 68154

402.895.4700

Fax 402.895.3599

**LETTER OF TRANSMITTAL**

DATE	December 23, 2025	JOB NO.	P2025.146.001
ATTENTION	Reggie Wortman		
RE:	Linoma Industrial		
	Preliminary Plat and Change of Zone Submittal		

TO City of Gretna Building and Zoning Department  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop Drawings     Prints     Plans     Samples     Specifications  
 Copy of Letter     Change Order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Prelim Plat Application & Fee \$1,180.00
1			Change of Zone Application & Fee \$400
1			Cover Letter
5			Prelim Plat (Full Size)
5			Prelim Plat (11 x 17)
5			Phase-Line Exhibit
5			Change of Zone Exhibit

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review & comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

5 - Post Construction Storm Water Management Plan Exhibit

5 - Paving Plans / 5 - Street Profiles

5 - Storm Sewer Exhibit / 5 - Onsite Wastewater Exhibit

5 - Water Exhibit / 5 - Grading Exhibit

4 - Drainage Study / 2 - 300 ft Certification & Mailing Labels

5 - Source and Use Funds

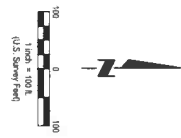
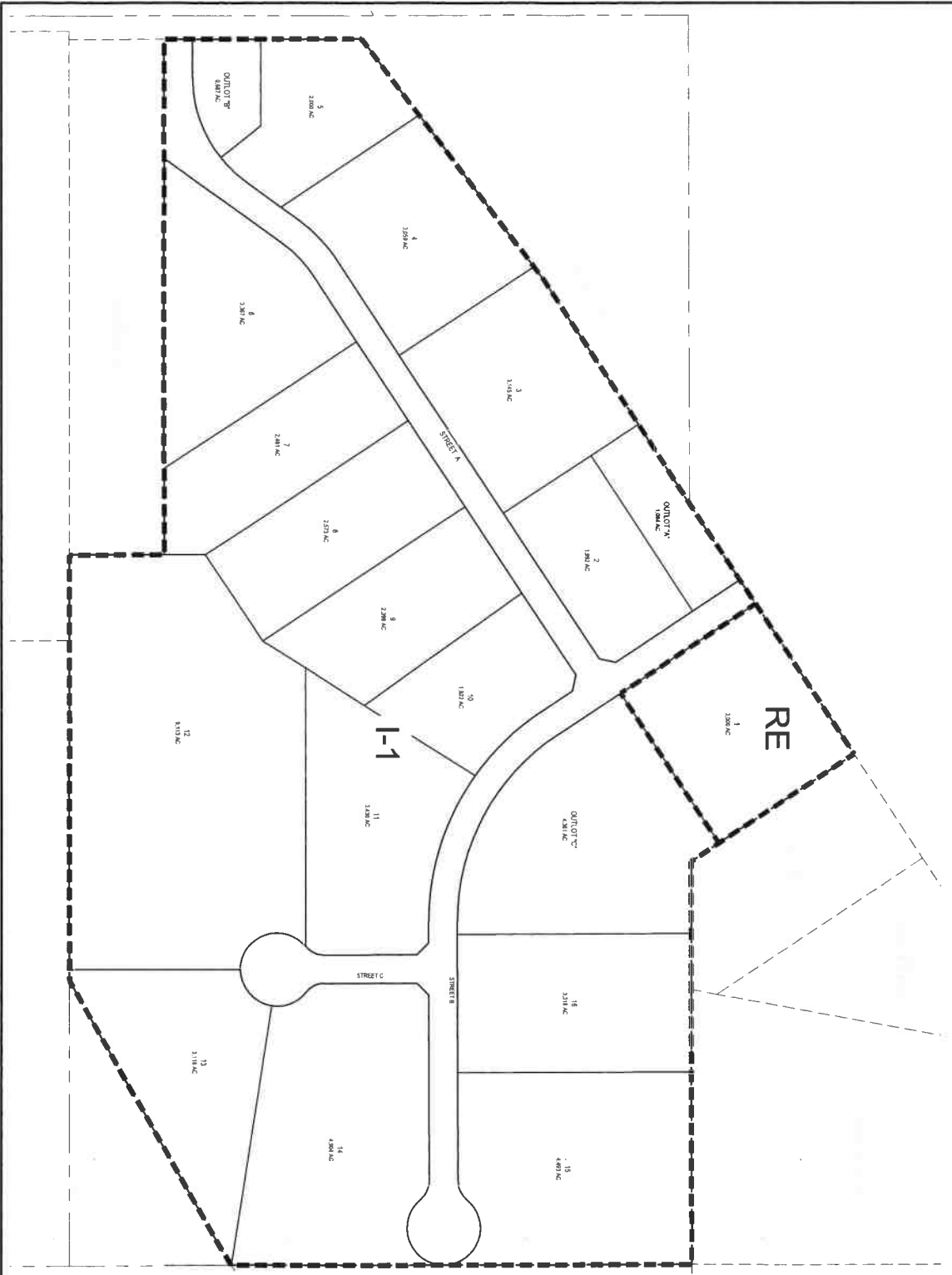
Email of Submittal PDF's & Preliminary Plat CAD File

COPY TO \_\_\_\_\_

SIGNED: Jeff Stoll

# LINOMA INDUSTRIAL

LOTS 1 THRU 16 & OUTLOTS "A" THRU "C" INCLUSIVE  
 A TRACT OF LAND BEING A SUBDIVISION OF LOT 2, SAVERINO ADDITION, A SUBDIVISION LOCATED IN THE 6TH & 7TH  
 21.20 AC TOGETHER WITH LOT 4 ORIGINAL STATE & A SUBDIVISION LOCATED IN THE 6TH & 7TH  
 1.00 AC LOCATED IN TOWNSHIP 13 NORTH RANGE 19 EAST OF THE 8TH P.M. SHERY COUNTY NEBRASKA



- LEGEND**
- SOLID LINE: BOUNDARY OF LOT
  - DASHED LINE: BOUNDARY OF SECTION
  - DOTTED LINE: RIGHT OF WAY LINE
  - SOLID LINE: LOT LINE
  - DASHED LINE: ADJACENT PROPERTY LINE

**TOTAL ACRES**

LOT 1: 1.00 AC  
 LOT 2: 1.00 AC  
 LOT 3: 1.00 AC  
 LOT 4: 1.00 AC  
 LOT 5: 2.00 AC  
 LOT 6: 2.00 AC  
 LOT 7: 2.00 AC  
 LOT 8: 2.00 AC  
 LOT 9: 2.00 AC  
 LOT 10: 1.00 AC  
 LOT 11: 1.00 AC  
 LOT 12: 2.00 AC  
 LOT 13: 2.00 AC  
 LOT 14: 4.00 AC  
 LOT 15: 4.00 AC  
 LOT 16: 2.00 AC  
**TOTAL: 40.70 AC**

- NOTES**
1. PROJECT AREA HAS BEEN REZONED FROM R-1 TO I-1.
  2. CHANGES TO THE PLAN SHALL BE MADE AT THE DISCRETION OF THE ENGINEER.
  3. TYPICAL UTILITY EASEMENTS WILL BE RELOCATED WITH THE FINAL PLAN.

Proj No:	13020015
Date:	1/28/2015
Drawn By:	MLM
Scale:	1" = 200'
Sheet:	1 of 1

**CHANGE OF ZONE EXHIBIT**

**LINOMA INDUSTRIAL**  
 LOTS 1 THRU 16 & OUTLOTS "A" THRU "C"  
 GRETA, NEBRASKA

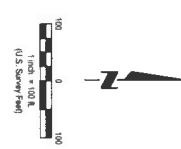
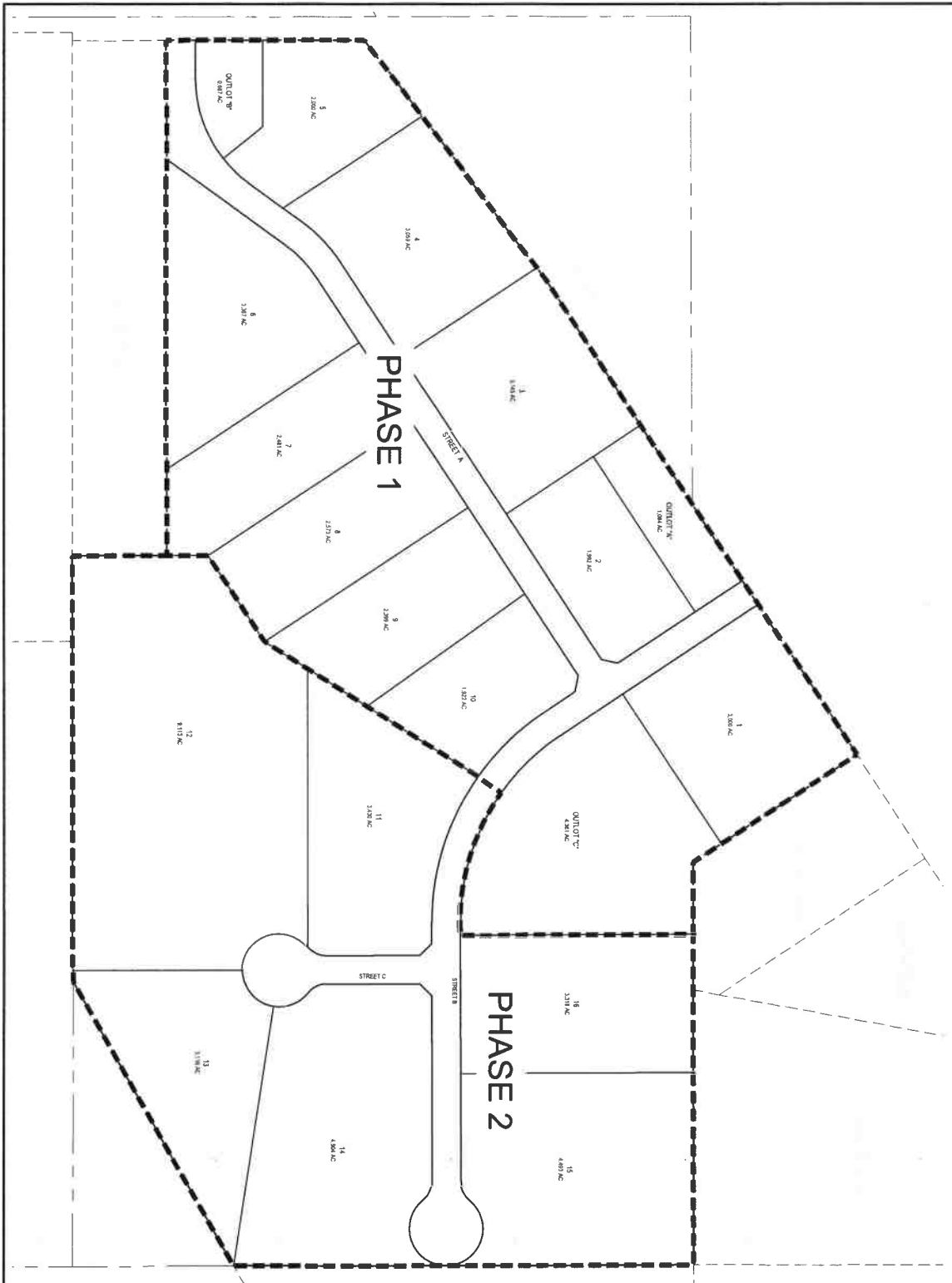


**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 12009 9th Valley Road, Suite 100 • Omaha, NE 68154  
 Phone: 402.895.1234 • Fax: 402.895.2599  
 www.eaeg.com  
 Date of NE Certificate of Authorization: 10/2008

# LINOMA INDUSTRIAL

LOTS 1 THRU 16 & OUTLOTS "A" THRU "C" INCLUDE

A TRACT OF LAND BEING A SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & SECTION 22 AND ALSO TOGETHER WITH LOTS 4, 6, 8, 10, 12, 14, 16 & ORIGINAL LOTS "A" & "B" LOCATED IN THE SET-AS OF SECTION 15, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 5TH P.M., SHERIDAN COUNTY, MONTANA.



**LEGEND**  
 BOUNDARY OF BERMINGHAM, MONTANA COUNTY, MONTANA  
 BOUNDARY OF SECTION 22  
 BOUNDARY OF LOT LINE  
 LOT LINE  
 ADJACENT PROPERTY LINE

**TITLE BLOCK**  
 A TRACT OF LAND BEING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & SECTION 22 AND ALSO TOGETHER WITH LOTS 4, 6, 8, 10, 12, 14, 16 & ORIGINAL LOTS "A" & "B" LOCATED IN THE SET-AS OF SECTION 15, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 5TH P.M., SHERIDAN COUNTY, MONTANA.  
 SAID TRACT OF LAND CONTAINS 364.96 SQUARE FEET OR 0.83 ACRES, MORE OR LESS.  
 DATED AND PREPARED FOR THE PROJECT BY:  
 E & A CONSULTING GROUP, INC.  
 11800 1ST STREET SW  
 OMAHA, NE 68137

Proj. No.	Date	Revisions
13002310	1/10/2013	
13002310	1/10/2013	
13002310	1/10/2013	
13002310	1/10/2013	

PHASING EXHIBIT

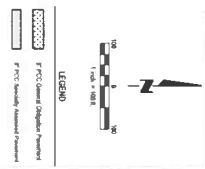
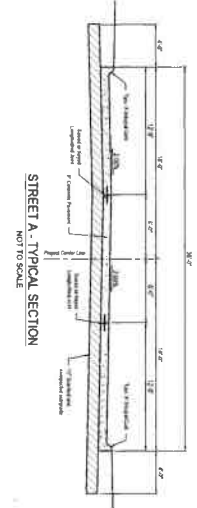
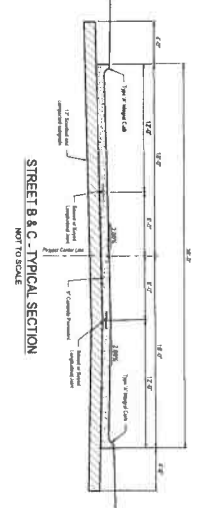
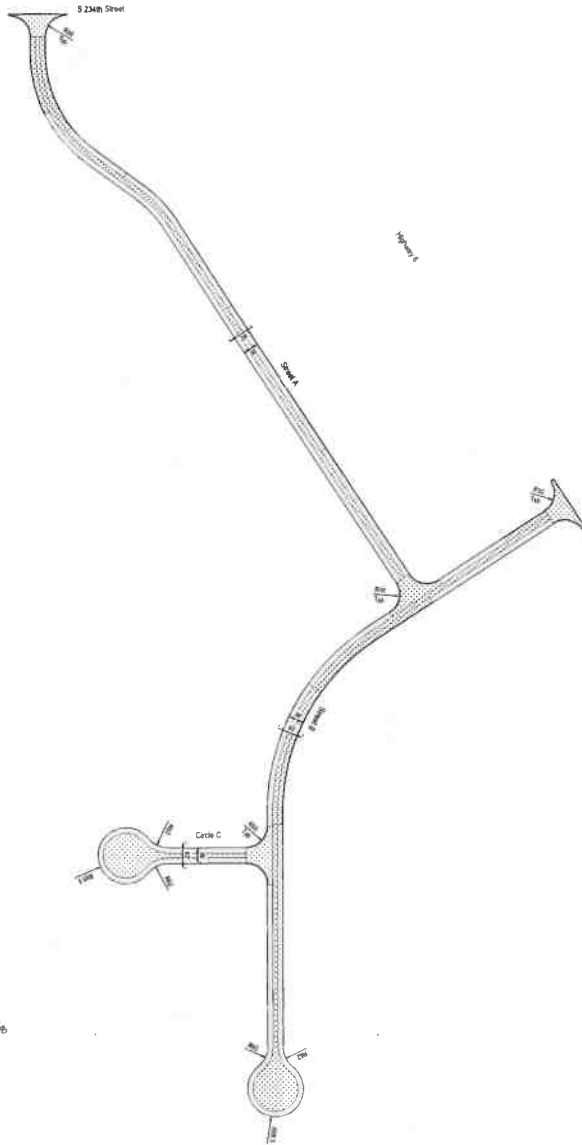
LINOMA INDUSTRIAL  
 LOTS 1 THRU 16 & OUTLOTS "A" THRU "C"  
 GREYHOUND, MONTANA

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

19009 Mill Valley Road, Suite 100 • Omaha, NE 68154  
 Phone: 402.895.4736 • Fax: 402.895.2888  
 www.eagcg.com  
 State of NE Certificate of Authorization ICAC008

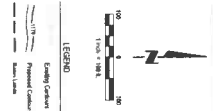
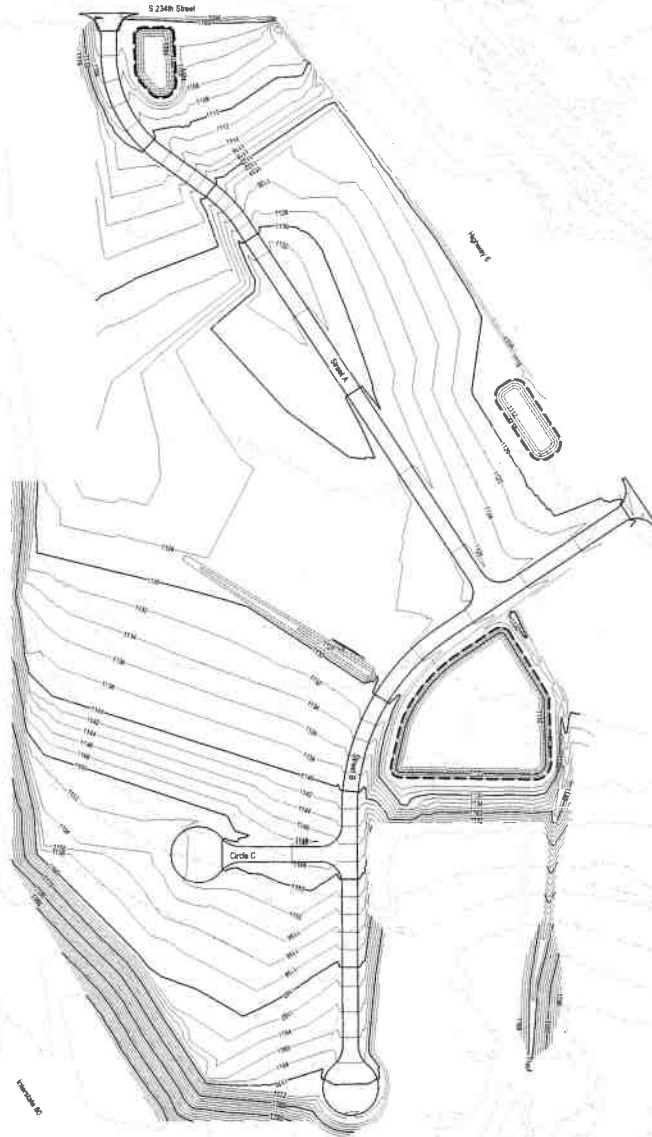






Title Block Project Name: LINOMA INDUSTRIAL Drawing No: PAVING EXHIBIT Date: 10/15/2010 Designer: [Name] Checker: [Name] Date: 10/15/2010 Scale: 1" = 40'		LINOMA INDUSTRIAL 1000 N. 10th St., Lincoln, NE 68502	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 1800 N. 10th St., Suite 100 - Omaha, NE 68102 Phone: 402.476.1000 Fax: 402.476.1001 www.eag.com
--	--	--	---





Item No.	Description	Quantity	Unit
1	Grading		
2	Asphalt		
3	Concrete		
4	Iron		
5	Steel		

GRADING EXHIBIT

LINOMA INDUSTRIAL

OPERIAL, NEBRASKA

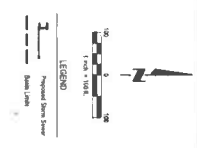
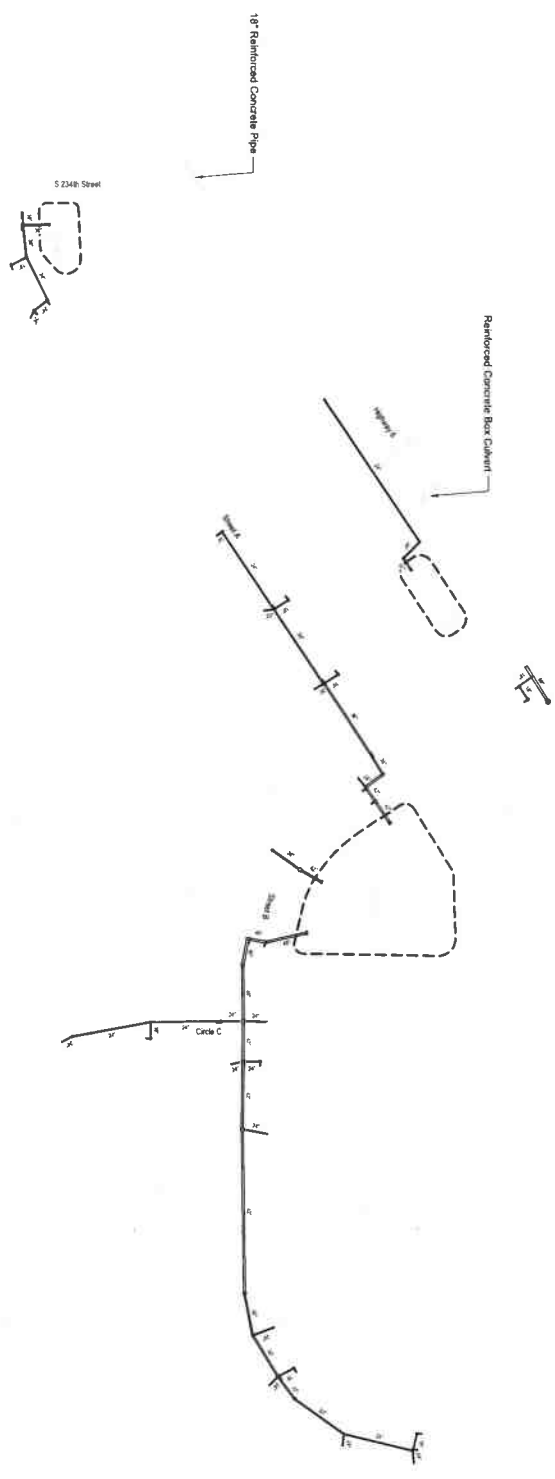


**E & A CONSULTING GROUP, INC.**

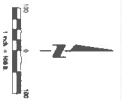
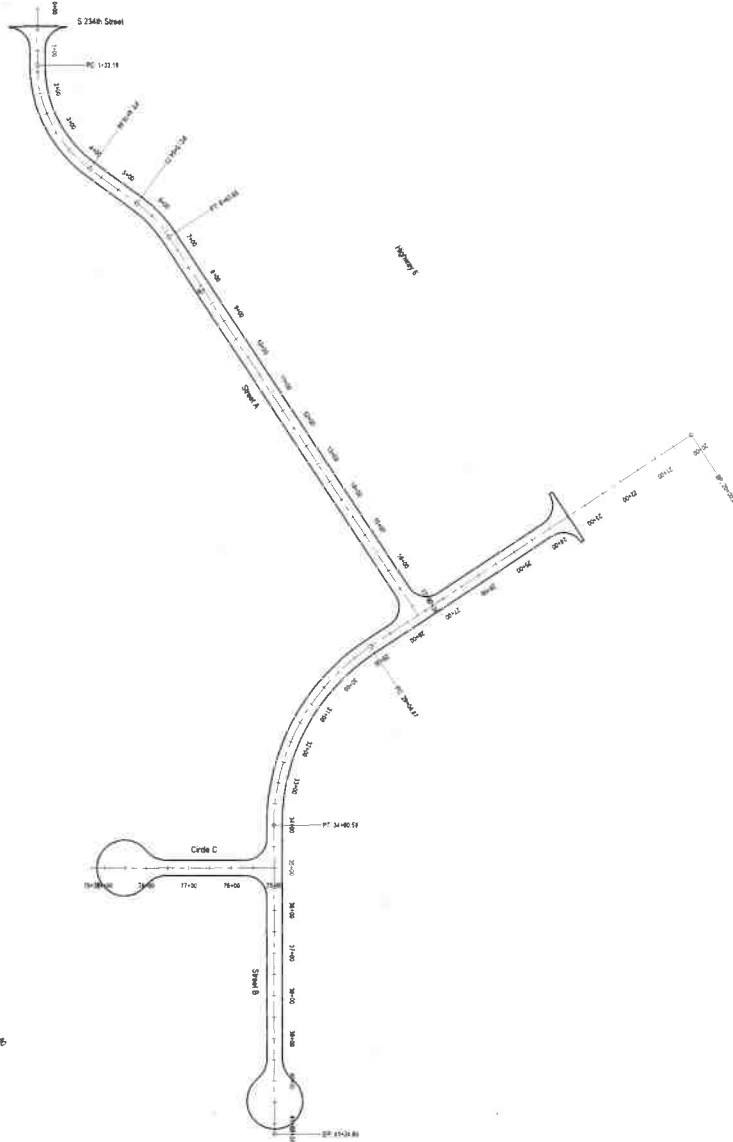
Engineering • Planning • Environmental & Field Services

1800 Highway 100, Suite 100 • Omaha, NE 68114  
Phone: 402.491.7000 Fax: 402.491.1000  
www.eandagroup.com

Member of the Construction & Infrastructure Group



Project: 75202-100-01 Date: 1/22/2020 Drawn By: LAM Scale: AS SHOWN Date: 1/22/20	<table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revision	Date	Description				STORM SEWER EXHIBIT	LINOMA INDUSTRIAL ONE TOL. RD. #203A		<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services <small>4000 14th Street, Suite 100 • Omaha, NE 68104          Phone: 415.561.7777 • Fax: 402.493.2048          www.eandagroup.com</small> State of NE Certificate of Authorization #042003
Revision	Date	Description									



Profile	10000-10000	Revision	
Date	11/22/2011	Date	
Designed by	ESL	Drawn by	ESL
Checked by	ALB	Scale	AS BUILT
Project	10000-10000		

STREET PROFILES EXHIBIT

LINOMIA INDUSTRIAL

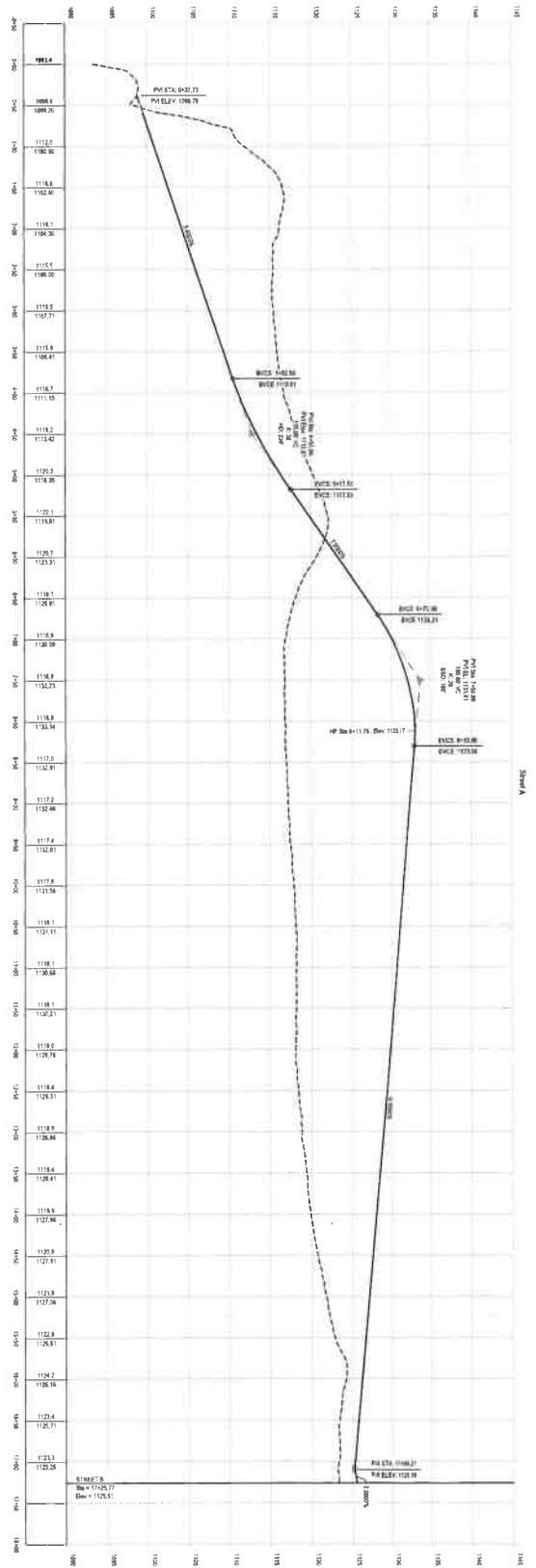
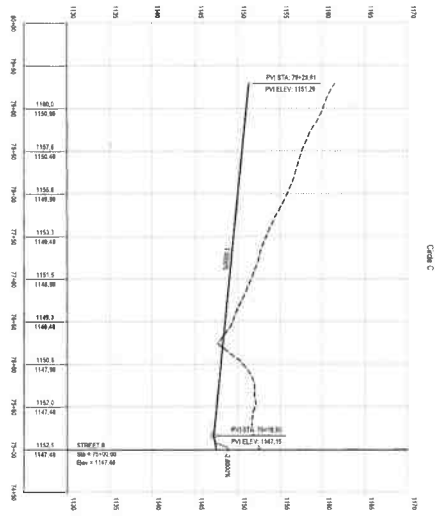
ONE TWO, NEWARK



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

4888 168 Valley Road, Suite 100 • Omaha, NE 68134  
 Phone: 402.488.2700 • Fax: 402.488.2700  
 www.eaeg.com

State of NE Certificate of Registration CA000001



DATE: 1/20/11

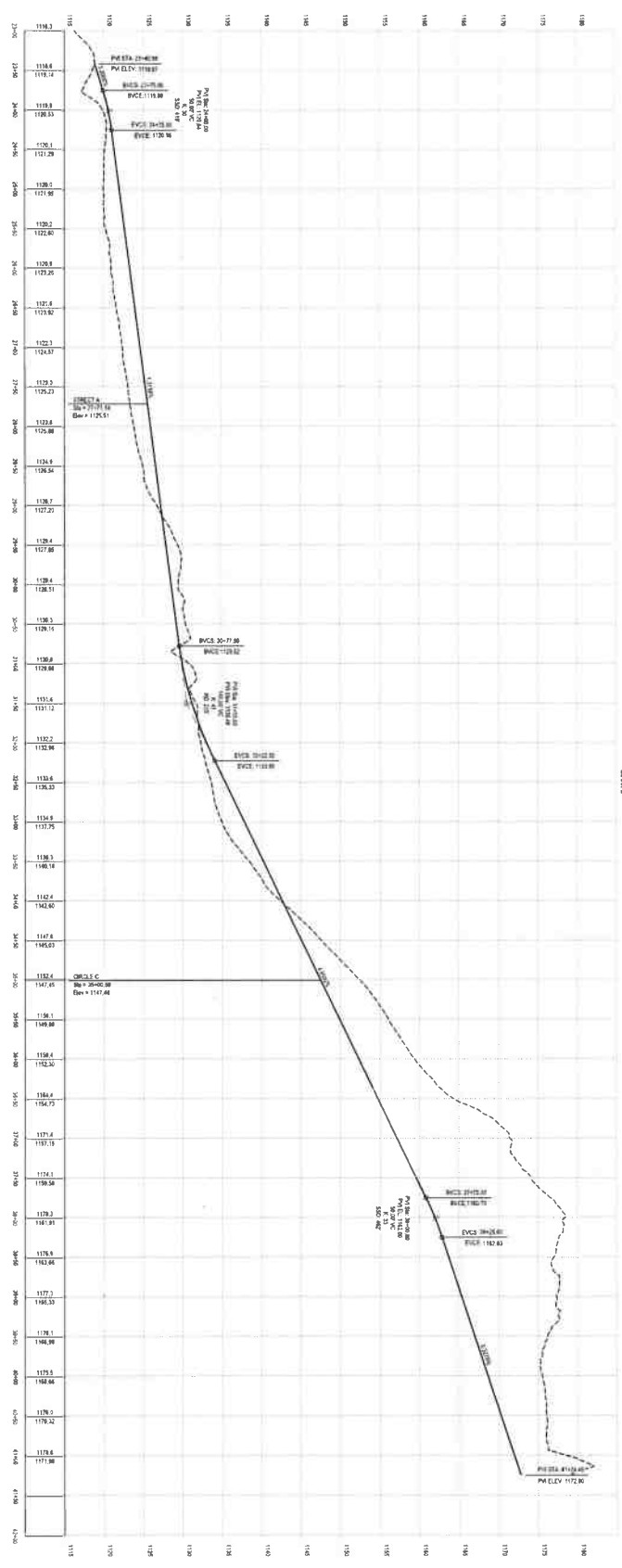
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Sheet No.	100
Scale	1" = 20'
Author	JL
Check	JL
Appr.	JL

STREET PROFILES EXHIBIT

LINOMA INDUSTRIAL



**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 10000 Hill Top Road, Suite 100 • Columbia, MD 21046  
 Phone: 410.281.1100 • Fax: 410.281.2000  
 www.eandagroup.com  
 E & A is an Equal Opportunity Employer



Sheet 8

Scale: 1" = 20'

Project No.	22021-020-01
Client	Linoma Industrial
Drawn by	SLK
Checked by	SLK
Date	03/09/2009

Revision	
No.	Description

STREET PROFILES EXHIBIT

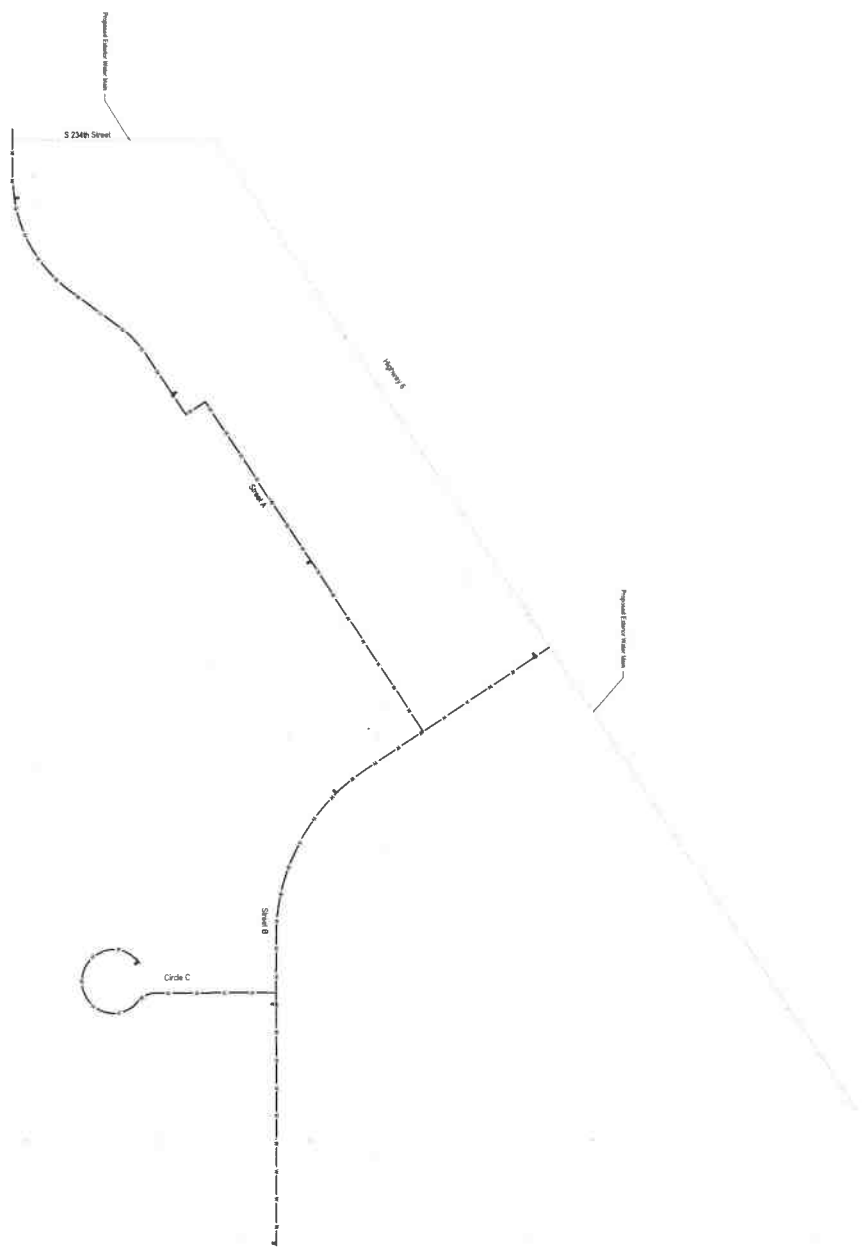
LINOMA INDUSTRIAL

GREY, MISSOURI



**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 10000 10th Street, Suite 100 • Omaha, NE 68134  
 Phone: (402) 488-1000 • Fax: (402) 488-1000  
 www.eandagroup.com  
 State of NE Certificate of Registration: 0000000000

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Project	1000000000
Date	11/11/2010
Prepared By	J.M.
Checked By	J.M.
Scale	AS SHOWN
Sheet	1 OF 1

Revisions	
NO.	Description

WATER EXHIBIT

LINOMA INDUSTRIAL  
GENERAL, NEPALUBA



**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services  
4075 Hill Street, Suite 118 • Omaha, NE 68134  
Phone: 402.491.1771 • Fax: 402.491.1788  
www.e-a.com  
State of NE Certificate of Registration #CA0001

## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : Linoma Industrial ZONING: Industrial  
 DEVELOPER: MDC Gretna, LLC  
 AREA (ACRES): 66.22 AC INDUSTRIAL 54.313 AC  
 JURISDICTION: Gretna ROW 5.770 AC  
 DATE: 12/23/25 OUTLOTS 6.132 AC 3 Outlots  
 ESTIMATED BY: Vohl  
 PROJECT NO.: 2025.146.001

### LINOMA INDUSTRIAL (PRELIM SUF)

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURSABL	G.O. NON-REIMB	FUTURE G.O.
SANITARY SEWER (INTERIOR SEPTIC)	\$ 68,310	\$ 95,640	\$ -	\$ 95,640	\$ -	\$ -	\$ -
PAVING (INTERIOR)	\$ 1,509,900	\$ 2,113,870	\$ -	\$ 944,560	\$ -	\$ 1,169,310	\$ -
PAVING (HWY 6 AND 234TH STREET)	\$ 300,120	\$ 420,170	\$ -	\$ -	\$ 280,113 (SARPY COUNTY)	\$ 140,057	\$ -
WATER (INTERIOR)	\$ 667,360	\$ 867,570	\$ -	\$ 867,570	\$ -	\$ -	\$ -
WATER (EXTERIOR)	\$ 1,100,000	\$ 1,155,000	\$ -	\$ -	\$ 577,500 (PROP TO NORTH & EAST)	\$ 577,500	\$ -
WATER (CAP FEES)	\$ 85,346	\$ 102,415	\$ -	\$ -	\$ 81,470 (LOTS BUYERS)	\$ 20,946	\$ -
UNDERGROUND ELECTRICAL	\$ 242,563	\$ 320,190	\$ -	\$ 320,190	\$ -	\$ -	\$ -
STORM SEWER	\$ 1,434,990	\$ 2,009,000	\$ -	\$ -	\$ -	\$ 2,009,000	\$ -
PARK FEES & EXPENSES	\$ -	\$ -					
PCSMP BASIN PURCHASE	\$ 183,960	\$ 220,752	\$ -	\$ -	\$ -	\$ 220,752	\$ -
ADMINISTRATIVE FEE (1%)	\$ 29,449	\$ 35,339	\$ -	\$ -	\$ -	\$ 35,339	\$ -
GRADING	\$ 866,910	\$ 866,910	\$ 866,910	\$ -	\$ -	\$ -	\$ -
SEWER (CAPITAL FACILITY FEES)	\$ 1,380,860	\$ 1,657,032	\$ -	\$ -	\$ 1,240,760 (LOTS BUYERS)	\$ 416,272	\$ -
<b>TOTALS</b>	<b>\$ 7,869,767</b>	<b>\$ 9,863,888</b>	<b>\$ 866,910</b>	<b>\$ 2,227,960</b>	<b>\$ 2,179,843</b>	<b>\$ 4,589,175</b>	<b>\$ -</b>

ASSESSMENT FOR COMMERCIAL LOT (PER ACRE)

**\$ 41.021**

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:

COMM/INDUSTRIAL	54.313 ACRE @	\$1,000,000	=	\$54,313,000
			TOTAL @ 100%	\$ 54,313,000
			95% OF VALUE	\$ 51,597,350

4) G.O. DEBT RATIO = \$ 4,589,175 / \$ 51,597,350 = **8.89%**

## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	Linoma Industrial	ZONING:		
DEVELOPER:	MDC Gretna, LLC			
AREA (ACRES):	35.40 AC	INDUSTRIAL	25.933 AC	
JURISDICTION:	Gretna	ROW	3.330 AC	
DATE:	12/23/25	OUTLOTS	6.132 AC	3 Outlots
ESTIMATED BY:	Vohl			
PROJECT NO.:	2025.146.001			

### LINOMA INDUSTRIAL (PRELIM SUF)

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURSABL	G.O. NON-REIMB	FUTURE G.O.
SANITARY SEWER (INTERIOR SEPTIC)	\$ 29,700	\$ 41,580		\$ 41,580			
PAVING (INTERIOR)	\$ 860,430	\$ 1,204,610		\$ 524,620		\$ 679,990	\$ -
PAVING (HWY 6 AND 234TH STREET)	\$ 300,120	\$ 420,170			\$ 280,113 (SARPY COUNTY)	\$ 140,057	\$ -
WATER (INTERIOR)	\$ 392,360	\$ 510,070		\$ 510,070			
WATER (EXTERIOR)	\$ 1,100,000	\$ 1,155,000			\$ 577,500 (PROP TO NORTH & EAST)	\$ 577,500	\$ -
WATER (CAP FEES)	\$ 42,776	\$ 51,331			\$ 38,900 (LOTS BUYERS)	\$ 12,432	
UNDERGROUND ELECTRICAL	\$ 115,817	\$ 152,880		\$ 152,880			
STORM SEWER	\$ 825,260	\$ 1,155,370				\$ 1,155,370	
PARK FEES & EXPENSES	\$ -	\$ -				\$ -	\$ -
PCSMP BASIN PURCHASE	\$ 183,960	\$ 220,752				\$ 220,752	\$ -
ADMINISTRATIVE FEE (1%)	\$ 16,857	\$ 20,228				\$ 20,228	
GRADING	\$ 866,910	\$ 866,910	\$ 866,910				
SEWER (CAPITAL FACILITY FEES)	732,520	879,024			592,430 (LOTS BUYERS)	286,594	
<b>TOTALS</b>	<b>\$ 5,466,710</b>	<b>\$ 6,677,926</b>	<b>\$ 866,910</b>	<b>\$ 1,229,150</b>	<b>\$ 1,488,942</b>	<b>\$ 3,092,923</b>	<b>\$ -</b>

ASSESSMENT FOR COMMERCIAL LOT (PER ACRE)

**\$ 47.397**

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:

COMM/INDUSTRIAL	25.933 ACRE @	\$1,000,000	=	\$25,933,000
			TOTAL @ 100%	\$ 25,933,000
			95% OF VALUE	\$ 24,636,350

4) G.O. DEBT RATIO = \$ 3,092,923 / \$ 24,636,350 = **12.55%**

PROJECT: **SANITARY SEWER (INTERIOR SEPTIC)**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	PERCOLATION TESTING (3 TESTS PER LOT UNDER 3 ACRES)	30	EA	\$900.00	\$27,000.00

MISCELLANEOUS (+10%) 1 L.S. 10% \$ 2,700.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 29,700.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$41,580

PROJECT: **PAVING (INTERIOR)**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	CONSTRUCT 9" CONCRETE PAVEMENT (TYPE L65)	10,112	SY	\$ 70.00	\$ 707,840
2	SUBGRADE PREPARATION	3,371	CY	\$ 3.50	\$ 11,797
3	CONSTRUCT THICKENED EDGE	156	LF	\$ 25.00	\$ 3,900
4	SAW CUT - FULL DEPTH	288	LF	\$ 7.00	\$ 2,016
5	CONSTRUCT STREET NAME SIGN	8	EA	\$ 400.00	\$ 3,200
6	INSTALL STOP SIGN	4	EA	\$ 200.00	\$ 800
7	CONSTRUCT SIGN POST	4	EA	\$ 200.00	\$ 800
8	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, WHITE	300	LF	\$ 5.75	\$ 1,725
9	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, YELLOW	5,000	LF	\$ 5.75	\$ 28,750
10	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE DIRECTIONAL ARROW, WHITE	4	EA	\$ 1,200.00	\$ 4,800
11	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE ONLY, WHITE	4	EA	\$ 1,300.00	\$ 5,200
12	TRAFFIC CONTROL	1	LS	\$ 4,500.00	\$ 4,500
13	INSTALL SEEDING - TYPE A	2,500	SY	\$ 0.75	\$ 1,875
14	INSTALL EROSION CONTROL MATTING	2,500	SY	\$ 1.40	\$ 3,500
15	INSTALL SILT FENCE	500	LF	\$ 3.00	\$ 1,500

MISCELLANEOUS (+10%) 1 L.S. 10% \$ 78,221.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 860,430

NOTES:

TOTAL PROJECT COST W/ SOFT COSTS @ (40%) \$ 1,204,610

2) G.O. ITEMS

9" PAVING(INTERSECTIONS)	1,308	SY	\$ 141,002
9" PAVING(OVERWIDTH)	3,159	SY	\$ 340,540
9" PAVING(OUTLOT FRONTAGE)	1,670	SY	\$ 180,026
SUBGRADE PREPARATION	2,046	CY	\$ 11,026
CONSTRUCT STREET NAME SIGN	8	EA	\$ 4,928
INSTALL STOP SIGN	4	EA	\$ 1,232
CONSTRUCT SIGN POST	4	EA	\$ 1,232
G.O. TOTAL			\$ 679,990

PROJECT: **PAVING (HWY 6 AND 234TH STREET)**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	CONSTRUCT 10" CONCRETE PAVEMENT, CLASS 47B-3625	1400	SY	\$ 100.00		\$ 140,000
2	SUBGRADE PREPARATION	467	SY	\$ 5.00		\$ 2,333
3	CLEAR & GRUB	1	LS	\$ 50,000.00		\$ 50,000
4	EARTHWORK (COMMON EXCAVATION	10,000	C.Y.	\$ 4.00		\$ 40,000
5	STREET SIGNS	4	EA	\$ 400.00		\$ 1,600
6	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, WHITE	1,600	LF	\$ 5.75		\$ 9,200
7	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, YELLOW	3,000	LF	\$ 5.75		\$ 17,250
8	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE DIRECTIONAL ARROW, WHITE	2	EA	\$ 1,200.00		\$ 2,400
9	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE ONLY, WHITE	2	EA	\$ 1,300.00		\$ 2,600
10	SEEDING AND MATTING	2.98	AC	\$ 2,500.00		\$ 7,450
MISCELLANEOUS (+10%)		1	L.S.	10%		\$ 27,284.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 300,120

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$ 420,170

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	ELECTRICAL SERVICE COMMERCIAL/INDUSTRIAL	25.933	ACRES	\$ 4,060.00		\$ 105,287.98

TOTAL ESTIMATED CONSTRUCTION COST: \$ 115,816.78

MISCELLANEOUS (+10%)

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (32%) \$152,880

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	INSTALL 8" WATER MAIN	2,374	LF	\$ 140.00		\$ 332,360.00
2	DESIGN ENGINEERING	1	LS	\$ 30,000.00		\$ 30,000.00
3	CONSTRUCTION ENGINEERING	1	LS	\$ 30,000.00		\$ 30,000.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 392,360.00

MISCELLANEOUS (+10%)

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (30%) \$510,070

PROJECT: **WATER (EXTERIOR)**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	10" WATER MAIN EXTENTION IN PLATTEVIEW ROAD	5,600.0	LF	\$ 150.00		\$ 840,000.00
2	DESIGN ENGINEERING	1	LS	\$ 80,000.00		\$ 80,000.00
3	CONSTRUCTION ENGINEERING	1	LS	\$ 80,000.00		\$ 80,000.00

MISCELLANEOUS (+10%) L.S. 10% \$ 100,000.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 1,100,000.00

NOTES:

1) PIONEER MAIN DISTRICT COST W/ SOFT COSTS @ (25%) \$ 1,155,000.00

PROJECT: **WATER (CAPITAL FACILTY FEES)**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	LOTS 1-14 (DISTRICT FRONTS THIS HALF OF FEE)	25.933	AC	\$ 1,500.00		\$ 38,899.50
2	OUTLOTS A THRU C	6.132	AC	\$ 300.00		\$ 1,839.60

MISCELLANEOUS (+5%) L.S. 5% \$ 2,037.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 42,776.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (20%) \$ 51,331.27

2) LOTS 1-11 (OTHER HALF OF THIS \$3,000 FEE (\$1,500) PAID AT BUILDING PERMIT)

3) OUTLOT SECTION IS GO ELIGIBLE, LOT 1 COST IS REIMBURSABLE



## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	Linoma Industrial	ZONING:			
DEVELOPER:	MDC Gretna, LLC				
AREA (ACRES):	30.82 AC	INDUSTRIAL	28.380 AC		
JURISDICTION:	Gretna	ROW	2.440 AC		
DATE:	12/23/25	OUTLOTS	0.000 AC		0 Outlots
ESTIMATED BY:	Vohl				
PROJECT NO.:	2025.146.001				

### LINOMA INDUSTRIAL (PRELIM SUF)

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURSABLE	G.O. NON-REIMB	FUTURE G.O.
SANITARY SEWER (INTERIOR SEPTIC)	\$ 38,610	\$ 54,060		\$ 54,060			
PAVING (INTERIOR)	\$ 649,470	\$ 909,260		\$ 419,940		\$ 489,320	\$ -
PAVING (HWY 6 AND 234TH STREET)	\$ -	\$ -			\$ -	\$ -	\$ -
					(SARPY COUNTY)		
WATER (INTERIOR)	\$ 275,000	\$ 357,500		\$ 357,500			
WATER (EXTERIOR)	\$ -	\$ -			\$ -	\$ -	\$ -
					(PROP TO NORTH & EAST)		
WATER (CAP FEES)	\$ 42,570	\$ 51,084			\$ 42,570	\$ 8,514	
					(LOTS BUYERS)		
UNDERGROUND ELECTRICAL	\$ 126,746	\$ 167,310		\$ 167,310			
STORM SEWER	\$ 609,730	\$ 853,630				\$ 853,630	
PARK FEES & EXPENSES	\$ -	\$ -				\$ -	\$ -
PCSMP BASIN PURCHASE	\$ -	\$ -				\$ -	\$ -
ADMINISTRATIVE FEE (1%)	\$ 12,592	\$ 15,110				\$ 15,110	
GRADING	\$ -	\$ -	\$ -				
SEWER (CAPITAL FACILITY FEES)	648,340	778,008			648,330	129,678	
					(LOTS BUYERS)		
<b>TOTALS</b>	<b>\$ 2,403,058</b>	<b>\$ 3,185,962</b>	<b>\$ -</b>	<b>\$ 998,810</b>	<b>\$ 690,900</b>	<b>\$ 1,496,252</b>	<b>\$ -</b>

ASSESSMENT FOR COMMERCIAL LOT (PER ACRE)

**\$ 35.194**

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:

COMM/INDUSTRIAL	28.380 ACRE @	\$1,000,000	=	\$28,380,000
			TOTAL @ 100%	\$ 28,380,000
			95% OF VALUE	\$ 26,961,000

4) G.O. DEBT RATIO = \$ 1,496,252 / \$ 26,961,000 = **5.55%**

PROJECT: **PARK FEES & EXPENSES**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	COMMUNITY PARK RESIDENTIAL	0.00	ACRES	\$400.00	\$0
2	COMMUNITY PARK COMMERCIAL	0.00	ACRES	\$5,500.00	\$0
3	COMMUNITY PARK RESIDENTIAL - MULTIFAMILY	0.00	ACRES	\$400.00	\$0

TOTAL ESTIMATED DISTRICT COST: \$0

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (20%) \$0

**PERMANENT DETENTION FACILITY PURCHASE**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	OUTLOT A	1.084	ACRES	\$ 30,000	\$ 32,520
2	OUTLOT B	0.687	ACRES	\$ 30,000	\$ 20,610
3	OUTLOT C	4.361	ACRES	\$ 30,000	\$ 130,830

6.132

TOTAL ESTIMATED CONSTRUCTION COST: \$ 183,960

TOTAL PROJECT COSTS WITH LEGAL, FISCAL & INTEREST @ 20% \$ 220,752

PROJECT: **STORM SEWER**

NO.	ITEM	QUANTITY	UNIT	PRICE	COST
1	18" RCP	628	LF	\$ 60.00	\$ 37,680
2	24" RCP	855	LF	\$ 80.00	\$ 68,400
3	30" RCP	285	LF	\$ 105.00	\$ 29,925
4	CONSTRUCT 36" RCP, D(0.01) 1350	439	LF	\$ 145.00	\$ 63,655
5	CONSTRUCT 42" RCP, D(0.01) 1350	147	LF	\$ 215.00	\$ 31,605
6	CONSTRUCT 54" RCP, D(0.01) 1350	440	LF	\$ 300.00	\$ 132,000
7	CONSTRUCT 60" RCP, D(0.01) 1350	98	LF	\$ 450.00	\$ 44,100
8	TYPE I CURB INLET	6	EA	\$ 5,000.00	\$ 30,000
9	TYPE III CURB INLET	8	EA	\$ 5,200.00	\$ 41,600
10	TYPE III CURB INLET WITH EXTRA REINFORCEMENT	2	EA	\$ 6,600.00	\$ 13,200
11	CONSTRUCT 54" I.D. STORM MANHOLE (4)	33	VF	\$ 1,000.00	\$ 32,800
12	CONSTRUCT 60" I.D. STORM MANHOLE (3)	20	VF	\$ 1,100.00	\$ 22,319
13	CONSTRUCT 84" I.D. STORM MANHOLE (1)	8	VF	\$ 1,850.00	\$ 14,800
14	CONSTRUCT 96" I.D. STORM MANHOLE (1)	10	VF	\$ 2,000.00	\$ 20,000
15	CONSTRUCT 24" RC FLARED END SECTION	1	EA	\$ 2,500.00	\$ 2,500
16	CONSTRUCT 30" RC FLARED END SECTION	1	EA	\$ 2,800.00	\$ 2,800
17	CONSTRUCT 36" RC FLARED END SECTION	2	EA	\$ 3,050.00	\$ 6,100
18	CONSTRUCT 42" RC FLARED END SECTION	1	EA	\$ 4,300.00	\$ 4,300
19	CONSTRUCT AREA INLET TYPE II (54" I.D.)	1	EA	\$ 5,500.00	\$ 5,500
20	CONSTRUCT AREA INLET TYPE II (72" I.D.)	1	EA	\$ 6,500.00	\$ 6,500
21	CONSTRUCT AREA INLET TYPE II (96" I.D.)	1	EA	\$ 10,000.00	\$ 10,000
22	CONSTRUCT AREA INLET TYPE II (120" I.D.)	1	EA	\$ 12,000.00	\$ 12,000
23	INSTALL EXTERNAL FRAME SEAL	9	EA	\$ 500.00	\$ 4,500
24	CONSTRUCT CONCRETE RING RETAINER	3	EA	\$ 650.00	\$ 1,950
25	INSTALL PIPE COUPLERS	45	EA	\$ 200.00	\$ 9,000
26	CONSTRUCT 24" PIPE PLUG	5	EA	\$ 600.00	\$ 3,000
27	CONSTRUCT 42" PIPE PLUG	0	EA	\$ 15.00	\$ -
28	SEDIMENT BASIN CLEANOUT	2	LS	\$ 25,000.00	\$ 50,000
29	PCSMP CONVERSION	2	LS	\$ 25,000.00	\$ 50,000

MISCELLANEOUS (+10%) 1 L.S. 10% \$ 75,024.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 825,260

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$1,155,370

PROJECT: **SANITARY SEWER (INTERIOR SEPTIC)**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	PERCOLATION TESTING (3 TESTS PER LOT UNDER 3 ACRES)	39	EA	\$900.00	\$35,100.00

MISCELLANEOUS (+10%) 1 L.S. 10% \$ 3,510.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 38,610.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$54,060

PROJECT: **PAVING (INTERIOR)**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	CONSTRUCT 9" CONCRETE PAVEMENT (TYPE L65)	7,837	SY	\$ 70.00	\$ 548,590
2	SUBGRADE PREPARATION	2,612	CY	\$ 3.50	\$ 9,143
3	REMOVE CONCRETE HEADER	156	LF	\$ 25.00	\$ 3,900
4	REMOVE END OF ROAD MARKERS	288	LF	\$ 7.00	\$ 2,016
5	CONSTRUCT STREET NAME SIGN	2	EA	\$ 400.00	\$ 800
6	INSTALL STOP SIGN	1	EA	\$ 200.00	\$ 200
7	CONSTRUCT SIGN POST	2	EA	\$ 200.00	\$ 400
8	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, WHITE	0	LF	\$ 5.75	\$ -
9	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, YELLOW	2,000	LF	\$ 5.75	\$ 11,500
10	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE DIRECTIONAL ARROW, WHITE	1	EA	\$ 1,200.00	\$ 1,200
11	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE ONLY, WHITE	1	EA	\$ 1,300.00	\$ 1,300
12	TRAFFIC CONTROL	1	LS	\$ 4,500.00	\$ 4,500
13	INSTALL SEEDING - TYPE A	2,500	SY	\$ 0.75	\$ 1,875
14	INSTALL EROSION CONTROL MATTING	2,500	SY	\$ 1.40	\$ 3,500
15	INSTALL SILT FENCE	500	LF	\$ 3.00	\$ 1,500

MISCELLANEOUS (+10%) 1 L.S. 10% \$ 59,043.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 649,470

NOTES:

TOTAL PROJECT COST W/ SOFT COSTS @ (40%) \$ 909,260

2) G.O. ITEMS

9" PAVING(INTERSECTIONS)	508	SY	\$ 54,762
9" PAVING(OVERWIDTH)	3,477	SY	\$ 374,821
9" PAVING(OUTLOT FRONTAGE)	460	SY	\$ 49,588
SUBGRADE PREPARATION	1,482	CY	\$ 7,986
CONSTRUCT STREET NAME SIGN	2	EA	\$ 1,232
INSTALL STOP SIGN	1	EA	\$ 308
CONSTRUCT SIGN POST	2	EA	\$ 616
G.O. TOTAL			\$ 489,320

**PROJECT: PAVING (HWY 6 AND 234TH STREET)**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	CONSTRUCT 10" CONCRETE PAVEMENT, CLASS 47B-3625	0	SY	\$ 100.00	\$ -	
2	SUBGRADE PREPARATION	0	SY	\$ 5.00	\$ -	
3	CLEAR & GRUB	0	LS	\$ 50,000.00	\$ -	
4	EARTHWORK (COMMON EXCAVATION	0	C.Y.	\$ 4.00	\$ -	
5	STREET SIGNS	0	EA	\$ 400.00	\$ -	
6	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, WHITE	0	LF	\$ 5.75	\$ -	
7	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, YELLOW	0	LF	\$ 5.75	\$ -	
8	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE DIRECTIONAL ARROW, WHITE	0	EA	\$ 1,200.00	\$ -	
9	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE ONLY, WHITE	0	EA	\$ 1,300.00	\$ -	
10	SEEDING AND MATTING	0.00	AC	\$ 2,500.00	\$ -	
MISCELLANEOUS (+10%)		1	L.S.	10%	\$ -	

TOTAL ESTIMATED CONSTRUCTION COST: \$ -

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$ -

**P ELECTRICAL SERVICE**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	ELECTRICAL SERVICE COMMERCIAL/INDUSTRIAL	28.380	ACRES	\$ 4,060.00	\$ 115,222.80	
MISCELLANEOUS (+10%)		1	L.S.	10%	\$ 11,523.00	

TOTAL ESTIMATED CONSTRUCTION COST: \$ 126,745.80

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (32%) \$167,310

**PROJECT: WATER (INTERIOR)**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	INSTALL 8" WATER MAIN	1,500	LF	\$ 140.00	\$ 210,000.00	
2	DESIGN ENGINEERING	1	LS	\$ 20,000.00	\$ 20,000.00	
3	CONSTRUCTION ENGINEERING	1	LS	\$ 20,000.00	\$ 20,000.00	
MISCELLANEOUS (+10%)		1	L.S.	10%	\$ 25,000.00	

TOTAL ESTIMATED CONSTRUCTION COST: \$ 275,000.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (30%) \$357,500

**PROJECT: WATER (EXTERIOR)**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	10" WATER MAIN EXTENTION IN PLATTEVIEW ROAD	0.0	LF	\$ 150.00	\$ -	
2	DESIGN ENGINEERING	0	LS	\$ 25,070.00	\$ -	
3	CONSTRUCTION ENGINEERING	0	LS	\$ 22,760.00	\$ -	

MISCELLANEOUS (+10%) L.S. 10% \$ -

TOTAL ESTIMATED CONSTRUCTION COST: \$ -

NOTES:

1) PIONEER MAIN DISTRICT COST W/ SOFT COSTS @ (25%) \$ -

**PROJECT: WATER (CAPITAL FACILITY FEES)**

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	LOTS 1-14 (DISTRICT FRONTS THIS HALF OF FEE)	28.380	AC	\$ 1,500.00	\$ 42,570.00	
2	OUTLOT A & B	0.000	AC	\$ 300.00	\$ -	

MISCELLANEOUS (+0%) L.S. 0% \$ -

TOTAL ESTIMATED CONSTRUCTION COST: \$ 42,570.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (20%) \$ 51,084.00

2) LOTS 1-11 (OTHER HALF OF THIS \$3,000 FEE (\$1,500) PAID AT BUILDING PERMIT)

3) OUTLOT SECTION IS GO ELIGIBLE, LOT 1 COST IS REIMBURSABLE

PROJECT: **PARK FEES & EXPENSES**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	COMMUNITY PARK RESIDENTIAL	0.00	ACRES	\$400.00	\$0
2	COMMUNITY PARK COMMERCIAL	0.00	ACRES	\$5,500.00	\$0
3	COMMUNITY PARK RESIDENTIAL - MULTIFAMILY	0.00	ACRES	\$400.00	\$0

TOTAL ESTIMATED DISTRICT COST: \$0

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (20%) \$0

**PERMANENT DETENTION FACILITY PURCHASE**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	OUTLOT A	0.000	LS	\$ 30,000	\$ -
2	OUTLOT B	0.000	LS	\$ 30,000	\$ -

0.000

TOTAL ESTIMATED CONSTRUCTION COST: \$ -

TOTAL PROJECT COSTS WITH LEGAL, FISCAL & INTEREST @ 20% \$ -

PROJECT: **STORM SEWER**

NO.	ITEM	QUANTITY	UNIT	PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	123	LF	\$ 60.00	\$ 7,371
2	CONSTRUCT 24" RCP, CLASS III	923	LF	\$ 80.00	\$ 73,868
3	CONSTRUCT 30" RCP, CLASS III	205	LF	\$ 105.00	\$ 21,499
4	CONSTRUCT 36" RCP, D(0.01) 1350	213	LF	\$ 145.00	\$ 30,847
5	CONSTRUCT 42" RCP, D(0.01) 1350	637	LF	\$ 215.00	\$ 136,869
6	CONSTRUCT 42" RCP, D(0.01) 1351	330	LF	\$ 215.00	\$ 70,931
7	CONSTRUCT CURB INLET - TYPE I (1)	4	EA	\$ 5,000.00	\$ 20,000
8	CONSTRUCT CURB INLET - TYPE II	1	EA	\$ 5,200.00	\$ 5,200
9	CONSTRUCT CURB INLET - TYPE III	6	EA	\$ 5,200.00	\$ 31,200
10	CONSTRUCT CURB INLET - TYPE III WITH ADDITIONAL REINFORCEMENT		EA	\$ 6,500.00	\$ -
11	CONSTRUCT 54" I.D. STORM MANHOLE (2)	12	VF	\$ 1,000.00	\$ 11,910
12	CONSTRUCT 72" I.D. STORM MANHOLE (2)	12	VF	\$ 1,300.00	\$ 14,950
13	CONSTRUCT 84" I.D. STORM MANHOLE (2)	19	VF	\$ 1,850.00	\$ 35,446
14	CONSTRUCT 96" I.D. STORM MANHOLE (2)	17	VF	\$ 2,000.00	\$ 33,220
15	CONSTRUCT 48" RC FLARED END SECTION	1	EA	\$ 5,500.00	\$ 5,500
16	INSTALL EXTERNAL FRAME SEAL	8	EA	\$ 500.00	\$ 4,000
17	CONSTRUCT CONCRETE RING RETAINER	2	EA	\$ 500.00	\$ 1,000
18	CONSTRUCT 24" PIPE PLUG	7	EA	\$ 600.00	\$ 4,200
19	INSTALL FLEXAMAT	750	SF	\$ 15.00	\$ 11,250
20	SEDIMENT BASIN CLEANOUT	1	LS	\$ 35,000.00	\$ 35,000
21	PCSMP CONVERSION	1	LS	\$ 30.00	\$ 30

MISCELLANEOUS (+10%) 1 L.S. 10% \$ 55,430.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 609,730

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$853,630



## Comprehensive Plan Amendment, Preliminary Plat, and Rezoning – Linoma Industrial

### I. General Information

- A. Applicant: MDC Linoma Industrial LLC, 11550 I Street Suite 200, Omaha, NE 68137
- B. Property Owner: MDC Linoma Industrial LLC, 11550 I Street Suite 200, Omaha, NE 68137
- C. Location: Southeast corner of the intersection of Highway 6 and South 234<sup>th</sup> Street.
- D. Legal Description: Gretna Hill Estates Lot 4 & Sanford Addition Lot 2
- E. Requested Action: Approval of a Comprehensive Plan Amendment, Rezoning from RE Residential Estates and TA Transitional Agriculture to RE Residential Estates and I-1 Light Industrial, and Preliminary Plat for a subdivision to be known as Linoma Industrial Lots 1-16 and Outlots A-C.
- F. Zoning: Existing: RE Residential Estates & TA Transitional Agriculture  
Proposed: RE Residential Estates & I-1 Light Industrial
- G. Site Size: 66.21 acres

### II. Background Information

- A. Existing Conditions and Surrounding Land Uses:  
Gretna Hill Estates Lot 4 is currently zoned RE Residential Estates and has a single-family dwelling on the parcel. Sanford Addition Lot 2 is currently zoned TA Transitional Agriculture and was administratively split from the single-family dwelling located on Sanford Addition Lot 1 in the Fall of 2025.

North of the subject property is the Platte Valley Industrial Park, which is currently zoned FX Flex Space and is the location of Big Rig Trucking, Armor Storage, Dean Snyder Construction, among other various uses. East of the subject property are Gretna Hill Estates Lots 1-3 currently zoned RE Residential Estates and undeveloped land zoned TA Transitional Agriculture. West of the subject property is a tax lot with a single-family home zoned TA Transitional Agriculture and undeveloped farmland in Sarpy County's jurisdiction zoned AG Agricultural. South of the subject property is a maintenance yard and rest area maintained by the State of Nebraska; the maintenance yard is zoned TA Transitional Agriculture, and the rest area is located within State Right-of-Way.

- B. General Neighborhood/Area Zoning:
  - North: FX Flex Space
  - South: TA Transitional Agriculture
  - East: TA Transitional Agriculture
  - West: TA Transitional Agriculture / Agriculture (Sarpy)

- C. General Neighborhood/Area Future Land Use Map:  
North: I/F Industry & Flex  
South: RN Rural Neighborhood  
East: CC Community Commercial  
West: I/F Industry & Flex / BP Business Park (Sarpy)

- D. Applicable Regulations:  
Section 5.08: RE Residential Estates  
Section 5.17: I-1 Light Industrial  
Section 5.23: IC Interstate Corridor  
Section 9.05: Screening Requirements

### III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

The proposed preliminary plat adjusts the lot lines of existing RE Residential Estates to create a three-acre parcel that is approximately 380 feet wide to be known as Lot 1, which satisfies the minimum lot size for single-family dwellings in the RE district that are served on both private well and septic. Lots 2-16 and Outlots A-C are proposed as I-1 Light Industrial, which has minimum lot sizes of 15,000 square feet and 100 feet wide; all the proposed lots satisfy these requirements.

Permitted uses include but are not limited to light manufacturing, warehouses and wholesale businesses, and laboratories. Conditional uses include but are not limited to sale and service of vehicles, truck terminals, and equipment rental.

The entire development falls into the IC Interstate Corridor Overlay District which has various regulations and requirements pertaining to landscaping, site plans, and design standards of buildings – all of which would be addressed when building permits are issued.

Due to the parcels both in and next to the proposed development being zoned RE Residential Estates, the lots zoned I-1 Light Industrial are required to provide screening not less than six feet in height along abutting property lines per Section 9.05 of the City’s Zoning Ordinance.

Future Land Use Map shows the subject property as RN Rural Neighborhood; however the applicant is also requesting an amendment to change the parcel to I/F Industry & Flex, which provides “a range of industrial and flexible workspace options for businesses engaged in manufacturing, warehousing, logistics, and distribution activities.” Appropriate zoning districts for Industry & Flex include FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial.

- B. Traffic and Access:

The subject property will have access from Highway 6 and South 234<sup>th</sup> Street.

### IV. Review Comments:

To approve any rezoning request, it must be compatible with the Future Land Use map in the City’s Comprehensive Plan, hence why an amendment is being requested as a recommendation from City Staff.

City Staff is in favor of amending the Comprehensive Plan and the Future Land Use Map to change from RN Rural Neighborhood to I/F Industry & Flex for several reasons:



- Platte Valley Industrial Park to the North, which directly abuts this proposed development, is designated as I/F Industry & Flex and currently zoned FX Flex Space.
- South of the proposed development are Nebraska Department of Transportation maintenance yards and rest facilities, which are uses that are industrial in nature.
- Although outside of Gretna’s extra-territorial jurisdiction, West of the proposed development is categorized in Sarpy County’s Comprehensive Plan as BP Business Park which calls for “developments such as office parks, corporate campuses, and development parks,” all of which coincide with the I/F Industry & Flex values as outlined in Gretna’s Comprehensive Plan.

The City Engineer also has comments that are attached to this report.

**V. Recommendation:**

On a unanimous vote, the Planning Commission recommends approval of the Comprehensive Plan Amendment, the Preliminary Plat, and the Rezoning request from RE Residential Estates and TA Transitional Agriculture to RE Residential Estates and I-1 Light Industrial for a subdivision to be known as Linoma Industrial.

**VI. Attachments to Report:**

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location



## EAGLE ENGINEERING GROUP

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

January 21, 2026

Nathan Munger, Chairman  
GRETNA PLANNING COMMISSION  
204 N. McKenna Ave  
P.O. Box 69  
Gretna, Nebraska 68028

Re: Linoma Industrial – Lots 1 and 16 and Outlots A thru C  
Preliminary Plat  
U.S. Highway 6 and 234<sup>th</sup> Street  
Gretna, Nebraska  
EEG #25-04-26

Dear Chairman Munger:

The following are our comments on the preliminary plat submittal dated December 12, 2025 for the above referenced subdivision.

### Preliminary Plat:

1. Confirm with the Nebraska DOT that no additional right of way dedication along Highway 6 is required.
2. Street B 60' right of way shall be extended to the east boundary for extension if concurrence with the DOT.
3. Street B cul-de-sac exceeds the maximum 500-foot length. Consider shifting the cul-de-sac to the west line of Lot 15.
4. Street names shall be coordinated with Sarpy County Planning.

### Sanitary Sewer Exhibit:

1. The property is located outside of the City of Gretna sewer service area. Confirm the Sarpy County and Cities Wastewater Agency (SCCWWA) fees are applicable as the property is outside of the service area.

### Grading and Drainage Exhibit:

1. Add the basin outlet piping.
2. Remove the storm sewer on the adjacent property to the east

### Drainage Study

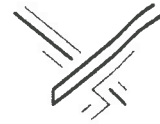
1. Update section 4.3 to reference three dry-detention basins.
2. Update Table 4.7 for impact point 2 to include DEV B & C.
3. Update Dev B2 and B3.1 boundary for the proposed grading.

### Paving Exhibit:

1. Typical section shall be 38' wide.
2. The cul-de-sac radius shall be 50' and the transitional radius of 75'.
3. Paving of 234<sup>th</sup> Street along the development frontage is required.

### Centerline Profiles:

1. Provide the profile for 234<sup>th</sup> Street.
2. STA. 0+37: Revise the grade away from 234<sup>th</sup> Street.
3. STA. 23+41: Revise the grade away from Highway 6 and for the future typical section.



Water Exhibit:

1. City of Gretna will be the water provider for the development.

Stormwater Pollution Prevention Plan (SWPPP):

2. The City of Gretna is part of the Southern Sarpy Watershed Partnership (SSWP). All SWPPP documents need to be submitted through the Erosion Control website (<http://www.omahapermix.org>).

Post Construction Storm Water Management Plan (PCSMP):

1. The City of Gretna is part of the Southern Sarpy Watershed Partnership (SSWP). All PCSMP documents need to be submitted through the PSCMP Permix website (<http://www.omahapermix.com>).

Source and Use of Funds:

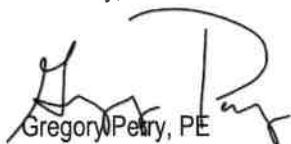
1. Exterior water main future reimbursable shall be further defined with City Engineer.
2. Update sanitary capital facility fees.
3. Phase 1 General Obligation (GO) debt is 12.55% with an overall GO debt of 8.89%. Further discussion with City Staff and SID financial advisors is needed prior to moving forward with the final plat.
4. Exterior water main footage is approximately 7,730 feet with a corresponding opinion of cost of \$1,886,875.
5. Lot 1 water capital facility fee shall be paid 100% at platting.

General Items:

1. The Development will be subject to all fees according to the City's master fee schedule ordinance.
2. A Traffic Impact Analysis (TIA) is required for the development.
3. The Development will be required to install an outdoor warning siren.
4. The property is outside of any special flood hazard area (SFHA) as delineated by FEMA.

We will be at the January 27<sup>th</sup> Planning Commission meeting to answer any questions that the Members may have regarding the above.

Sincerely,



Gregory Petry, PE  
City Engineer

ec: Paula Dennison, City Administrator  
Jeff Miller, City Attorney  
Kyle Vohl, PE E&A Consulting Group

# Current Location: Linoma Industrial - PrePlat & Rezoning



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 6809

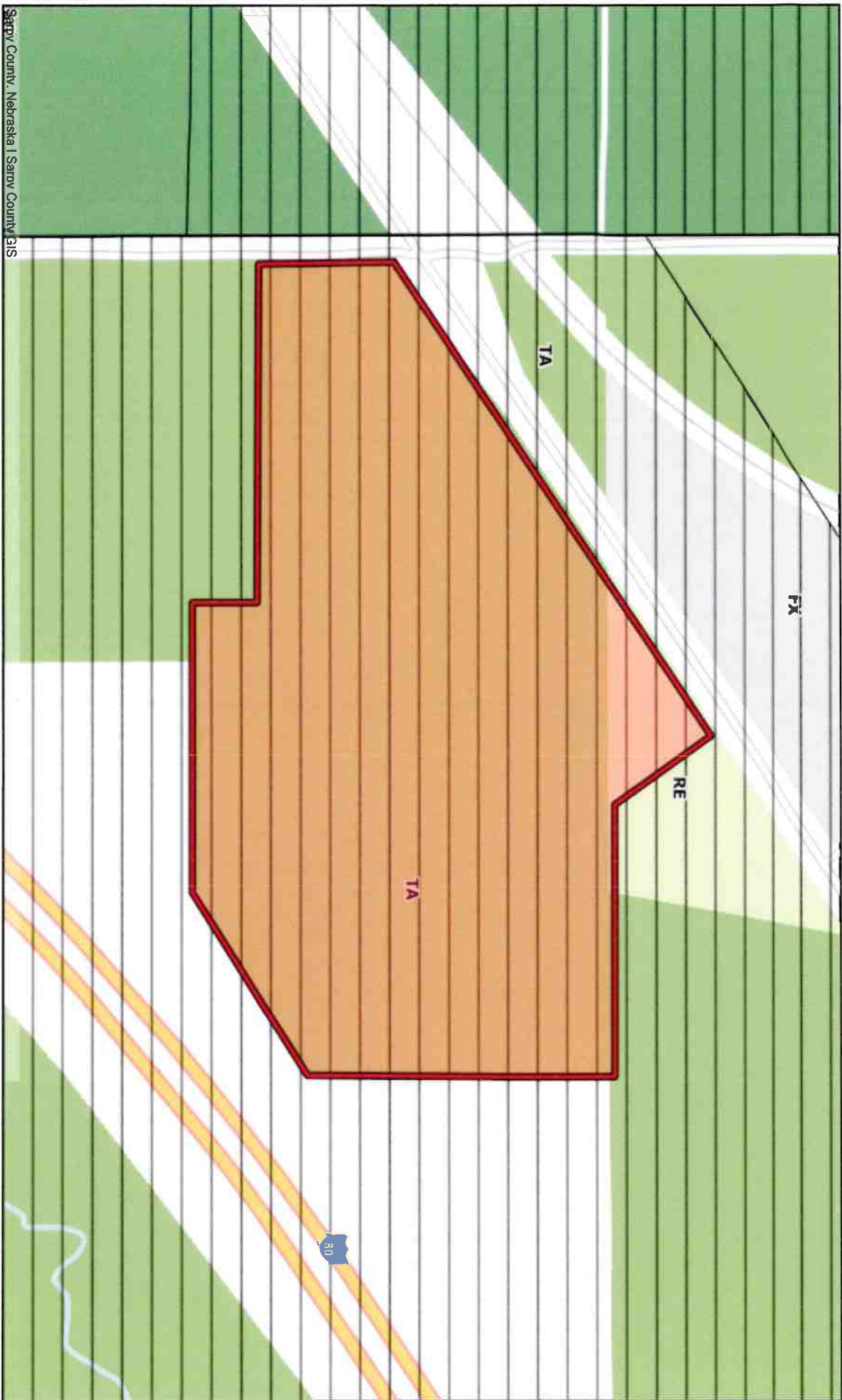
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



# Current Zoning: Linoma Industrial - PrePlat & Rezoning



Sarpy County, Nebraska | Sarpy County GIS

0 500 1000  
ft

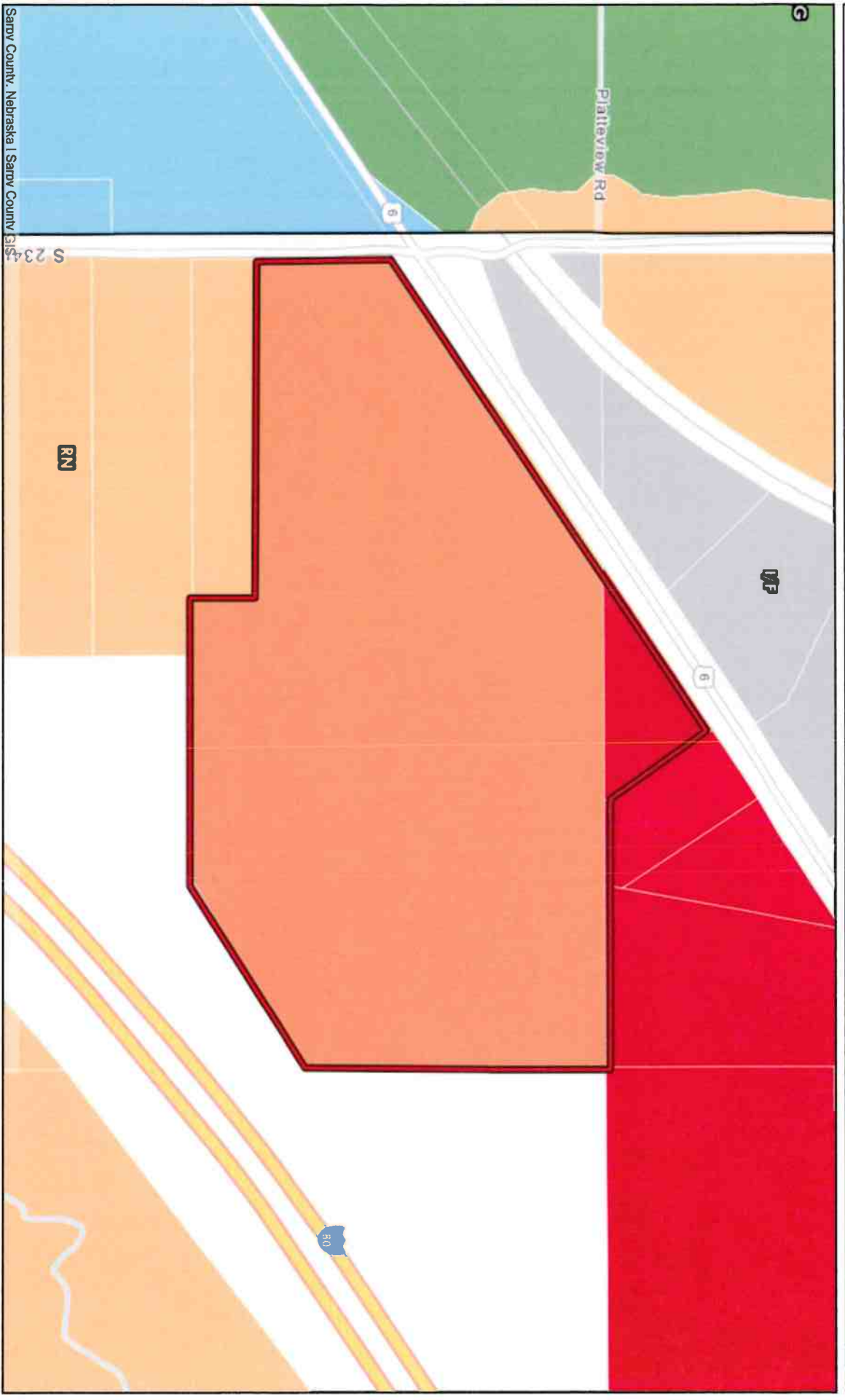
Map Scale 1 : 6809

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



# Future Land Use: Linoma Industrial - PrePlat & Rezoning



Sarpy County, Nebraska | Sarpy County GIS

Map Scale 1 : 6809

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





Proposed location of Linoma Industrial facing southwest near the intersection of South 231<sup>st</sup> Street and Highway 6.

**Section 5.08 RE Residential Estates District**

**5.8.1 Intent:** The Residential Estates District is established for the purpose of allowing low density residential uses that are compatible with adjacent urban growth.

**5.8.2 Permitted Uses:**

The following principal uses are permitted in the RE District.

1. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities.
2. Railroads, not including switching, terminal facilities or freight yards.
3. Public overhead and underground local distribution utilities.
4. Single family dwelling.
5. Public services.
6. Publicly owned and operated facilities.

**5.8.3 Conditional Uses:**

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the RE District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Radio, television and wireless communication towers and transmitters, as per Section 8.08.
2. Cemeteries, provided all structures are located at least 100 feet from all property lines.
3. Bed & Breakfasts
4. Family Child Care Home II
5. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.
6. Roadside stands offering agriculture products for human consumption for sale on the premises

**5.8.4 Permitted Accessory Uses:**

1. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear of the primary structure.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Signs as provided for in Section 7.01 through 7.04.
4. Parking as provided for in Section 8.01 through 8.06.
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
6. Storage or parking of vehicles, boats, campers and trailer, as per Section 8.02.
7. Incidental public safety uses such as emergency sirens.
8. Home occupations, as per Section 8.07.
9. Family Child Care Home I
10. Amateur radio towers and associated facilities, per Section 8.08

**5.8.5 Height and Lot Requirements:**

1. The height and minimum lot requirements shall be as follows:

Uses	Lot Area (Acres)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Residential Dwelling	1 <sup>1</sup>	100	50	25	25	25	35	25/35
Other Permitted Uses	1 <sup>1</sup>	100	50	25	25	25	45	25/35
Conditional Uses	1 <sup>1</sup>	100	50	25	25	25	45	25/35
Accessory Buildings	-	-	100	10	10	25	20	-

1. Three acre minimum for lots with private wells/septic systems, 1.5 acres for any combination of public and private water/sewer systems. In all cases, the waste handling system must meet the requirements of Title 124 from NDEQ or subsequent agencies.

**Section 5.17 I-1 Light Industrial**

**5.17.1 Intent:** It is the intent of the Light Industrial District Regulations to provide standards for areas suitable for some limited industrial, wholesaling and storage activities, to preserve land for the expansion of the basic economic activities, to avoid incompatible land uses, to serve these areas with adequate transportation facilities, and to prevent or mitigate hazards to adjacent properties.

**5.17.2 Permitted Uses:**

The following principal uses are permitted in the I-1 District.

1. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials, including:
  - Electrical and electronic appliances.
  - Treatment of articles or merchandise from previously prepared materials.
  - Light sheet metal products including heating and ventilation equipment.
2. Printing and publishing businesses.
3. Stone and monument works.
4. Public local distribution and main transmission utilities.
5. Warehouses and wholesale businesses.
6. Building materials yards with enclosed and screened storage areas; including construction and contractor storage yards.
7. Laboratories.
8. Highway maintenance yards or buildings.
9. Self-storage units, see Section 8.12.
10. Veterinarian services or animal hospitals
11. Outdoor storage facilities for recreational vehicles, campers, and similar vehicles.
12. Recycling collection and processing facilities, both public and private.
13. Railroads, including terminals, switching yards, and related facilities.
14. Dry cleaning.
15. Health clubs and tanning salons, not including those classified as an Adult Establishment.
16. Studios – dance/yoga, not including those classified as an Adult Establishment.
17. Personal improvement services.
18. Commercial recreation facilities, indoor and outdoor.
19. Public services and publicly owned and operated facilities.
20. Parks and recreation.
21. Landscape and horticultural services.
22. Business services.
23. Dog day care.

**5.17.3 Conditional Uses**

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the I-1 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Sales and service of vehicles and equipment including:
  - A. Construction and heavy equipment sales and service.
  - B. Automotive.
  - C. Recreational vehicles such as boats and campers.
  - D. Farm implement sales and service.
  - E. Auto body repair.
2. Research facilities.
3. Truck terminal and dock facilities to include truck washing
4. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use
5. Cabinetry millwork
6. Correctional facilities
7. Kennels and stables
8. Automotive rental/leasing and other heavy equipment rental
9. Lumber and other building materials dealer
10. Radio, television and communication towers and transmitters, as per Section 8.08.
11. Fertilizer transmission lines
12. Utility substations, terminal facilities, and reservoirs.
13. Auction sales
14. Gun smithing and retail firearms sales

**5.17.4 Permitted Accessory Uses**

1. Buildings and uses customarily incidental to the permitted uses.
2. Parking as permitted in Section 8.01 through 8.06.
3. Signs allowed in Section 7.01 through 7.04.
4. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.
5. Landscaping as required by Section 9.03.

**5.17.5 Height and Lot Requirements:**

1. The height and minimum lot requirements shall be as follows:

Use	Lot Area (SF)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yard (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Permitted Uses	15,000	100	50 <sup>1</sup>	10	10	15	45	70/90
Conditional Uses	15,000	100	50 <sup>1</sup>	10	10	15	45	70/90

<sup>1</sup> 50 feet front yard setback 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 75 feet.

**Use Limitations:**

1. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within 15 feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Section 9.05.
2. No outdoor storage is permitted, except:
  - A. The display of new merchandise for sale to the public.
  - B. Unless specifically permitted within this Section.
3. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
4. No use shall produce a nuisance or hazard from fire, explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, harmful radioactivity, offensive noise or vibration, flashes, objectionable effluent, or electrical interference which may affect or impair the normal use and peaceful enjoyment of any surrounding property, structure, or dwelling.
5. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.

**5.17.6 Performance Standards:**

See Section 8.11 of the Supplemental Regulations.

25-123086



TitleCore National, LLC  
8701 West Dodge Road, Suite 150  
Omaha, NE 68114  
402-333-8100

December 17, 2025

RE: 300 Foot Owner Report  
Our File No. 25-123086  
Linoma Industrial (Lot 2, Sanford Addition) – Parcel #011620703

Dear TitleCore National, LLC, Customer:

At your request we have reviewed the current status of the title of the property located generally as referenced above.

The Undersigned, a Nebraska Registered Abstractor, having been granted authority in accordance with the statutes of the State of Nebraska to engage in the business of abstracting, certifies that from an examination of the records of Sarpy County, Nebraska with reference to the current owners of record, within a 300 foot radius of the property located generally at the above referenced description. Enclosed is a list of all the current owners.

**Effective Date:** 10th day of December, 2025, at 8:00 AM

If you have any questions or concerns, please contact our office at (402) 333-8100.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Erma' or similar, written over a faint, illegible printed name.

Nebraska Registered Abstractor  
Enclosure

BUTLER/JAMES M & JONI J  
23101 HWY 6  
GRETNA, NE 68028

MDC LINOMA INDUSTRIAL LLC  
11550 I ST STE 200  
OMAHA, NE 68137

WINANS/CHARLES B  
22811 HWY 6  
GRETNA, NE 68028

STATE OF NE DEPT OF RDS ATTN: PROPERTY  
MANAGEMENT  
BOX 94759  
LINCOLN, NE 68509

KAISER HARRIETTE L ETAL TRUSTEES OF  
HARRIETTE L KAISER TRUST  
15206 HWY 6  
GRETNA, NE 68028

LIVMAX INVESTMENTS LLC  
23232 S HWY 6  
GRETNA, NE 68028

AZ SARPY HOLDINGS LLC C/O SELDIN REAL  
ESTATE  
7339 E EVANS RD STE 201  
SCOTTSDALE, AZ 85260

BLACK/COLEEN J & WILLIAM S & GRETN  
A GREENS LLC  
3363 S 220TH ST  
OMAHA, NE 68022

HAMMERS/LARRY W & SANDRA L TRUSTEES  
LIVING TRUST  
22977 HWY 6  
GRETNA, NE 68028

SMISEK SWENSON NEBRASKA PROPERTIES  
LLC  
23188 HWY 6  
GRETNA, NE 68028

# APPLICATION FOR FINAL PLAT

**Subdivider:** Redwood USA, LLC **Date:** 12/23/2025  
**Address:** 7007 East Pleasant Valley Road **Phone:** 216.360.9441  
**City/State/Zip:** Independence, Ohio 44131

**Owners Name:** Tetrick Feeding Co, Inc. **Date:** 12/23/2025  
**Address:** 13520 Discovery Drive **Phone:** \_\_\_\_\_  
**City/State/Zip:** Omaha, NE 68137

**Engineer:** Lamp, Rynearson - Randy Kuszak **Date:** 12/23/2025  
**Address:** 14710 West Dodge Road, STE 100 **Phone:** 402.496.2498  
**City/State/Zip:** Omaha, NE 68154

**Name of Final Plat** Redwood 192 **No. of Lots/Acres** 1 (24.291 AC)  
**Complete Legal Description** LOT 1, BEING A PLATTING OF THE SE QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA  
**General Location** Northwest corner of 192<sup>nd</sup> Street and Cornhusker Rd

1. Does the subdivider have any interest in the land surrounding the final plat?  
No \_\_\_\_\_ Yes X If yes, explain Phase 2 area of Redwood 192 prelim plat

2. Will the final plat require a zoning change, conditional use, vacation or other action to complete the development?  
No \_\_\_\_\_ Yes X If yes, explain \_\_\_\_\_  
Change was requested in the preliminary plat submittal

3. Is the final plat consistent with the preliminary plat?  
No \_\_\_\_\_ Yes X If not, please explain the changes and reasons therefore \_\_\_\_\_

4. Have all improvements required by the preliminary plat been completed?  
No X Yes \_\_\_\_\_ If not, which improvements have not been completed \_\_\_\_\_  
All project improvements are to be completed in the future.

[Signature] **Signature of Applicant** 12/23/2025 **Date**

Official Office Use Only

**Date Accepted** \_\_\_\_\_ **Accepted By** \_\_\_\_\_  
**Amount Paid** \_\_\_\_\_ **Ck No.** \_\_\_\_\_ **Receipt No.** \_\_\_\_\_

**SUBDIVISION REQUEST**  
**FINAL PLAT**  
**PLANNING COMMISSION - CITY COUNCIL**

- Complete application form and file with the Planning and Permits Department at least thirty days prior to, or as per the schedule, of the regularly scheduled meeting date of the Planning Commission. (Meetings are normally held on the fourth Tuesday of each month).
- Payment of \$750.00, plus \$7.50 per lot non-refundable filing fee.
- Applicant will provide two sets of mailing labels listing complete names and addresses of all property owners within 300 feet from the property lines of the requested action. City personnel will notify property owners of the requested action.
- Subdivider will submit five large site plans (scale 1" - 20') and five small (8 ½ X 11) site plans. These plans shall be prepared with the following information:
  - Name of subdivision on each sheet, sheet number and total number of sheets, and date prepared.
  - 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 subdivision regulations' specs)
  - A vicinity sketch at a scale no greater than (1) inch = four hundred (400) feet and no smaller than (1) inch = two thousand (2000) feet.
  - 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.
  - Existing and proposed streets or access easements to include: ROW width, paving width, approximate grades, tangent length, curve data and interior angle, angle of intersection, name and/or number of all streets.
  - 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. Wetlands, outlots or utility easements are not appropriate for the required parkland.
  - 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 feet of the boundaries of, within, adjacent to on or within one hundred feet of the proposed subdivision.
  - Minimum building set back lines.
  - Erosion and sediment control plan.
  - Certified accurate survey by engineer or professional land surveyor.
- City will advertise the proposed request at least 10 days prior to the Planning Commission meeting. The property may also be posted by city personnel.
- You will be notified in writing the date of the meeting. You should be present at the meeting to respond to any questions that may arise.
- Capital Facilities charges will be paid at this time.
- Subdivider will submit five large mylars. Signing of the mylars will be done upon approval of the city council, after all subdivision agreements are in place and after all signatures have been obtained.

December 23, 2025

**LAMP  
RYNEARSON**

Ms. Paula Dennison  
Gretna Planning Commission  
204 North McKenna Avenue  
Gretna, NE 68028

14710 W. Dodge Rd., Ste. 100  
Omaha, NE 68154  
[P] 402.496.2498  
[F] 402.496.2730  
LampRynearson.com

REFERENCE:           Redwood 192, Phase 1  
                            Final Plat Application  
                            Job No. 0125080.01-004

Dear Ms. Dennison:

Submitted herewith are application materials for the revised preliminary plat and Phase 1 Final Plat of the proposed Redwood 192 development located northwest of 192nd Street and Cornhusker Road near Gretna, Nebraska.

Documents enclosed are as follows:

Revised Preliminary Plat:

1. Subdivision Request preliminary plat and application for change of zoning along with application fees previously submitted September 24, 2025.
2. Preliminary plat, full size – (30 x 42) – 5 copies.
3. Preliminary plat, (11 x17) – 5 copies.
4. Preliminary plat conceptual site layout plan – 4 copies.
5. Preliminary plat sanitary sewer plan – 4 copies.
6. Preliminary plat grading and erosion control plan – 4 copies.
7. Preliminary plat pre-development drainage map – 4 copies.
8. Preliminary plat post-construction drainage map – 4 copies.
9. Mailing labels for adjacent property owners within 300 fee – 2 copies.

Final Plat:

1. Final plat application and fee: \$757.50 (\$750 + \$7.50/lot; 1 lot, 0 outlots).
2. Final plat, full size (30 x 42) – 5 copies.
3. Reduced-size drawing of the final plat (11 x 17) – 5 copies.
4. Draft subdivision agreement exhibits – 3 copies:
  - a. Final Plat (Exhibit A).
  - b. Grading and Erosion Control (Exhibit B).
  - c. Post-Construction Stormwater Management Plan (Exhibit C).
5. Redwood 192 Preliminary Drainage Study – 1 copy.
6. Redwood 192 Traffic Impact Study – 1 copy.
7. Wetland Delineation Report – 1 copy.
8. A USB containing PDF copies of submittal drawings and ACAD drawing of the plat.

Redwood 192, Phase 1  
Final Plat Application  
December 23, 2025  
Page 2 of 2

We will coordinate with the City's attorney, Jeff Miller, to draft a Subdivision Agreement which will be submitted to the City at a later date. Please call if you have any questions or concerns regarding this submittal.

Sincerely,

LAMP RYNEARSON, INC



Randy Kuszak, P.E.  
Senior Project Manager

Enclosures

c: Adam Wujnovich  
Kevin Kwiatkowski











**Final Plat – Redwood 192 Phase 1**

**I. General Information**

- A. Applicant: Redwood USA LLC, 7007 East Pleasant Valley Road, Independence, Ohio 44131
- B. Property Owner: Tetrick Feeding Co, Inc, 13520 Discovery Drive, Omaha, NE 68137
- C. Location: Northwest corner of South 192<sup>nd</sup> Street and Cornhusker Road.
- D. Legal Description: PR SE1/4 Lying S & E of Railroad EXC ROW 19-14-11
- E. Requested Action: Approval of a Final Plat for a portion of Parcel #011613927 for a subdivision to be known as Redwood 192 Lot 1.
- F. Zoning: Existing: TA Transitional Agriculture  
Proposed: R-3 High Density Residential
- G. Site Size: 24.29 acres

**II. Background Information**

- A. Existing Conditions and Surrounding Land Uses:  
The property is currently undeveloped land that was used for agricultural purposes. The Preliminary Plat included an additional acreage lot north of the subject portion. The entire property was requested to be rezoned from TA Transitional Agriculture to R-3 High Density Residential. West is undeveloped land zoned TA Transitional Agriculture separated from the subject property by the Burlington Northern railroad. East of the subject property is also undeveloped farmland zoned TA Transitional Agriculture. To the South is Aspen Creek West, which is currently under construction and zoned R-3 High Density Residential.

Planning Commission and City Council unanimously approved the Preliminary Plat and Rezoning in October and November of 2025.

- B. General Neighborhood/Area Zoning:  
North: TA Transitional Agriculture  
South: R-3 High Density Residential  
East: TA Transitional Agriculture  
West: TA Transitional Agriculture
- C. Applicable Regulations:  
Section 5.11: R-3 High Density Residential

**III. Analysis**

A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

The proposed lot meets the requirements for lot size and width in the R-3 High Density Residential zoning district. The Future Land Use Map shows the subject property as Mixed Neighborhood, which calls for “areas that are designed for a blend of compatible residential uses and supporting services.” Appropriate zoning designations for Mixed Neighborhood are R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential, and R-4 Highest Density Residential.

B. Traffic and Access:

The subject property can currently be accessed off Cornhusker Road and South 192<sup>nd</sup> Street.

IV. Review Comments:

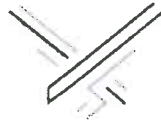
The City Engineer’s comments are attached to this report.

V. Recommendation:

On a unanimous vote, the Planning Commission recommends approval of the Final Plat for a portion of Parcel #011613927 for a subdivision to be known as Redwood 192 Lot 1.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location



## **EAGLE ENGINEERING GROUP**

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

January 21, 2026

Nathan Munger, Chairman  
GRETNA PLANNING COMMISSION  
204 N. McKenna Ave  
P.O. Box 69  
Gretna, Nebraska 68028

Re: Redwood 192 – Lot 1  
Final Plat  
192<sup>nd</sup> Street and Cornhusker Road  
Gretna, Nebraska  
EEG #25-04-18

Dear Chairman Munger:

The following are our comments on the final plat submittal dated December 22, 2025 for the above referenced subdivision.

### Final Plat:

1. Revise the note: Access location from Lot 1 to 192<sup>nd</sup> Street via ingress/egress easement will be full movement. Access from Lot 1 to Cornhusker Road shall align with 194<sup>th</sup> Street.

### Conceptual Site Plan Sewer Exhibit:

1. A sidewalk along 192<sup>nd</sup> Street is required. Sidewalk location and grade shall conform to the future 4-lane typical section.

### Sanitary Sewer Exhibit:

1. Sewer service will be provided by the City of Gretna interceptor sewer.
2. Future sewer from the City's interceptor under BNSF to Lot 2 will be privately owned and maintained.

### Grading and Drainage Exhibit:

1. Consider an equipment access along the toe of slope along the BNSF railroad right of way from Cornhusker Road to Basin B and C for maintenance access.

### Drainage Study

1. The PCSMP stormwater release from dry detention basins shall be 24-28 hours.

### Paving Exhibit:

1. The Development will be required to make a cost share reimbursement to Sarpy County / Aspen Creek West SID for the Cornhusker Road improvements and to Sarpy County for the 192<sup>nd</sup> Street improvements.

### Water Exhibit:

1. City of Gretna will be the water provider for the development.

### Stormwater Pollution Prevention Plan (SWPPP):

1. The City of Gretna is part of the Papio Creek Watershed Partnership (PCWP). All SWPPP documents need to be submitted through the Erosion Control website (<http://www.omahapermix.org>).

Redwood 192 – Lot 1  
Final Plat  
January 21, 2026



Post Construction Storm Water Management Plan (PCSMP):

1. The City of Gretna is part of the Papio Creek Watershed Partnership (PCWP). All PCSMP documents need to be submitted through the PSCMP Permix website (<http://www.omahapermix.com>).

Parkland Set-A-Side:

1. The final plat does not reflect any green space to meet the City's parkland set-aside requirements. Based on the 252 multi-family residential units, the total required park land set-aside is \$75,600.

Source and Use of Funds:

1. The Development will be privately financed.

Traffic Study:

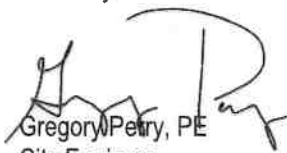
1. The proposed intersections operate at a satisfactory level of service (LOS) for the build-out year (2030).
2. Traffic signal analysis and turn lane analysis did not warrant improvements as part of the initial built out.

General Items:

1. The Development will be subject to all fees according to the City's master fee schedule ordinance.
1. The Development will be required to make a cost share contribution to the outdoor warning siren.
2. The Development will be required to make a cost share contribution for the future traffic signal and intersection improvements at Cornhusker Road and S. 192<sup>nd</sup> Street.
3. If the traffic signal warrants are met at the ¼-mile access to 192<sup>nd</sup> Street, the Development will be required to cost share the cost.
4. The property is outside of any special flood hazard area (SFHA) as delineated by FEMA.
5. The release of the final plat mylars for recording by the Subdivider requires: finalized and signed Subdivision Agreement, Sewer Connection Agreement, and HOA Maintenance Agreement (as applicable) with all required exhibits and attachments and formal approval by the City Council; draft HOA Articles, Bylaws and Covenants with review and approval by the City Attorney; payment of all applicable City fees (park fee, sewer capital facility fee, water capital facility fee, sewer and/or water extension fees, planning and application fees, etc.); finalized and signed Conditional Use Permit (as applicable) with all required exhibits and attachments and formal approval by the City Council; and finalized and signed Planned Unit Development Agreement (as applicable) with all required exhibits and attachments and formal approval by the City Council.

We will be at the January 27<sup>th</sup> Planning Commission meeting to answer any questions that the Members may have regarding the above.

Sincerely,

  
Gregory Petry, PE  
City Engineer

ec: Paula Dennison, City Administrator  
Jeff Miller, City Attorney  
Kristine Stokes, AICP Development Services Director  
Randy Kuszak, PE Lamp Rynearson



# Current Location: Redwood 192 Phase 1 - Final Plat



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 6809

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Notes



# Current Zoning: Redwood 192 Phase 1 - Final Plat



Sarpy County, Nebraska | Sarpy County GIS

0 500 1000 ft

Map Scale 1 : 6809

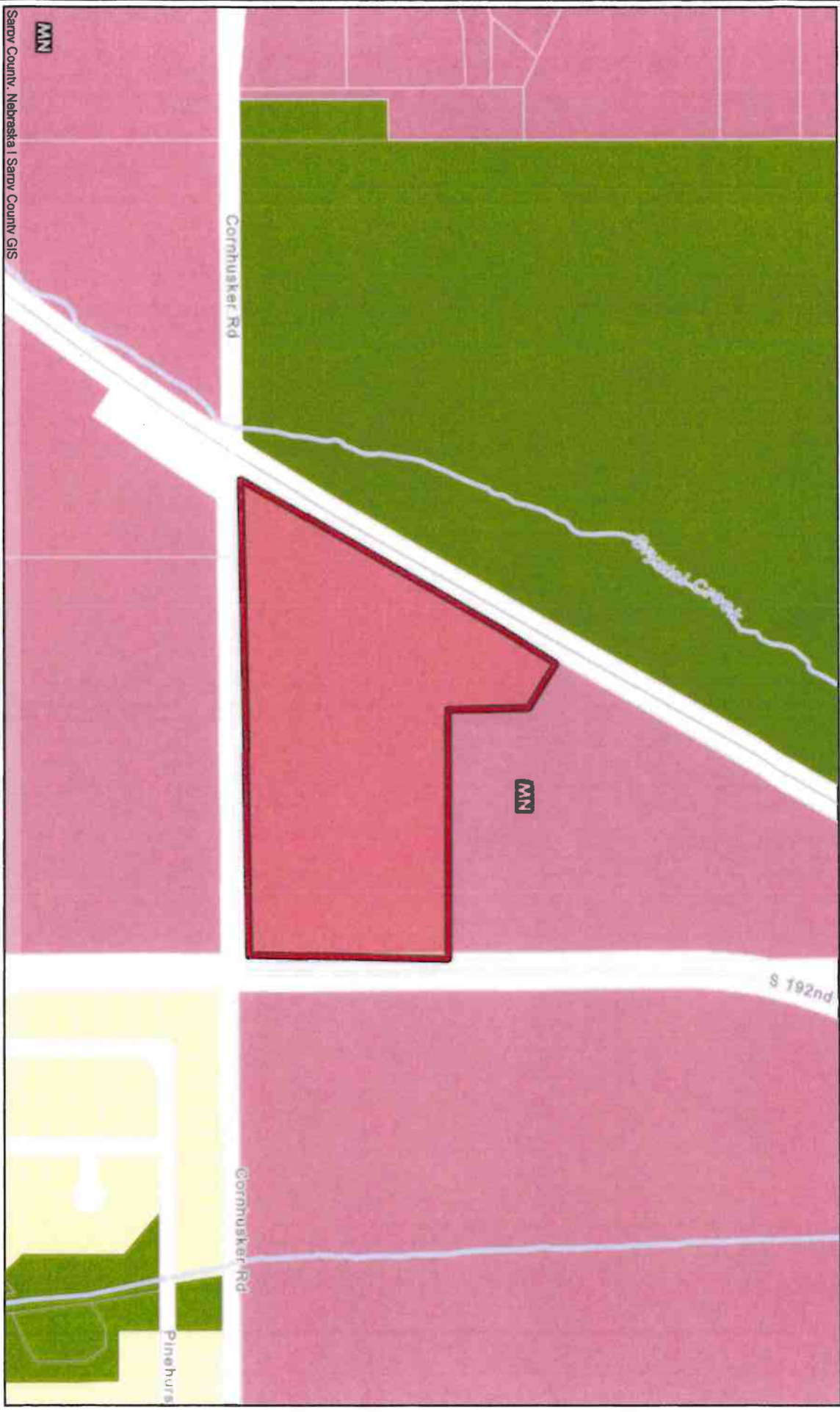
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Notes



# Future Land Use: Redwood 192 Phase 1 - Final Plat



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 6809

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Notes





Proposed location of Redwood 192 facing northwest near the corner of South 192<sup>nd</sup> Street and Cornhusker Road.

**TETRICK FEEDING CO INC**

13520 DISCOVERY DR  
OMAHA, NE 68137

**4S HOLDING CO LLC**

19809 CORNHUSKER RD  
GRETNA, NE 68028

**ZIMMERMAN ANGELA & BRIAN**

10002 S 191ST AVE  
OMAHA, NE 68136

**ASPEN CREEK NORTH HOMEOWNER  
ASSOCIATION**

1413 S WASHINGTON ST STE 300  
PAPILLION, NE 68046

**BHI DEVELOPMENT INC**

11205 S 150TH ST STE 100  
OMAHA, NE 68138

**TADROS/LOREES**

12657 READ ST  
OMAHA, NE 68142

**DUDDING INVESTMENTS LTD**

7306 SW 34TH AVE STE 1 PMB 350  
AMARILLO, TX 79121

**TETRICK FEEDING CO INC**

13520 DISCOVERY DR  
OMAHA, NE 68137

**B H I DEVELOPMENT INC**

11205 S 150TH ST STE 100  
OMAHA, NE 68138

**BHI DEVELOPMENT INC**

11205 S 150TH ST STE 100  
OMAHA, NE 68138

**B H I DEVELOPMENT INC**

11205 S 150TH ST STE 100  
OMAHA, NE 68138

**BHI DEVELOPMENT INC**

11205 S 150TH ST STE 100  
OMAHA, NE 68138



**APPLICATION FOR PRELIMINARY PLAT**

**Sub-Divider:** iCON Homes LLC Date: 12/23/2025  
Address: 22754 Sanctuary Ridge Dr. Phone: 402-968-3643  
City/State/Zip: Omaha, NE 68022

**Owners Name:** Mark and Nina Homan Date: 12/23/2025  
Address: 22220 Giles Road Phone: \_\_\_\_\_  
City/State/Zip: Gretna, NE 68028

**Engineer:** Thompson, Dreessen and Dorner, Inc.-Doug Kellner Date: 12/23/2025  
Address: 10836 Old Mill Road Phone: 402-330-8860  
City/State/Zip: Omaha, NE 68154

Name of Preliminary Plat Iron Wheel Estates Number of Lots 8  
Complete Legal Description Tax Lots 9A1B & 10A1B 16-14-10 Parcel # 011620160  
General Location 22220 Giles Road; Giles Road between 216th and 225th Streets

1. Does the sub-divider have any interest in the land surrounding the preliminary plat?  
No X Yes \_\_\_\_\_ If yes, explain \_\_\_\_\_
2. Will the preliminary plat require a zoning change, conditional use, vacation or other action to complete the development?  
No \_\_\_\_\_ Yes X If yes, explain Zoning change from TA to RE (Residential Estates)
3. Does the preliminary plat deviate from the requirements of the subdivision regulations of the City of Gretna or the City's design standard?  
No X Yes \_\_\_\_\_ If yes, explain \_\_\_\_\_

[Signature] Date 12-18-25  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**Official Office Use Only**

Date Accepted \_\_\_\_\_ Accepted By \_\_\_\_\_  
Amount Paid \_\_\_\_\_ Ck No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

**UTILITIES AND IMPROVEMENTS**

**FINANCING PERCENT:**

	<u>EXISTING</u>	<u>PROPOSED</u> <u>QUANTITY</u>	<u>COST</u>	<u>PRIVATE</u>	<u>SANITARY IMPROVEMENT DISTRICT</u> <u>SPECIAL</u>	<u>GEN. OBGL.</u>
<b><u>SEWERS:</u></b>						
Sanitary	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
Storm	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
<b><u>PAVING:</u></b>						
Major	_____	_____	_____	_____	_____	_____
Collector	_____	_____	_____	_____	_____	_____
Minor	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____	_____	_____
Parks/Open	_____	_____	_____	_____	_____	_____
Rec Facilities	_____	_____	_____	_____	_____	_____
Telephone	_____	_____	_____	_____	_____	_____
Water	_____	_____	_____	_____	_____	_____
Gas	_____	_____	_____	_____	_____	_____
Electricity	_____	_____	_____	_____	_____	_____

Above Ground \_\_\_\_\_

Below Ground \_\_\_\_\_

Anticipated total taxable valuation: LAND \_\_\_\_\_  
COVENANTS \_\_\_\_\_

IMPROVEMENTS \_\_\_\_\_  
FILED \_\_\_\_\_

**Specific Zoning Information**

<u>ZONING</u>	<u>ACRES</u>	<u>LOTS</u>	<u>UNITS</u>	<u>DENSITY</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>TOTAL RESIDENTIAL:</b>	_____	_____	_____	_____
<b>TOTAL OTHER:</b>	_____	_____	_____	_____



# APPLICATION FOR CHANGE OF ZONING

Applicants Name iCON Homes LLC Date 12/23/2025  
 Address 22754 Sanctuary Ridge Dr. Phone 402-968-3643  
 City/State/Zip Omaha, NE 68022

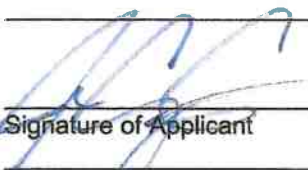
Owners Name Mark and Nina Homan Date 12/23/2025  
 Address 22220 Giles Road Phone \_\_\_\_\_  
 City/State/Zip Gretna, NE 68028

Current Zoning TA Requested Zoning RE  
 Complete Legal Description Tax Lots 9A1B & 10A1B 14-14-10 Parcel # 011620160  
 General Location 22220 Giles Road, Gretna, NE 68028  
 Size of Property (Square Feet/Acres) 28.79 Acres  
 Present Use of Property Residential  
 Proposed Use of Property Residential

Source of Services: Water Private Well Sewer Prive Septic Gas Black Hills Energy  
 School Gretna Other \_\_\_\_\_

Adjoining Property North Residential/agriculture South Agriculture  
 Actual Use: East Residential West Residential

Describe the reason for the rezoning application, the nature and the operating characteristics of the proposed use;  
Subdivision of existing transitional agriculture tax lots into residential estates lots.

  
 \_\_\_\_\_  
 Signature of Applicant

12-18-25  
 \_\_\_\_\_  
 Date

---

Official Office Use Only

Date Accepted \_\_\_\_\_

Accepted By \_\_\_\_\_

Amount Paid \_\_\_\_\_

Ck No. \_\_\_\_\_

Receipt No. \_\_\_\_\_











City of Gretna  
204 N McKenna Avenue  
P.O. Box 69  
Gretna, NE 68028

### Property Owner Permission Form

I (we): Mark Homan  
*(Property Owner's Name)*

Hereby Authorize: iCON Homes LLC  
*(Name of Person/Organization Applying for Permit)*

to: Plat and rezone property  
*(Description, i.e.: rezone property, replat property, post a banner, provide parking, hold a Special Event, food truck, etc.)*

on my property located at 22220 Giles Road; Parcel #011620160  
*(Property Address and Parcel Number)*

for the time period of 12/19/2025 to \_\_\_\_\_  
*(Date and Year) (Date and Year)*

As property owner or authorized representative of the property owner, I hereby grant permission to the applicant referenced above for the use of my property as described above.

**PLEASE NOTE:** This permission shall continue until written revocation hereof is provided to the City.

Mark Homan, Owner  
Property Owner Name and Title

12-19-2025  
Date

Mark Homan  
Property Owner Signature

402-650-9878  
Phone Number

MDHOMANG4@GMAIL.COM  
Email Address

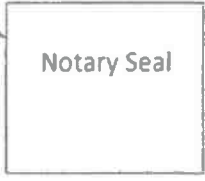
\*\*\*  
Notary use only

State of Nebraska  
County of Sarpy



This document was signed before me on 19th December 2025 (date) by Mark Homan (name(s) of individual(s))

Notary Signature: Amisha Bhoja



Notary Expiration Date: Nov 9th 2029



## Preliminary Plat & Rezoning – Iron Wheel Estates

### I. General Information

- A. Applicant: iCON Homes LLC, 22754 Sanctuary Ridge Drive, Omaha, NE 68022
- B. Property Owner: Mark and Nina Homan, 22220 Giles Road, Gretna, NE 68028
- C. Location: 22220 Giles Road, Gretna, NE 68028
- D. Legal Description: Tax Lots 9A1B & 10A1B 14-14-10
- E. Requested Action: Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates for Parcel #011620160 for a subdivision to be known as Iron Wheel Estates, Lots 1-8.
- F. Zoning: Existing: TA Transitional Agriculture  
Proposed: RE Residential Estates
- G. Site Size: 28.79 acres

### II. Background Information

- A. Existing Conditions and Surrounding Land Uses:  
The property is currently zoned TA Transitional Agriculture and has one single-family home and three accessory buildings on the parcel. In all directions of the subject property are other single-family homes and accessory buildings zoned TA Transitional Agriculture.
- B. General Neighborhood/Area Zoning:  
North: TA Transitional Agriculture  
South: TA Transitional Agriculture  
East: TA Transitional Agriculture  
West: TA Transitional Agriculture
- C. Applicable Regulations:  
Section 5.08: RE Residential Estates

### III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):  
In the RE Residential Estates zoning district, the minimum lot size for parcels with private well and septic systems is three acres, and the minimum lot width is 100 feet. The proposed eight lots on the preliminary plat meet these requirements.

The Future Land Use Map shows the subject property as Rural Neighborhood which “consists of detached single-family homes and farmlands around the periphery of the municipal boundary.” Appropriate zoning districts for Rural Neighborhood are RE Residential Estates and RE-A Residential Estates Animals.

B. Traffic and Access:

The subject property can currently be accessed off of Giles Road.

IV. Review Comments:

The City Engineer’s comments are attached to this report.

V. Recommendation:

Due to a conflict-of-interest Commissioner Nutter recused herself, and on a 5-0 vote the Planning Commission recommends approval of the Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates to create a subdivision to be known as Iron Wheel Estates.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location



## EAGLE ENGINEERING GROUP

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

January 20, 2026

Nathan Munger, Chairman  
GRETNA PLANNING COMMISSION  
204 N. McKenna Ave  
P.O. Box 69  
Gretna, Nebraska 68028

Re: Iron Wheel Estates - Lots 1- 8  
Preliminary Plat  
225<sup>th</sup> Street and Giles Road  
Gretna, Nebraska  
EEG #25-04-45

Dear Chairman Munger:

The following are our comments on the preliminary plat submittal dated December 22, 2025 for the above referenced subdivision.

### Preliminary Plat:

1. Provide 100-foot (minimum) tangent on reverse curves.
2. The proposed street exceeds the maximum 500-foot cul-de-sac length while it does provide an future extension to the property to the north.
3. Street names shall be confirmed by Sarpy County Planning.
4. Add a note that Lots 1 and 8 will not have direct access to Giles Road.

### Sanitary Sewer Exhibit:

1. On-site private (septic) sanitary sewer service is proposed for the development.

### Grading and Drainage Exhibit:

1. Provide ditches or swales away from the proposed street pavement

### Drainage Study

2. Provide a drainage report for the proposed development.

### Paving Exhibit:

1. Proposed pavement shall be 25' minimum width.
2. Provide the hammerhead layout dimensions for review.

### Centerline Profiles:

1. Posted Speed shall be 25 mph and Design speed shall be 30 mph. Adjust profile vertical sag curve at STA. 13+97 shall be increased for a k-value above 37.

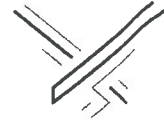
### Stormwater Pollution Prevention Plan (SWPPP)

1. The City of Gretna is part of the Papillion Creek Watershed Partnership (PCWP). All SWPPP documents need to be submitted through the erosion control website (<http://www.omahapermix.com/>).

### Post Construction Storm Water Management Plan (PCSMP)

1. (Not applicable).

Iron Wheel Estates  
Preliminary Plat  
January 20, 2026



Water Exhibit:

1. On-site private (well) water supply sewer service is proposed for the development.

Parkland Set-A-Side:

1. The preliminary plat does not reflect any green space to meet the City's parkland set-aside requirements. Based on the 8 single-family residential lots, the total required park land set-aside is 0.24 acres.

Source and Use of Funds:

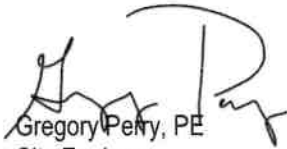
1. The development will be privately financed.

General Items:

1. The Development will be subject to all fees according to the City's master fee schedule ordinance.
1. The Developer will be required to make a cost share reimbursement for the Giles Road improvements to Sarpy County.

We will be at the January 27<sup>th</sup> Planning Commission meeting to answer any questions that the Members may have regarding the above.

Sincerely,



Gregory Perry, PE  
City Engineer

ec: Paula Dennison, City Administrator  
Jeff Miller, City Attorney  
Doug Kellner, TD2

# Current Location: Iron Wheel Estates - Preplat & Rezoning



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 6809

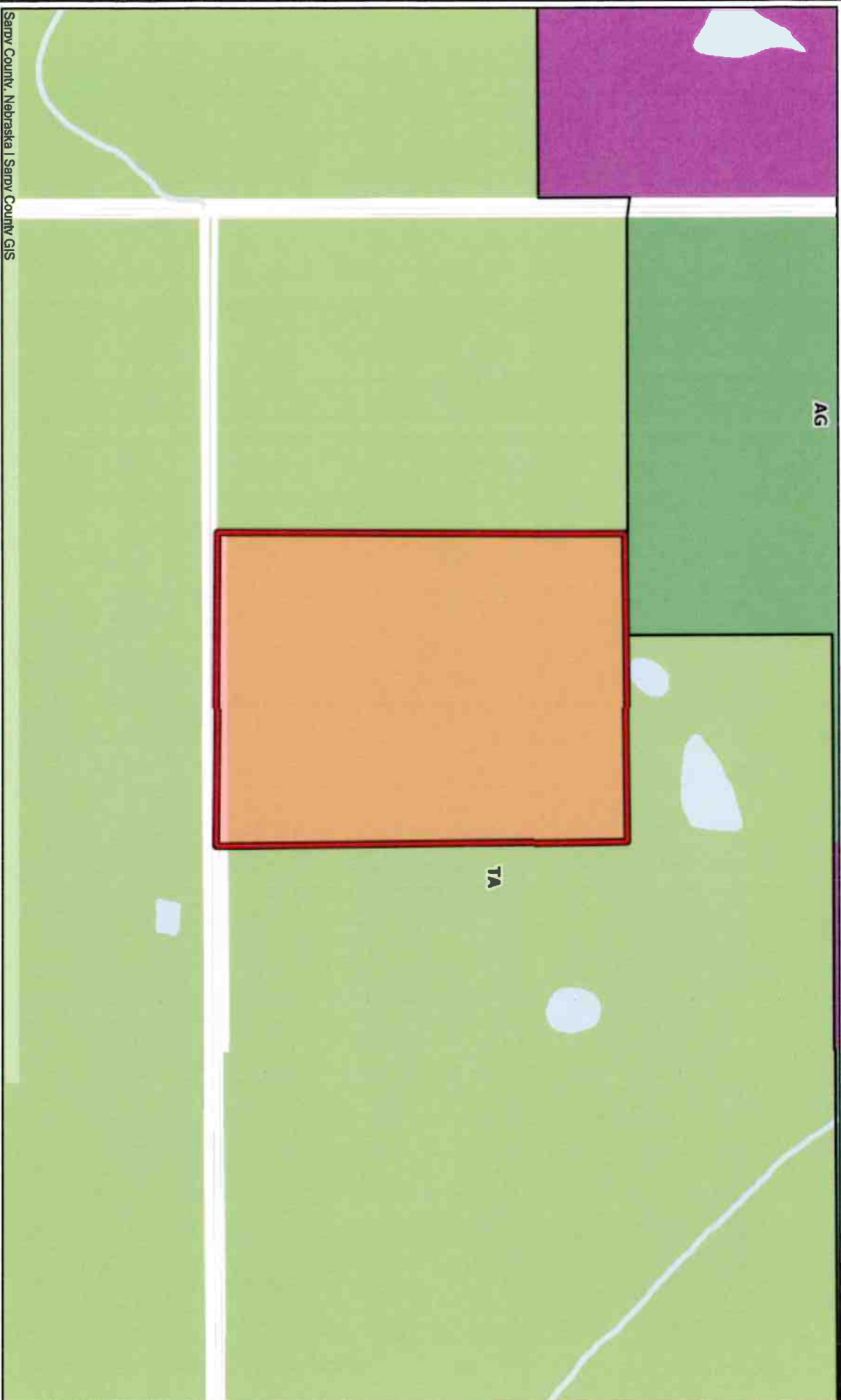
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Notes



# Current Zoning: Iron Wheel Estates - PrePlat & Rezoning



Map Scale 1 : 6809

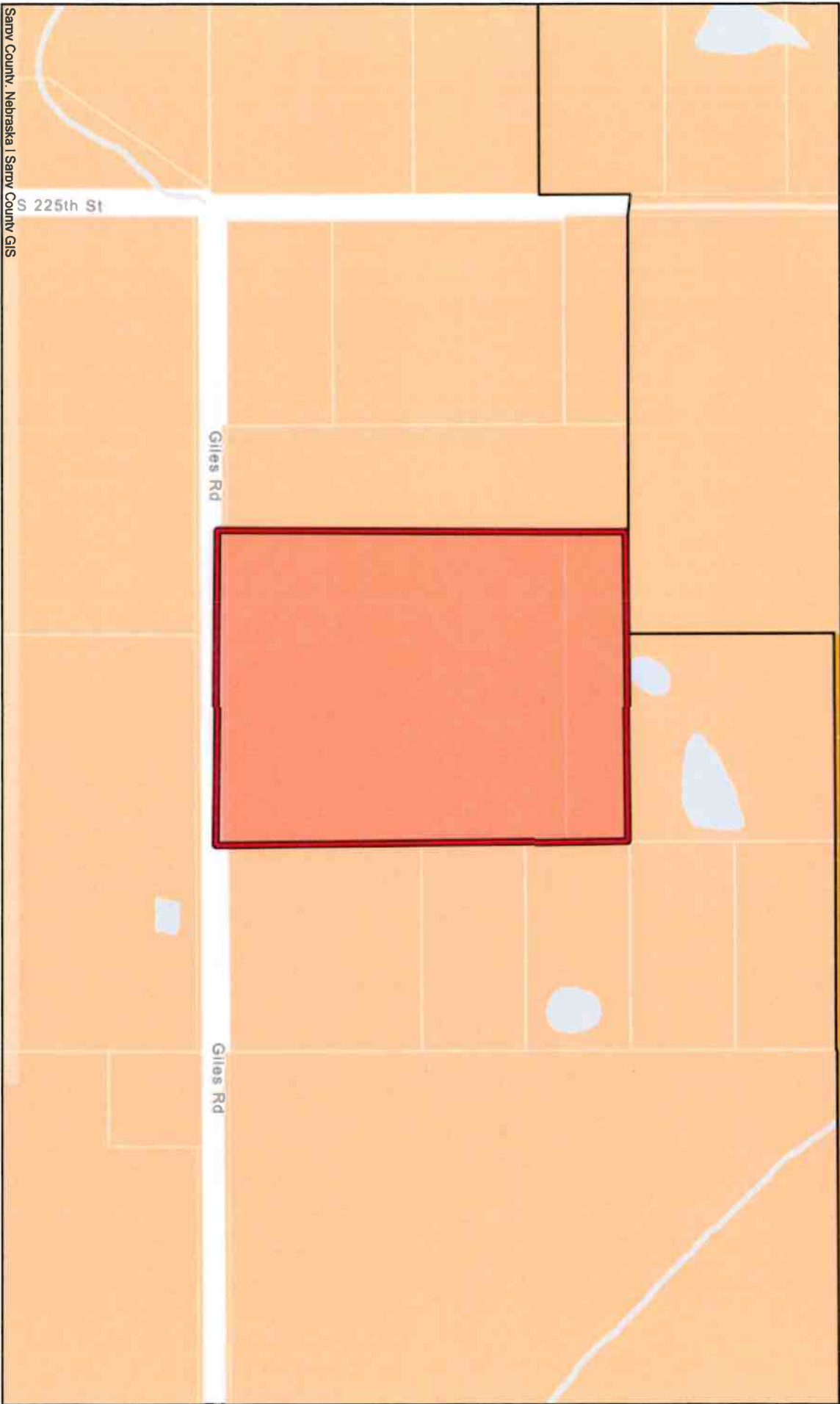
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Notes



# Future Land Use: Iron Wheel Estates - Preplat & Rezoning



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 6809

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Notes





Proposed location of Iron Wheel Estates facing East on Giles Road at 2220 Giles Road.

**Section 5.08 RE Residential Estates District**

**5.8.1 Intent:** The Residential Estates District is established for the purpose of allowing low density residential uses that are compatible with adjacent urban growth.

**5.8.2 Permitted Uses:**

The following principal uses are permitted in the RE District.

1. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities.
2. Railroads, not including switching, terminal facilities or freight yards.
3. Public overhead and underground local distribution utilities.
4. Single family dwelling.
5. Public services.
6. Publicly owned and operated facilities.

**5.8.3 Conditional Uses:**

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the RE District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Radio, television and wireless communication towers and transmitters, as per Section 8.08.
2. Cemeteries, provided all structures are located at least 100 feet from all property lines.
3. Bed & Breakfasts
4. Family Child Care Home II
5. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.
6. Roadside stands offering agriculture products for human consumption for sale on the premises

**5.8.4 Permitted Accessory Uses:**

1. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear of the primary structure.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Signs as provided for in Section 7.01 through 7.04.
4. Parking as provided for in Section 8.01 through 8.06.
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
6. Storage or parking of vehicles, boats, campers and trailer, as per Section 8.02.
7. Incidental public safety uses such as emergency sirens.
8. Home occupations, as per Section 8.07.
9. Family Child Care Home I
10. Amateur radio towers and associated facilities, per Section 8.08

**5.8.5 Height and Lot Requirements:**

1. The height and minimum lot requirements shall be as follows:

Uses	Lot Area (Acres)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Residential Dwelling	1 <sup>1</sup>	100	50	25	25	25	35	25/35
Other Permitted Uses	1 <sup>1</sup>	100	50	25	25	25	45	25/35
Conditional Uses	1 <sup>1</sup>	100	50	25	25	25	45	25/35
Accessory Buildings	-	-	100	10	10	25	20	-

1. Three acre minimum for lots with private wells/septic systems, 1.5 acres for any combination of public and private water/sewer systems. In all cases, the waste handling system must meet the requirements of Title 124 from NDEQ or subsequent agencies.

**FRUHLING/BRADLEY DEAN & ANN  
ANNETTE**  
22018 GILES RD  
GRETNA, NE 68028

**BARTMAN III/PETER A**  
7715 S 225TH ST  
GRETNA, NE 68028

**JOHNSON/STEVEN E & LISA A**  
22014 GILES RD  
GRETNA, NE 68028

**EVERHART/DARRELL & TERRI SUE**  
21988 GILES RD  
GRETNA, NE 68028

**SCHMIT/ROBERT & MARY**  
21966 GILES RD  
GRETNA, NE 68028

**SULLIVAN/KATHY A & PATRICK J**  
22004 GILES RD  
GRETNA, NE 68028

**HOMAN/MARK D & NINA D**  
22220 GILES RD  
GRETNA, NE 68028

**BOYER/CRAIG W & JAMIE L**  
22330 GILES RD  
GRETNA, NE 68028

**LANGMAACK/KLAUS F**  
22105 GILES RD  
GRETNA, NE 68028

**ZEILINGER/RAY E & BETH I**  
22305 GILES RD  
GRETNA, NE 68028



# APPLICATION FOR CHANGE OF ZONING

Applicants Name Greg & Alicia Zuger - Z Squared Holdings III, LLC Date 12/22/2025  
 Address 4625 S 218th St Phone (402) 871-5248  
 City/State/Zip Elkhorn, NE 68022

Owners Name Kyle & Felicia Richards Date 12/22/2025  
 Address 19411 Schram Rd Phone \_\_\_\_\_  
 City/State/Zip Gretna, NE 68028

Current Zoning RE Requested Zoning R-2  
 Complete Legal Description LOT 1 NELSON'S CORNER Parcel # 011599211  
 General Location 204th & Cornhusker  
 Size of Property (Square Feet/Acres) 1.538 ac / 66,646.8 sf  
 Present Use of Property Single Family Residential  
 Proposed Use of Property Single Family Residential - Assisted Living

Source of Services: Water SID 34 Sewer private (septic) Gas Black Hills Energy  
 School Gretna Other \_\_\_\_\_

Adjoining Property North RE-A South R-2  
 Actual Use: East RE West TA, HC, R-4

Describe the reason for the rezoning application, the nature and the operating characteristics of the proposed use;  
The current (RE) zoning does not allow for a CUP for Assisted Living so we would like to rezone to R-2, which is in conjunction with the neighborhood to the South of the property and the future use for the area. The property is a residential home located on the outer edge of a residential neighborhood, which gives a sense of being at home, but is also across from what will be businesses so the area provides a good balance to residents & neighbors alike.

Alicia Zuger  
 Signature of Applicant

12/22/2025  
 Date

---

Official Office Use Only

Date Accepted \_\_\_\_\_ Accepted By \_\_\_\_\_  
 Amount Paid \_\_\_\_\_ Ck No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

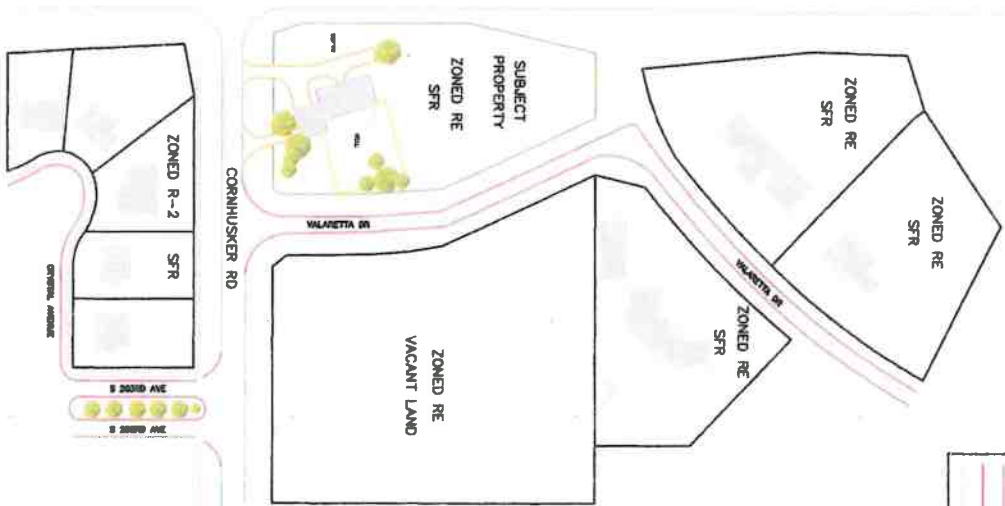
4625 S 218th

SITE PLAN  
 REZONING REQUEST  
 9809 S 204TH STREET, GRETNA, NE 68028



204TH ST/HWY 6

204TH ST/HWY 6



CORNHUSKER RD

CORNHUSKER RD

VALARETTA DR

VALARETTA DR

S 203RD AVE  
 S 203RD AVE

**LEGEND**

	SUBJECT PROPERTY
	PROPERTY LINES
	MAIN ROADWAYS
	SIDE STREETS
	ACCESS EASEMENTS
	SIDEWALKS/PATIOS



PLOT PLAN

CONDITIONAL USE PERMIT REQUEST

9809 S 204TH STREET, GRETNA, NE 68028

CURRENT PROPERTY

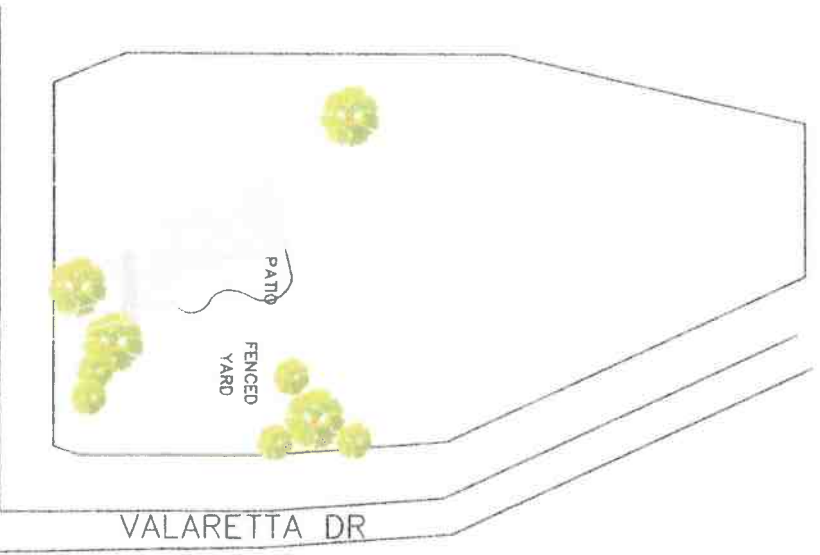
ZONED RE

SINGLE FAMILY RESIDENCE

PROPOSED USE

REZONE TO R-2

ASSISTED LIVING RESIDENCE





We, Greg & Alicia Zuger, the owners of Legato Living at Heartland Hills in Bellevue, NE and Omaha natives who live in Elkhorn, are excited about the opportunity to bring our Residential Memory Care model to the City of Gretna & closer to home.

We are applying to rezone the property at 9809 S 204th St from RE to R-2, like the residential neighborhood to the South of the property is zoned currently. During the pre-planning meeting, it was determined that we would need to connect to the SID 34 water source in order for this to be approved and we are in the process of talking with the SID members to accomplish this. They are anxious for the property to be connected because they will be one step closer to closing the loop for the neighborhood and we are currently working on what the cost associated with that would be as we discussed sharing the cost.

Our intention, in conjunction with the rezoning application, is to also apply for a Conditional Use Permit for the purpose of opening a licensed residential assisted living home. Our CUP application will be for the purpose of opening an Assisted Living home under the R-2 zoning regulations and operate the home with 12 residents & 24/7 awake staff. The location is ideal for the following reasons:

- ✧ Convenient for local families
- ✧ Adjacent to other (future) businesses where high traffic is expected
- ✧ Not embedded in a neighborhood where traffic will be a concern for neighbors
- ✧ Located on a large lot so we can have plenty of parking & keep all parked cars off the street
- ✧ Prominently located for good visibility & raising awareness about this needed service
- ✧ The future use for this large area on the NE corner of 204<sup>th</sup> & Cornhusker (Sarpy Heights & Sarpy Heights II) is R-1, R-2, R-3, R-4 so this is a good fit for this type of business being operated in single family residence
- ✧ Built out of brick, the house is an extremely safe and sturdy structure that will provide great protection for our residents during weather events.

We have faced some hurdles while trying to secure a property in Gretna but we believe the pink brick house on the corner of 204<sup>th</sup> & Cornhusker is just the spot we've been looking for. When looking at an existing home, we try to maintain as much of the home as is as possible while still implementing the necessary safety measures to care for our very delicate population & this home is no different. The following are things that we plan to address during this process:

- ✧ Connect to the SID 34 water source
- ✧ Relocate our driveway to the east side of the property off Valaretta Drive & remove the 2 current driveways with direct access to Cornhusker Road
- ✧ Replace the septic with a new system to accommodate our residents, although our family of 3 is harder on our septic at home than our 10 residents in Bellevue are on theirs!
- ✧ Add a generator to power the essentials during power outages, providing a safe environment for residents to remain in place while power is restored.

- ◇ While the front door will remain operational, it will not be used as the main entrance and will be equipped with at least one coded lock so that residents will not have direct access to 204<sup>th</sup> Street should they exit the home unattended. We have also talked about enclosing the front porch to provide a second locked door & are exploring options.
- ◇ Traffic impact will be minimal. We typically see approximately 10-15 cars per day on busy days & some days just a handful; Plenty of parking will be provided on site so there is no need for parking on Valaretta Drive.
- ◇ Emergency vehicles are not called routinely from our homes so you don't have to worry about screaming sirens & flashing lights at all times day or night. With our high staff ratios, we are better able to prevent falls, elopements, and injuries in general that are serious enough to require emergency services. On average, our Legato homes across Omaha call 911 only 3-4 times per year.
- ◇ Almost any existing home will lack the necessary infrastructure to operate an assisted living home as it sits, which is why we go through city planning, city council, building & fire permitting, residential & commercial permitting, and licensure with the State of Nebraska. We are people taking care of people & we take the city, county, and state standards/requirements very seriously.

Our intent is to connect with the community & offer a very beneficial service to individuals who require a higher level of care than the larger facilities can provide, primarily because of the difference in resident to staff ratios. We are certainly too small to compete with them & wish only to be an alternative when another option is just not a good fit or their needs have changed to the extent that they need a higher level of care.

We invite you to reach out to us with any questions or concerns you may have prior to the city planning meeting on January 27, 2026 so that we have an opportunity to meet you & address anything we can ahead of time. Knowing about concerns opens the door meaningful conversations & the chance to come up with solutions that are amenable to everyone involved.

You are also welcome to check out our website at [www.LegatoLiving.com](http://www.LegatoLiving.com) for more information about us, our Bellevue home (Heartland Hills) & our company, which was founded right here in Omaha!

We look forward to meeting you.

Sincerely,

  
Greg & Alicia Zuger



## Rezoning & Conditional Use Permit Request

### Residential Memory Care Home – 9809 S 204th Street, Gretna, NE

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#### Introduction & Purpose

Greg and Alicia Zuger respectfully submit this narrative in support of their request for:

- **Rezoning** of the property at **9809 S 204th Street** to **R-2 Residential**, and
- Approval of a **Conditional Use Permit** to operate a small-scale **Residential Memory Care Home**.
- The duration of this franchise & location agreement between Legato Living & Greg & Alicia Zuger is 10 years, which ensures the property will be used as a residential assisted living home for at least that timeframe

The intent of this request is to repurpose an existing residential structure to provide specialized memory care services in a manner that is safe and compliant with all relevant regulations, compatible with the surrounding neighborhood, and consistent with the City of Gretna's planning and zoning framework.

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#### Applicants & Company Background

Greg & Alicia Zuger, Owners – Legato Living at Heartland Hills

- Current residents of south Elkhorn, NE
- Lifelong residents of Omaha, NE

The owners are highly involved in day-to-day operations, spending multiple days each week onsite to support staff, meet with families, and interact directly with residents. Their care model emphasizes accountability, safety, and a high standard of personalized care.

Legato Living is a locally based residential memory care provider, founded in Omaha in 2019. The Zugers currently own and operate **Legato Living at Heartland Hills** in Bellevue, Nebraska, which opened in July 2024 and will be opening **Legato Living at Ashbury Hills** in Papillion later in 2026.

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## Residential Memory Care Model

Legato Living operates a **residential-style memory care model**, distinct from large institutional facilities. Key characteristics include:

- A maximum of **12 residents** in the Gretna home & in most Legato homes
  - Care focused exclusively on Alzheimer's and Dementia
  - Staffing by **CNAs, CMAs, and trained Care Partners**
  - Mandatory dementia-specific training prior to employment and ongoing monthly
  - Staffing ratios of approximately **4:1 during daytime hours and at least one awake staff overnight**
  - A flat monthly rate with no levels of care, allowing residents to age in place without additional cost & stress to families
  - Care needs such as two-person assists, Hoyer lifts, modified diets, and coordination with OT, PT, home health, and hospice services are accommodated
  - Regular visits on-site from a Nurse Practitioner drastically reduces the need for appointments outside the home
- 

## Description of the Proposed Use

The proposed use is a residential memory care home within an existing single-family brick house located at the corner of 204th Street and Cornhusker Road.

- The structure will retain its residential appearance and character
  - Existing garages will be built out with new living spaces but footprint will remain mostly the same - the original brick will be maintained wherever possible (although it will likely be painted)
  - No oversized commercial signage, retail operations, or institutional-scale activity is proposed nor will it be proposed in the future
  - Other than a potential garage or shed, no additional structures are planned for the property
  - Both driveways will be removed from Cornhusker Road to reduce congestion at this busy intersection & a new driveway will be added on Valaretta Drive for safer access
  - Additional parking will be added as per the proposed parking illustration on the North side of the property
- 

## Rezoning Request (R-2 Residential)

The applicants are seeking rezoning of the property to R-2 Residential, which is intended to:

- Remain a residential zoning classification and does not permit commercial uses
- Align zoning with the proposed residential care use
- Align zoning with neighboring subdivision, Crystal Creek, which is currently R-2
- Align zoning to the future use of Sarpy Heights and Sarpy Heights II - Mixed Neighborhood - which includes R-1, R-2, R-3, and R-4
- Maintain consistency with surrounding residential character

Rezoning alone does not authorize operation of the facility and does not eliminate the need for a Conditional Use Permit or other regulatory approvals.

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## **Conditional Use Permit Request**

The Conditional Use Permit is requested to allow the specific operation of a residential memory care home within R-2 zoning. The CUP provides the City with the ability to:

- Limit the number of residents
- Impose site-specific operational conditions
- Ensure ongoing compliance with safety, traffic, and neighborhood standards
- Retain enforcement and revocation authority if conditions are not met

This layered approval process ensures responsible use of the property while protecting surrounding neighbors.

---

## **Safety, Security & Emergency Preparedness**

Safety is a foundational element of the Legato Living model including, but not limited to the following:

Increased safety of every day care needs:

- 4:1 resident to staff ratios during resident awake hours
- 24/7 awake staff
- 2-person assists
- Hoyer lifts
- Sit-to-stand lifts
- Tilt in space shower chairs
- Modified diets
- Coordination with OT, PT, home health companies
- Hospice services with company of the family's choice

Safety Measures & Emergency Preparedness Features of the Home:

- Locked and coded doors on all exits to prevent resident elopement
- High staff-to-resident ratios to reduce falls and emergencies
- Fire suppression systems and fire alarms installed throughout the home
- Back up water tanks to support fire suppression system - 30 minute runtime with no use of community well water
- Locked cooktop/stove to prevent resident tampering
- Generator to power essential systems during electrical outages
- Brick construction providing enhanced durability and weather protection

Across Legato Living homes, emergency (911) services are utilized infrequently, averaging 3–4 calls per year per home. Many residents receive hospice care, which further reduces emergency hospital transfers.

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## Property & Infrastructure Improvements

Several improvements are planned to ensure compliance and compatibility, including, but not limited to, the following:

- Replacement of the existing septic system to accommodate residents
- Coordination with **SID 34** to connect the property to the community well
- Installation of a generator for emergency power
- Enclosure of the front porch & implementation of 2 coded locked doors at this entry for additional security
- ADA ramp added to rear entrance for safer & easier entry from the rear of the house
- Remodel inside to include two ADA accessible roll-in showers

All improvements will be completed in accordance with City, County, and State regulations.

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## Driveway & Parking Plan

- At the request of the City of Gretna, the driveway will be relocated to **Valaretta Drive** on the east side of the property. The two existing driveways with direct access to Cornhusker Road will be removed
  - Traffic impact is expected to be minima; on busy days, approximately **10–15 vehicles per day** are anticipated, with many days experiencing significantly fewer trips.
  - Adequate on-site parking will be provided. Visitors will be encouraged to access the property via **204th Street and Cornhusker Road**, avoiding cut-through traffic on Valaretta Drive.
- 

## Regulatory Compliance

Legato Living will comply with all applicable local and state requirements, including:

- City planning and zoning approvals
- City Council approvals
- Building and fire permits
- Residential and commercial permitting as applicable
- State of Nebraska licensure for assisted living and memory care

The applicants take all regulatory standards seriously and view them as essential to resident safety and community trust.

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## Community Engagement

The applicants have proactively reached out to nearby residents through a neighborhood letter to explain the proposal, outline safety measures, and invite questions prior to public hearings.

They remain committed to open communication and ongoing dialogue with neighbors and city officials.

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## **Public Hearing Schedule Awareness**

### Rezoning Application Review

- Planning Commission Public Hearing: January 27, 2026
- City Council Public Hearing: February 17, 2026

### Conditional Use Permit Review

- Planning Commission Public Hearing - February 24, 2026
  - City Council Public Hearing: March 17, 2026
- 

## **Conclusion & Request**

The proposed rezoning and conditional use permit will allow a small-scale, residential memory care home that addresses a growing community need while maintaining neighborhood compatibility.

Greg and Alicia Zuger respectfully request approval of both applications and appreciate the City of Gretna's thoughtful consideration.

They welcome any questions and look forward to working collaboratively with city staff, elected officials, and neighbors.

Reggie Wortman  
City Planner  
City of Gretna  
PO Box 69  
204 N. McKenna Ave.,  
Gretna, NE 68028

January 16, 2026

RE: 9809 S. 204th St., Gretna, NE  
Lot 1, Nelson's Corner

Dear Sir:

The undersigned is the Chairman of the Board of Trustees of SID No. 34 Sarpy County, Nebraska, which encompasses the Sarpy Heights subdivision. I have been in contact with Alicia Zuger. Ms. Zuger advises that she is in the process of purchasing the above-mentioned property and she is pursuing an application with the Planning Commission for the City of Gretna to rezone the property to R-2 to develop an assisted living facility. In that regard, Ms. Zuger advises that it is necessary for the property to be connected to a community water system.

Ms. Zuger has inquired if SID No. 34 would be willing to extend water service to the property. The Board of Trustees has not had the opportunity to hold the public meetings and hearings required by law to consider the request. However, I have discussed the request with the trustees and a majority have indicated a willingness to consider an extension of water service to the property provided that Ms. Zuger agrees to pay for the cost to extend the service and consents to annexation of the property by SID No. 34 and that the property owners in SID No. 34 be given notice of the request and an opportunity to be heard, i.e., do not oppose the request. Ms. Zuger has advised that she is willing to consent to annexation of the property and to pay some of the cost to extend the service.

The Board is in the process of scheduling meetings and a public hearing to propose and possibly adopt a resolution of necessity to move forward with the water extension. This will entail the negotiation and drafting of a written agreement between Ms. Zuger and SID No. 34 regarding the terms and conditions for the water extension, which will then be incorporated into the resolution of necessity. Legally, the intentions of SID No. 34 regarding the request cannot be provided until there is a public hearing on the resolution of necessity. At the conclusion of the public hearing the Board of Trustees may, or may not, adopt the resolution of necessity. At this time, we estimate that it will be approximately 90-120 days before the resolution of necessity could be adopted.

Sincerely,

*Derek W Aude*

Derek Aude  
Chairman, Board of Trustees, SID No. 34  
20004 Rondo Drive  
Gretna, NE 68028



City of Gretna  
204 N McKenna Avenue  
P.O. Box 69  
Gretna, NE 68028

### Property Owner Permission Form

I (we): Kyle & Felicia Richards  
(Property Owner's Name)

Hereby Authorize: Greg & Alicia Zuger  
(Name of Person/Organization Applying for Permit)

to : Rezone the property from RE to R-2 and request a Conditional Use Permit for a Residential Assisted Living home  
(Description, i.e.: rezone property, replat property, post a banner, provide parking, hold a Special Event, food truck, etc.)

on my property located at 9809 S 204th St, Gretna, NE 68028 - Parcel #011599211  
(Property Address and Parcel Number)

for the time period of January 2026 to January 2036  
(Date and Year) (Date and Year)

\*\*\*

As property owner or authorized representative of the property owner, I hereby grant permission to the applicant referenced above for the use of my property as described above.

**PLEASE NOTE:** This permission shall continue until written revocation hereof is provided to the City.

Felicia Richards  
Property Owner Name and Title

1-17-2026  
Date

Felicia Richards  
Property Owner Signature

1-17-210 402 -  
Phone Number 630-5399

KRICH@COX.NET  
Email Address

\*\*\*

#### Notary use only

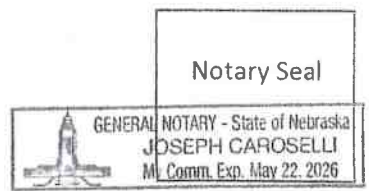
State of Nebraska

County of Sarpy

This document was signed before me on 1/17/26 (date) by  
(name(s) of individual(s)) Kyle Richards / Felicia Richards

Notary Signature: [Signature]

Notary Expiration Date: May 22, 2026





## Rezoning – Nelson’s Corner Lot 1

### I. General Information

- A. Applicant: Greg & Alicia Zuger – Z Squared Holdings LLC, 4625 South 218<sup>th</sup> Street, Elkhorn, NE 68022
- B. Property Owner: Kyle & Felicia Richards, 19411 Schram Road, Gretna, NE 68028
- C. Location: Northeast corner of Highway 6 and Cornhusker Road
- D. Legal Description: Nelson’s Corner, Lot 1
- E. Requested Action: Approval of a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Parcel #011599211.
- F. Zoning:     Existing:     RE Residential Estates  
                  Proposed:    R-2 Medium Density Residential
- G. Site Size: 1.53 acres

### II. Background Information

- A. Existing Conditions and Surrounding Land Uses:  
The property is currently zoned RE Residential Estates and has one single-family dwelling on the lot with no accessory structures. Parcels to the North and East are also zoned RE Residential Estates. West of the subject property is a single-family home currently zoned TA Transitional Agriculture and South is the Crystal Creek neighborhood zoned R-2 Medium Density Residential.
- B. General Neighborhood/Area Zoning:  
North: RE Residential Estates  
South: R-2 Medium Density Residential  
East: RE Residential Estates  
West: TA Transitional Agriculture
- C. Applicable Regulations:  
Section 5.10: R-2 Medium Density Residential

### III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):  
In the R-2 Medium Density zoning district, the lot requirements for a single-family home are 7,200 square feet and 70 feet in width. Permitted uses in the R-2 Medium Density zoning district include single-family detached dwellings, single family attached, two-family duplex dwellings,

public and private schools, and publicly owned and operated facilities amongst other public uses. Conditional uses include bed and breakfasts, religious institutions, hospitals, rest homes, nursing homes, and other similar institutions, public utility substations, child and family care homes, congregate housing, and private recreation areas.

The Future Land Use Map shows the subject property as Mixed Neighborhood which “encompass areas that are designed for a blend of compatible residential uses and supporting services, and feature a variety of housing options, including single-family homes, townhouses, and apartments.” Appropriate zoning districts for Mixed Neighborhood are R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential, and R-4 Highest Density Residential.

B. Traffic and Access:

The subject property can currently be accessed off Cornhusker Road.

IV. Review Comments:

The applicant’s intentions of the Rezoning are to apply for a Conditional Use Permit at a later date to operate an assisted living facility out of the existing home. In the RE Residential Estates zoning district, rest homes, nursing homes, and other similar institutions are not listed as conditional uses. However, those uses are listed in the R-2 Medium Density Residential.

The request is compatible with the Future Land Use Map, and R-2 Medium Density Residential is appropriate as that zoning district currently abuts the property to the South.

Due to the Rezoning, the applicant would be required to connect to utilities as the house currently operates both well and septic. The applicant has provided a Letter of Intention from SID 34 which states a “willingness to consider an extension of water service” to the subject property. The existing septic tank would be subject to inspection by the State of Nebraska. If the existing septic passes inspection, then the subject property would be allowed to continue operating on the existing tank.

V. Recommendation:

On a 5-1 vote, the Planning Commission recommends approval of the Rezoning of Nelson’s Corner, Lot 1 from RE Residential Estates to R-2 Medium Density Residential.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location

# Current Location: Nelson's Corner - Rezoning



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.

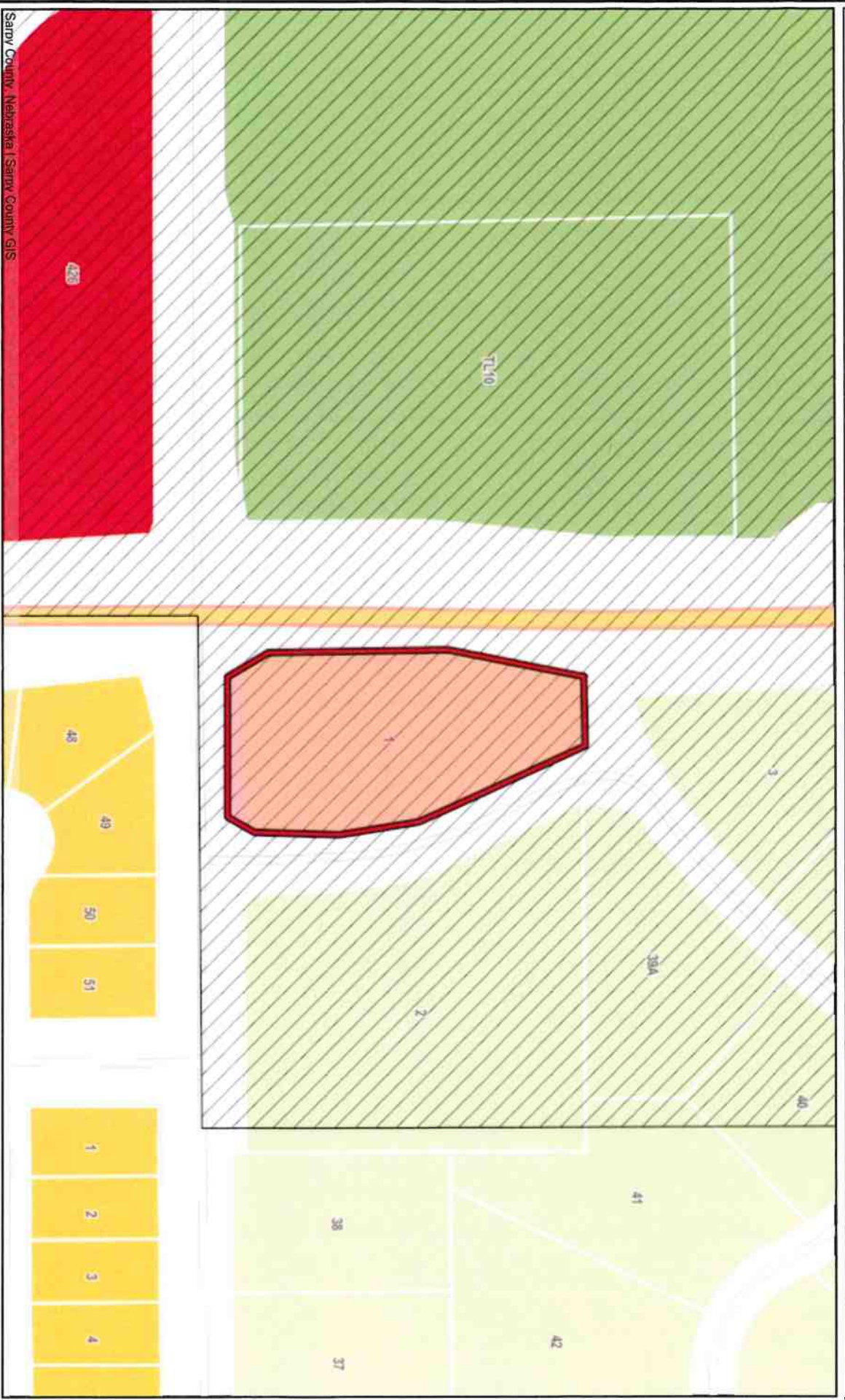
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Notes



# Current Zoning: Nelson's Corner - Rezoning

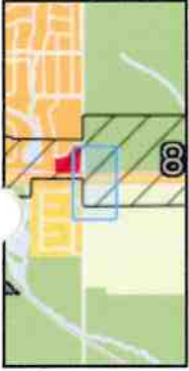


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2451

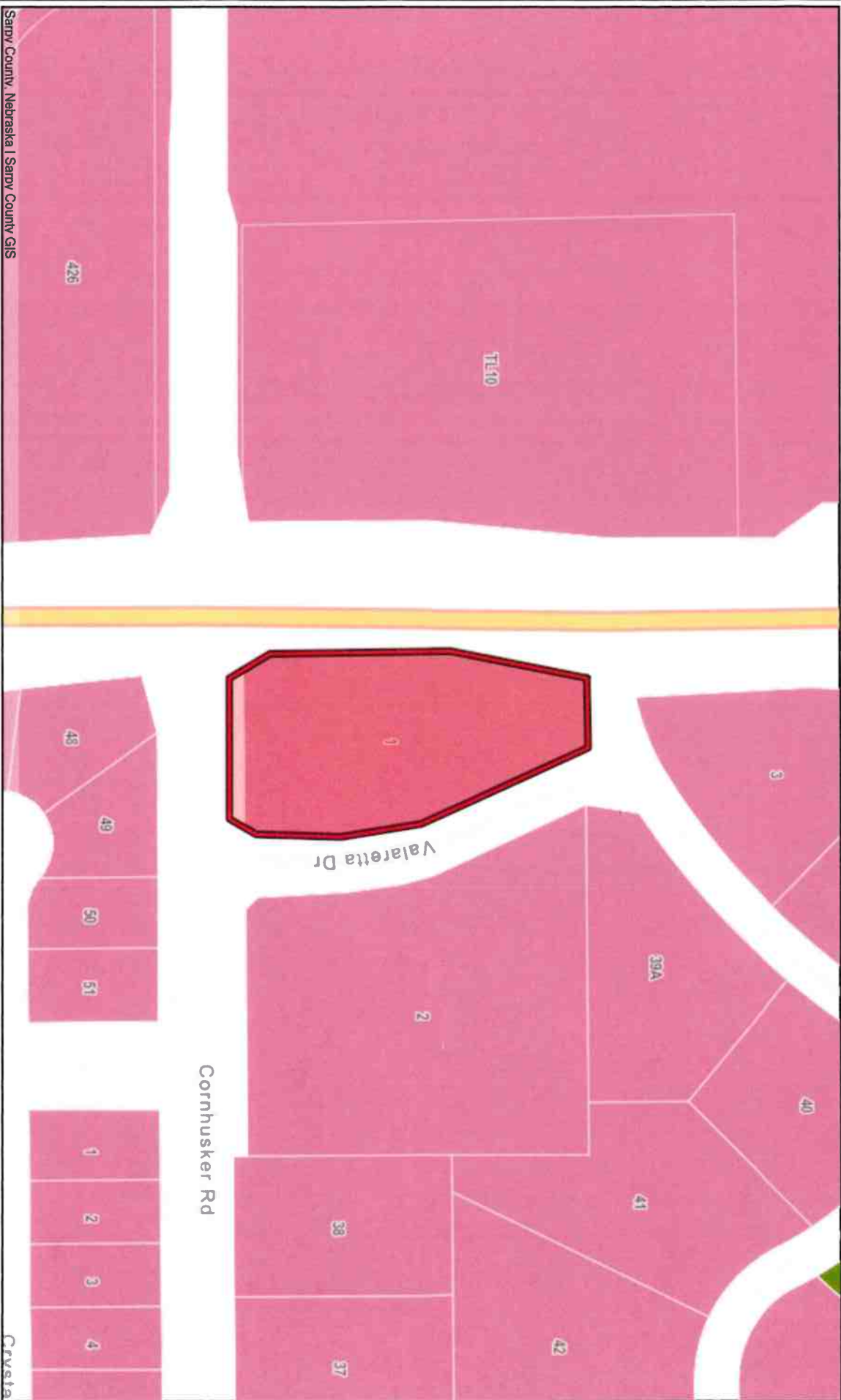
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Notes



# Future Land Use: Nelson's Corner - Rezoning



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 2451

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





Location of the proposed rezoning at 9809 S 204<sup>th</sup> Street facing northeast near the corner of Highway 6 and Cornhusker Road.

**Section 5.10 R-2 Medium Density Residential**

**5.10.1 Intent:** The purpose of this district is to permit single-family density residential with an increase of density to include duplexes and similar residential development in areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for the inhabitants.

**5.10.2 Permitted Uses:**

The following principal uses are permitted in the R-2 District.

1. Single family detached dwellings
2. Single family attached
3. Two-family, duplex, dwellings
4. Public and private schools
5. Publicly owned and operated facilities
6. Public Services
7. Public recreation areas such as parks, country clubs, golf courses, lakes, common areas and swimming pool

**5.10.3 Conditional Uses:**

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-2 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Bed and Breakfasts, provided that guest rooms shall be within the principal residential building only and not within an accessory building.
2. Religious institutions
3. Hospitals, sanitariums, rest homes, nursing homes, elderly or retirement housing, convalescent homes, hospice, other similar institutions, or philanthropic institutions.
4. Public utility substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar uses.
5. Child Care Center
6. Family Child Care Home II
7. Congregate housing
8. Emergency Shelters
9. Adult Care Center
10. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.

**5.10.4 Permitted Accessory Uses:**

1. Buildings and uses customarily incidental to the permitted uses.
2. Decks, elevated patios either attached or detached
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Signs as provided for in Section 7.01 through 7.04.
5. Parking as provided for in Section 8.01 through 8.06.
6. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
7. Family Child Care Home I
8. Home Occupations as per Section 8.07.
9. Landscaping as required by Section 9.03.
10. Incidental public safety uses such as emergency sirens
11. Amateur radio towers and associated facilities, per Section 8.08

**5.10.5 Height and Lot Requirements:**

1. The height and minimum lot requirements shall be follows:

Uses	Lot Area (SF)	Lot Width (ft)	Front Yard (ft)	Side Yard <sup>2</sup> (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Single-family Dwelling	7,200	70	25	7.5	25	15	35	40/55
Single-family Dwelling (future development)	7,200	70	25	7.5	25	25	35	35/55
Two-family Dwelling	12,000	80	25	7.5	25	15	35	40/55
Single-family attached <sup>2</sup>	6,000 per unit	45 per unit	25	10 <sup>2</sup>	25	15	35	40/55
Other Permitted and Conditional Uses	8,000	70	25	7.5	25	15	35	30/55
Accessory Buildings	-	-	35	5	8	15	17 <sup>3</sup>	10 <sup>1</sup>

1 Provided that the total area of all of the accessory structures does not exceed 720 square feet and the total lot coverage of all buildings does not exceed 50 percent.

2 The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.

3 The height may be increased to 20 feet with 12 ft. sidewalls based on a 2-story house as principal structure.

Ryan & Mindee Keleher  
6315 S 196<sup>th</sup> St  
Omaha, Ne 68135

Janet Rockwell  
9704 Valaretta Dr  
Gretna, NE 68028

Sean & Rebecca Cunningham  
9902 S 203<sup>rd</sup> St  
Gretna, NE 68028

Mary Hagge  
9704 S 204<sup>th</sup> St  
Gretna, NE 68028

Ryan & Mindee Keleher  
6315 S 196<sup>th</sup> St  
Omaha, Ne 68135

Janet Rockwell  
9704 Valaretta Dr  
Gretna, NE 68028

Sean & Rebecca Cunningham  
9902 S 203<sup>rd</sup> St  
Gretna, NE 68028

Mary Hagge  
9704 S 204<sup>th</sup> St  
Gretna, NE 68028

Thomas & Kimberly Dimitroff  
9707 Valaretta Dr  
Gretna, NE 68028

Michael & Ann Boley  
20308 Crystal Ave  
Gretna, NE 68028

Jason & Shamara Thompson  
9906 S 203<sup>rd</sup> St  
Gretna, NE 68028

Woodsonia 204  
Cornhusker Phase II LLC  
20010 Manderson St, Ste #101  
Elkhorn, NE 68022

Thomas & Kimberly Dimitroff  
9707 Valaretta Dr  
Gretna, NE 68028

Michael & Ann Boley  
20308 Crystal Ave  
Gretna, NE 68028

Jason & Shamara Thompson  
9906 S 203<sup>rd</sup> St  
Gretna, NE 68028

Woodsonia 204  
Cornhusker Phase II LLC  
20010 Manderson St, Ste #101  
Elkhorn, NE 68022

Robert & Mary Denning  
9708 Valaretta Dr  
Gretna, NE 68028

Thor Properties  
3355 N 141<sup>st</sup> St  
Omaha, NE 68164

Jason & Angela Slaughter  
9910 S 203<sup>rd</sup> St  
Gretna, NE 68028

Robert & Mary Denning  
9708 Valaretta Dr  
Gretna, NE 68028

Thor Properties  
3355 N 141<sup>st</sup> St  
Omaha, NE 68164

Jason & Angela Slaughter  
9910 S 203<sup>rd</sup> St  
Gretna, NE 68028

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2194

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, ANNEXING AND EXTENDING THE CORPORATE LIMITS OF THE CITY OF GRETNA TO INCLUDE THE REAL ESTATE WHICH IS GENERALLY DESCRIBED AS THE LANDS LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF LOTS 1-16 AND OUTLOTS A AND B OF THE HWY 31 & I-80 BUSINESS PARK NO. 2 SUBDIVISION, LOT 2 OF COUNTRY PLACE, LOT 1 OF COUNTRY PLACE REPLAT 1, TOGETHER WITH THE PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND/OR IMMEDIATELY ADJACENT TO SAID ANNEXED AREAS, INCLUDING THE ADJOINING PORTION OF THE PLATTEVIEW ROAD RIGHT-OF-WAY AND THE ADJOINING PORTION OF THE SOUTH 214TH STREET RIGHT-OF-WAY WHICH IS LOCATED IN S.I.D. 364 (GRETNA LOGISTICS PARK), EXCEPT AND EXCLUDING AND NOT ANNEXING ANY ADJACENT U.S. INTERSTATE 80 RIGHT-OF-WAY, AND WHICH IS MORE SPECIFICALLY DESCRIBED HEREINAFTER IN THIS ORDINANCE; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, SARPY COUNTY, NEBRASKA.

WHEREAS, it appears desirable and for the public good and the best interests of the City of Gretna, that an Ordinance be passed annexing and extending the corporate limits of the City of Gretna to include the real estate hereinafter described; and

WHEREAS, the City of Gretna's authority to so annex and extend the corporate limits to include said real estate is provided by Nebraska Revised Statute §16-130 (Reissue 2022) and is not provided by Nebraska Revised Statute §16-117 (Reissue 2022) and thus the requirements of Nebraska Revised Statute §16-117 (Reissue 2022) are not applicable to this annexation; and

WHEREAS, said real estate is contiguous to the corporate limits of the City of Gretna via a shared and common border of approximately 3,600 feet, and said real estate is also platted for commercial development purposes and is thus urban or suburban in character and does not include any agricultural lands which are rural in character; and

WHEREAS, said real estate contains no residential houses or structures and the population of said real estate is zero, and, accordingly, the proscriptions of Nebraska Revised Statute §§19-3052 (3) and (4)(a)(Reissue 2022) against the annexation of any territory during the period of five months prior to any primary election in which candidates for the City of Gretna City Council are nominated until the date of the general election of the same year are not applicable and this annexation by the City of Gretna is thus not restricted or governed by Nebraska Revised Statute §§19-3052 (3) and (4)(a)(Reissue 2022), and, instead, this annexation by the City of Gretna is authorized to be undertaken at the present time by Nebraska Revised Statute §§19-3052 (5)(a), (b), and (c) (Reissue 2022), because this annexation includes no

residential houses or structures and will thus not bring any new residents into the City of Gretna and will not bring sufficient new residents into the City of Gretna so as to require that the election districts of the City of Gretna be redrawn in order to maintain substantial population equality between election districts; and

WHEREAS, the City of Gretna will assume and incur substantial obligations and responsibilities to extend necessary new public infrastructure and to maintain, repair, and replace existing public infrastructure, and in addition the City of Gretna will be assuming and incurring substantial obligations and responsibilities for providing said real estate with other necessary municipal services and improvements, such as but not limited to snow removal services, law enforcement services, fire protection services, emergency medical services, and code enforcement services, and thus via the annexation of said real estate the City of Gretna will not receive increased revenues and be free of corresponding obligations and the annexation is thus not an improper annexation for revenue purposes only; and

WHEREAS, said real estate will receive material benefits and advantages from annexation into the corporate limits of the City of Gretna; and

WHEREAS, the owner of said Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision has filed with the City of Gretna an Annexation Application seeking annexation of the owner's real estate.

Section 1. That the real estate hereinafter described be, and the same is hereby annexed and included within the corporate limits of the City of Gretna, Nebraska, and said real estate and the persons thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included within the corporate limits of the City of Gretna, Nebraska.

Section 2. The real estate which is hereby annexed and included within the corporate limits of the City of Gretna, Nebraska is generally described as the lands located in the Southwest 1/4 of Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, consisting of Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, together with the public streets and public right-of-ways within and/or immediately adjacent to said annexed areas, including the adjoining portion of the Platteview Road right-of-way and the adjoining portion of the South 214th Street right-of-way which is located in S.I.D. 364 (Gretna Logistics Park), except and excluding and not annexing any adjacent U.S. Interstate 80 right-of-way, more particularly described as follows:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF TAX LOT 2 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 10 EAST, AND BEING THE CITY OF GRETNA CORPORATE LIMITS LINE AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD AND THE EAST RIGHT-OF-WAY OF NEBRASKA HIGHWAY 31;

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY OF HIGHWAY 31

AND ALONG THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHWEST CORNER OF SAID LOT 2 OF COUNTRY PLACE AND THE NORTH RIGHT OF WAY LINE OF PLATTEVIEW ROAD;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 2 OF COUNTRY PLACE AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTHWEST CORNER OF SAID LOT 2 OF COUNTRY PLACE;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 OF COUNTRY PLACE AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE WEST LINE OF LOT 1 OF COUNTRY PLACE REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF 215TH STREET AND TO THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, COUNTRY PLACE REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF 215TH STREET AND ALONG THE EAST LINE OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTHWEST CORNER OF SAID LOT 1, COUNTRY PLACE REPLAT 1 AND THE SOUTHWEST CORNER OF LOT 7 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 6 AND 7 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND ALONG THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE EAST RIGHT-OF-WAY OF HIGHWAY 31 AND THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTH ALONG THE WEST BOUNDARY OF LOTS 3, 4, 5, AND 6 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2, THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 31 AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS TO THE SOUTH RIGHT-OF-WAY OF U.S. INTERSTATE 80;

THENCE NORTHEASTERLY ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80, NORTHWESTERN BOUNDARY LINE OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND TO THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE.

THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHWEST BOUNDARY OF LOT 1 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80 TO THE NORTHEAST CORNER OF LOT 1 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE WEST LINE OF OUTLOT B, GRETNA LOGISTICS PARK, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY,

NEBRASKA;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE WEST LINE OF SAID OUTLOT B, GRETNA LOGISTICS PARK TO THE NORTH QUARTER SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE EAST ALONG SAID NORTH QUARTER SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST TO THE EAST RIGHT-OF-WAY LINE OF 214TH STREET AND TO THE WEST LINE OF LOT 2 OF GRETNA LOGISTICS PARK REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND LOT 1 AND OUTLOT A OF GRETNA LOGISTICS PARK REPLAT 1, AND THE EAST RIGHT-OF-WAY LINE OF 214TH STREET TO THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD AND THE NORTH BOUNDARY LINE OF SAID TAX LOT 1 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE WEST ALONG THE NORTH LINE OF SAID TAX LOTS 1 AND 2 AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD TO THE POINT OF BEGINNING.

TOGETHER WITH THE ENTIRETY OF ALL PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND /OR IMMEDIATELY ADJACENT TO ALL OF THE ANNEXED AREAS, EXCEPT AND EXCLUDING AND NOT ANNEXING ANY ADJACENT U.S. INTERSTATE 80 RIGHT-OF-WAY.

Section 3. Attached hereto and incorporated herein is the Gretna Ordinance No. 2194 Annexation Plat which depicts and describes the aforesaid real estate which is hereby annexed and included within the corporate limits of the City of Gretna.

Section 4. This Ordinance shall be in full force and take effect on March 4, 2026 which will be fifteen (15) days from and after its passage, approval, and publication as provided by law, and which upon said date of March 4, 2026 the City shall file and record with the Sarpy County Register of Deeds, County Clerk, and County Assessor, certified copies of this City of Gretna Ordinance No. 2194 and certified and acknowledged maps or plats of the annexed territory in accordance with Nebraska Revised Statutes §§13-509(3) and 18-3301(3) (Reissue 2022).

Following the introduction Ordinance No. 2194 was read by title for the first time at the meeting of the Mayor and City Council on January 20, 2026. Whereupon Council member \_\_\_\_\_ moved that Ordinance No. 2194 be approved on its first reading. Council member \_\_\_\_\_ seconded the motion. The

Mayor then stated the question was, "Shall Ordinance No. 2194 be approved on its first reading?" Upon roll call vote, the following Council members voted YEA: \_\_\_\_\_

The following voted NAY: \_\_\_\_\_

The approval of said Ordinance No. 2194 upon its first reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2194 approved on its first reading.

Ordinance No. 2194 came up for a second reading at the meeting of the Mayor and City Council on February 3, 2026. Ordinance No. 2194 was read by title for the second time. Whereupon Council member \_\_\_\_\_ moved that Ordinance No. 2194 be approved on its second reading. Council member \_\_\_\_\_ seconded the motion. The Mayor stated the question was, "Shall Ordinance No. 2194 be approved on its second reading?" Upon roll call vote, the following Council members voted YEA: \_\_\_\_\_

The following voted NAY: \_\_\_\_\_

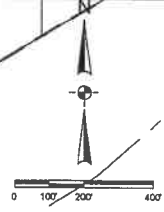
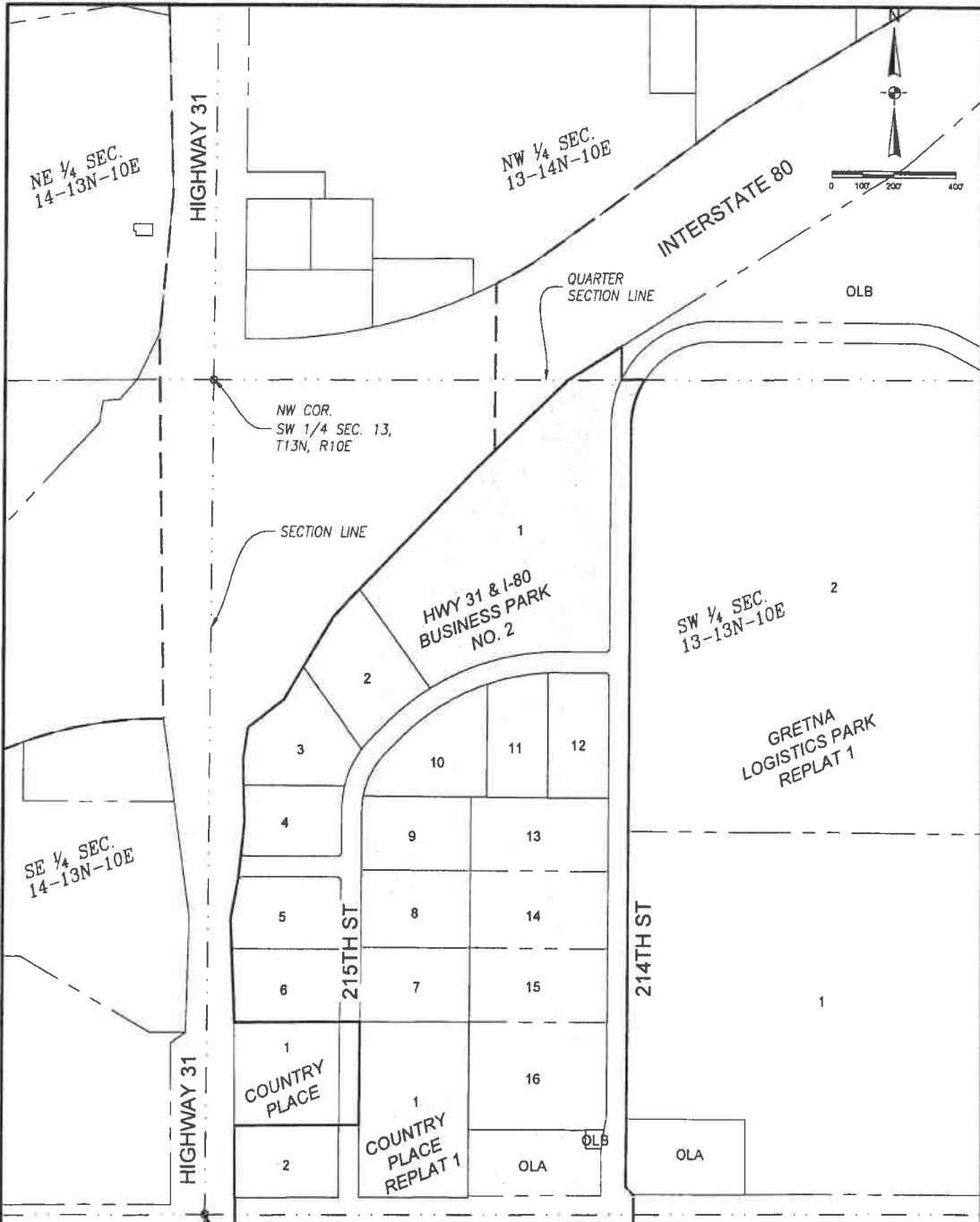
The approval of said Ordinance No. 2194 upon its second reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2194 approved on its second reading.

Ordinance No. 2194 came up for a third reading and final passage at the meeting of the Mayor and City Council on February 17, 2026. Ordinance No. 2194 was read by title for the third time. Whereupon Council member \_\_\_\_\_ moved that Ordinance No. 2194 be approved on its third reading. Council member \_\_\_\_\_ seconded the motion. The Mayor then stated the question was, "Shall Ordinance No. 2194 be approved on its third reading?" Upon roll call vote, the following Council members voted YEA: \_\_\_\_\_ . The following voted NAY: \_\_\_\_\_ . The approval of Ordinance No. 2194 upon its third reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2194 approved on its third reading.

The Mayor then declared that Ordinance No. 2194 had been read by title on three different days and each time duly approved, and that said Ordinance No. 2194 should now be considered for final passage and adoption. Council member \_\_\_\_\_ moved for final passage of Ordinance No. 2194, which motion was seconded by Council member \_\_\_\_\_. The Mayor then stated the question was, "Shall Ordinance No. 2194 be passed and adopted?" Upon roll call vote, the following Council members voted YEA: \_\_\_\_\_

The following voted NAY: \_\_\_\_\_

The passage and adoption of said Ordinance No. 2194 having been concurred by a majority of all members of the Council, the Mayor declared Ordinance No. 2194 passed and adopted and the Mayor in the presence of the Council signed and approved Ordinance No. 2194 and the Clerk attested the passage and approval of the same and affixed her signature thereto.



**LEGEND**

- ANNEXED AREA
- CITY LIMITS

**GRETNA ORDINANCE NO. 2194  
ANNEXATION PLAT**





**CITY OF GRETNA, NEBRASKA**

**ORDINANCE NO. 2197**

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, DIRECTING THE SALE OF CITY OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY NINETEEN ACRES LOCATED NORTHEAST OF HIGHWAY 6/31 AND JANSEN DRIVE TO PCM HOLDINGS, LLC, IN ACCORDANCE WITH THE MANNER, TERMS, AND REQUIREMENTS OF A PURCHASE CONTRACT THEREWITH AND PURSUANT TO NEBRASKA REVISED STATUTE §16-202.

WHEREAS, the City of Gretna owns real property which comprises approximately nineteen acres more or less which is a portion of Parcels No. 011104260 and No. 011588225 and Taxlots 6B and 6A located in the Southwest Quarter of Section 1, Township 13 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, which are situated within the City and are located approximately northeast of Highway 6/31 and Jansen Drive; and

WHEREAS, said City real property no longer serves any public purposes and the City desires to sell the same pursuant to Neb. Rev. Stat. § 16-202 to PCM Holdings, LLC in accordance with the manner, terms, and requirements of a Purchase Contract therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA, that:

1. The City hereby directs the real property which comprises approximately nineteen acres more or less which is a portion of Parcels No. 011104260 and No. 011588225 and Tax Lots 6B and 6A located in the Southwest Quarter of Section 1, Township 13 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, which are situated within the City and are located approximately northeast of Highway 6/31 and Jansen Drive, as approximately shown and depicted on the map thereof which is attached as Exhibit A and incorporated herein, be sold to PCM Holdings, LLC in accordance with the manner, terms, and requirements of a Purchase Contract therewith, a copy of which is available at City Hall. Said Purchase Contract is hereby approved and the Mayor of the City is authorized to execute the same.
2. Said real property is within the corporate limits of the City and is subject to all provisions of the City's Municipal Code.
3. Following the passage and publication of this Ordinance, a notice of the proposed sale of said real property shall be published once each week for three consecutive weeks in a legal newspaper published in or of general circulation in the City. If within thirty days after the passage and publication of this Ordinance a valid remonstrance petition against such sale is signed by registered voters of the City equal in number to thirty percent of the registered

voters of the City voting at the last regular City election held by the City and is filed with the City Council, such real property shall not then, nor within one year thereafter, be sold. If the date for filing the remonstrance petition falls upon a Saturday, Sunday, or legal holiday, the signatures shall be collected within the thirty day period, but the filing shall be considered timely if filed or postmarked on or before the next business day. Upon the receipt of a remonstrance petition, the City Council shall implement the procedures of Neb. Rev. Stat. § 16-202(2) for determining valid signatures, obtaining certifications from the Sarpy County Election Commissioner or County Clerk, and holding a public hearing and the City Council voting on the validity of the remonstrance petition.

- 4. Following passage and publication of this Ordinance, publication of the notice of the proposed sale, and passage of the thirty day right-of-remonstrance petition period, the real property may then be sold in conformance with the manner, terms, and requirements set forth in said Purchase Contract with PCM Holdings, LLC, and the Mayor of the City and the City Administrator, City Clerk, and the City Attorney are authorized to undertake all associated actions and to execute all associated documents in order to complete and close the sale.

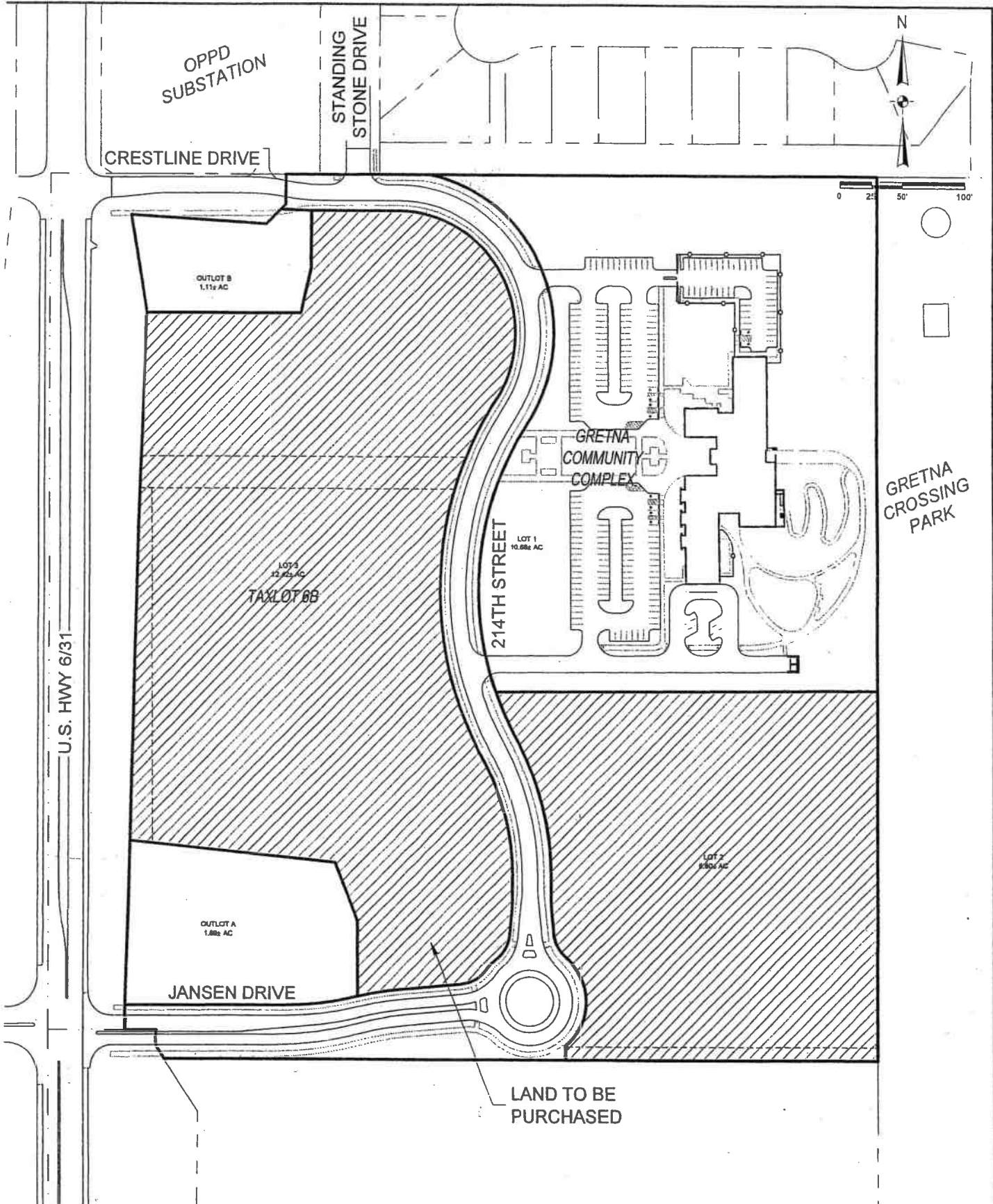
PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF GRETNA, NEBRASKA

By: \_\_\_\_\_  
Michael D. Evans, Mayor

ATTEST:

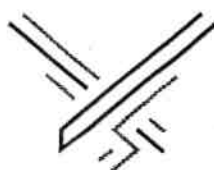
\_\_\_\_\_  
Tammy L. Tisdall, City Clerk



DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT
JLM	JLM	GEP	Gretna Community Complex US Highway 6 and Jansen Drive Gretna, Nebraska
DATE	23-04-51		
PROJECT NO.	Development Layout		
DRAWN DATE			

Gretna Community Complex  
US Highway 6 and Jansen Drive  
Gretna, Nebraska

Development Layout



**EAGLE ENGINEERING GROUP**

12100 West Center Road, Suite 803  
Omaha, Nebraska 68144

Exhibit "A"

## CITY OF GRETNA, NEBRASKA

### ORDINANCE NO. 2198

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, DIRECTING THE SALE AND EXCHANGE OF CITY OWNED REAL PROPERTY CONSISTING OF OUTLOT A OF THE SANTA FE POINTE SUBDIVISION, TAXLOT 26 OF S36, T14N, R10E, AND THE IRREGULAR SOUTH PART OF OUTLOT D OF REPLAT 1 OF THE LINCOLN PLACE PHASE II SUBDIVISION, TO RVS INVESTMENTS, LLC, IN ACCORDANCE WITH THE MANNER, TERMS, AND REQUIREMENTS OF AN EXCHANGE AGREEMENT THEREWITH AND PURSUANT TO NEBRASKA REVISED STATUTE §16-202.

WHEREAS, the City of Gretna owns real property which comprises Outlot A of the Santa Fe Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, which are situated within the City and are located approximately east of South 216th Street and south of West Gruenther Road; and

WHEREAS, said City real property no longer serves any public purposes and the City desires to sell and exchange the same pursuant to Neb. Rev. Stat. § 16-202 to RVS Investments, LLC, in accordance with the manner, terms, and requirements of an Exchange Agreement therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA, that:

1. The City hereby directs the real property which comprises Outlot A of the Santa Fe Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, which are situated within the City and are located approximately east of South 216th Street and south of West Gruenther Road, as approximately shown and depicted on the map thereof which is attached as Exhibit A and incorporated herein, be sold and exchanged to RVS Investments, LLC in accordance with the manner, terms, and requirements of an Exchange Agreement therewith, a copy of which is available at City Hall. Said Exchange Agreement is hereby approved and the Mayor of the City is authorized to execute the same.
2. Said real property is within the corporate limits of the City and is subject to all provisions of the City's Municipal Code.
3. Following the passage and publication of this Ordinance, a notice of the proposed sale and exchange of said real property shall be published once each week for three consecutive weeks in a legal newspaper published in or of general circulation in the City. If within

thirty days after the passage and publication of this Ordinance a valid remonstrance petition against such sale and exchange is signed by registered voters of the City equal in number to thirty percent of the registered voters of the City voting at the last regular City election held by the City and is filed with the City Council, such real property shall not then, nor within one year thereafter, be sold. If the date for filing the remonstrance petition falls upon a Saturday, Sunday, or legal holiday, the signatures shall be collected within the thirty day period, but the filing shall be considered timely if filed or postmarked on or before the next business day. Upon the receipt of a remonstrance petition, the City Council shall implement the procedures of Neb. Rev. Stat. § 16-202(2) for determining valid signatures, obtaining certifications from the Sarpy County Election Commissioner or County Clerk, and holding a public hearing and the City Council voting on the validity of the remonstrance petition.

4. Following passage and publication of this Ordinance, publication of the notice of the proposed sale and exchange, and passage of the thirty day right-of-remonstrance petition period, the real property may then be sold and exchanged in conformance with the manner, terms, and requirements set forth in said Exchange Agreement with RVS Investments, LLC, and the Mayor of the City and the City Administrator, City Clerk, and the City Attorney are authorized to undertake all associated actions and to execute all associated documents in order to complete and close the sale and exchange.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF GRETNA, NEBRASKA

By: \_\_\_\_\_  
Michael D. Evans, Mayor

ATTEST:

\_\_\_\_\_  
Tammy L. Tisdall, City Clerk



Exhibit A

## EXCHANGE AGREEMENT

THIS EXCHANGE AGREEMENT (hereinafter referred to as “this Agreement”) is dated as of this \_\_\_\_ day of \_\_\_\_\_ 2026, by and between RVS INVESTMENTS, LLC, a Nebraska limited liability company (hereinafter referred to as “RVS”) and the CITY OF GRETNA, NEBRASKA, a Nebraska municipal corporation (hereinafter referred to as “City”).

### I.

RVS hereby agrees to sell and exchange and City hereby agrees to purchase and accept from RVS, certain real property upon the following terms and conditions:

1. Property and Survey. The property of RVS to be sold to and exchanged with property of City pursuant to this Agreement consists of a parcel of land herein referred to as “Parcel A”, such Parcel A being as is generally described and depicted in the legal description and diagram attached hereto and incorporated herein by reference as Exhibit “A”. RVS shall be required to obtain a survey of Parcel A by a licensed Nebraska surveyor, which survey shall be subject to approval by City.

2. Valuation/Price. For purposes of this Agreement, the fair market value of Parcel A is deemed to be the sum of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00).

3. Deed. Parcel A shall be conveyed by RVS to City by full warranty deed free and clear of all mortgages, liens (including real estate taxes), tenants’ rights, restrictions and easements except such exceptions as City allows as provided hereinafter (such excepted items hereinafter being referred to collectively as “City Permitted Exceptions”).

4. Title Insurance. Within ten (10) days after the date of this Agreement, RVS shall deliver to City a commitment for a title insurance policy for Parcel A (the “RVS Title Commitment”).

- (a) Such commitment shall be issued by Nebraska Title Company (hereinafter referred to as the “Title Company”) in the amount of the agreed fair market value thereof as referred to hereinabove and shall show marketable fee simple title to Parcel A to be vested in RVS, subject only to City’s Permitted Exceptions aforesaid and liens and encumbrances of an ascertainable amount which may be removed by the payment of money at the time of closing and which RVS shall so remove at that time. The aforesaid policy or commitment shall be conclusive evidence of good title as therein shown as to all matters insured or to be insured by the policy, subject only to the exceptions as therein stated.
- (b) City shall have thirty (30) days (the “Review Period”) after receipt of the RVS Title Commitment and survey, if one is so ordered, in which to examine the same and notify RVS in writing of objections to same. Upon

the expiration of said thirty (30) day period, City shall be deemed to have accepted all exceptions to title as shown on the RVS Title Commitment, except for matters for which notification permitted herein has been given by City. In the event of notification to RVS of objections by City, RVS may undertake to eliminate or modify such objectionable items to the reasonable satisfaction of City within sixty (60) days (the "Cure Period"), after receipt of such notice of objections. In the event RVS has not cured, or chooses not to cure, objections of City within the Cure Period, City may, at its option, and as City's sole remedy, terminate this Agreement by written notice to RVS within ten (10) days from expiration of the Cure Period. If this Agreement is terminated, RVS shall pay all costs, fees, and expenses payable to the Title Company for the RVS Title Commitment, and neither party shall thereafter have any further duties, rights or obligations hereunder with respect to this Agreement. Any exceptions accepted by City or not timely objected to as aforesaid shall be hereunder collectively referred to as "City Permitted Encumbrances". Possession shall be delivered at the closing free and clear of all matters except the City Permitted Encumbrances.

## II.

City hereby agrees to sell and exchange and RVS hereby agrees to purchase and accept from City, certain real property upon the following terms and conditions:

1. Property and Survey. The property of City to be sold to and exchanged with property of RVS pursuant to this Agreement consists of the parcels of land herein referred to as "Parcel B", such Parcel B being as is generally described and depicted in the legal description and diagram attached hereto and incorporated herein by reference as Exhibit "B". City shall be required to obtain a survey of Parcel B by a licensed Nebraska surveyor, which survey shall be subject to approval by RVS.
2. Valuation/Price. For purposes of this Agreement, the fair market value of Parcel B is deemed to be the sum of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00).
3. Deed. Parcel B shall be conveyed by City to RVS by full warranty deed free and clear of all mortgages, liens (including real estate taxes), tenants' rights, restrictions and easements except such exceptions as RVS allows as provided hereinafter (such excepted items hereinafter being referred to collectively as "RVS Permitted Exceptions").
4. Title Insurance. Within ten (10) days after the date of this Agreement, City shall deliver to RVS a commitment for a title insurance policy for Parcel B (the "City Title Commitment").
  - (a) Such commitment shall be issued by the Title Company in the amount of the agreed fair market value thereof as referred to hereinabove and shall show marketable fee simple title to Parcel B to be vested in City, subject

only to RVS's Permitted Exceptions aforesaid and liens and encumbrances of an ascertainable amount which may be removed by the payment of money at the time of closing and which City shall so remove at that time. The aforesaid policy or commitment shall be conclusive evidence of good title as therein shown as to all matters insured or to be insured by the policy, subject only to the exceptions as therein stated.

- (b) RVS shall have thirty (30) days (the "Review Period") after receipt of the City Title Commitment in which to examine the same and notify City in writing of objections to same. Upon the expiration of said thirty (30) day period, RVS shall be deemed to have accepted all exceptions to title as shown on the City Title Commitment, except for matters for which notification permitted herein has been given by RVS. In the event of notification to City of objections by RVS, City may undertake to eliminate or modify such objectionable items to the reasonable satisfaction of RVS within sixty (60) days (the "Cure Period"), after receipt of such notice of objections. In the event City has not cured, or chooses not to cure, objections of RVS within the Cure Period, RVS may, at its option, and as RVS's sole remedy, terminate this Agreement by written notice to City within ten (10) days from expiration of the Cure Period. If this Agreement is terminated, City shall pay all costs, fees, and expenses payable to the Title Company for the City Title Commitment, and neither party shall thereafter have any further duties, rights or obligations hereunder with respect to this Agreement. Any exceptions accepted by RVS or not timely objected to as aforesaid shall be hereunder collectively referred to as "RVS Permitted Encumbrances". Possession shall be delivered at the closing free and clear of all matters except the RVS Permitted Encumbrances.

5. Monetary Contribution. RVS shall pay City the Fifty Thousand and 00/100 Dollars (\$50,000.00) difference in the amount of the valuations set forth in Sections I(2) and II(2) above. At closing RVS shall deliver to the Title Company for the benefit of City, a cashier's check or wire transfer of immediately available funds in said amount.

6. Demolition. A portion of Parcel B contains remnants of the City's original town sewer plant and, prior to closing or as otherwise agreed by the parties, City shall at City's own cost and expense, remove such remnants of the original town sewer plant as the City may determine to be appropriate, if any, and/or relocate City sewer mains in that area as the City may determine to be appropriate, if needed.

### III.

1. Surveys. All surveys which a party may require in connection with the closing of this transaction shall be at the expense of such party and may be used in conjunction with the Title Commitment to raise each party's objections.

2. Title Insurance Premiums. Each party shall pay the premiums for the title insurance

for which this Agreement calls such party to provide a title insurance commitment.

3. Zoning and Platting. RVS and City agree to reasonably cooperate in the process of obtaining the appropriate zoning and platting approvals for each party's intended use. Notwithstanding anything in this Agreement to the contrary, neither party shall cause to be finalized or recorded any rezoning or platting of either Parcel A or Parcel B, or any portion thereof, or take any action that would effectuate a change in zoning or subdivision of Parcel A or Parcel B, or subject it to any additional governmental control or requirements, prior to closing. City will make the application for zoning and platting for Parcel A in conjunction with existing City ground adjacent to Parcel A and RVS will make the application for zoning and platting for Parcel B in conjunction with existing ground adjacent to Parcel B being purchased by RVS.

4. Closing. This transaction shall be closed upon a date and at a time to be designated by the parties.

5. Real Estate Taxes. Taxes for Parcel A that are delinquent in the year of closing shall be treated as though current and shall be prorated between RVS and City. Parcel A is part of a larger tax parcel. To establish the amount of taxes for Parcel A, the total amount on the tax parcel shall be multiplied by a fraction, the numerator being the amount of acres in Parcel A and the denominator being the amount of acres in the tax parcel. There are no real estate taxes on Parcel B.

6. Delivery of Possession. Possession of Parcel A and Parcel B shall be delivered at closing, subject to the aforesaid permitted exceptions, or at such subsequent time as may be agreed upon in writing by RVS and City.

7. Revenue Stamps and Title Company Costs. All documentary stamp taxes shall be paid by the respective grantor of a transaction to the extent that these transactions are not exempt therefrom. All Title Company closing costs, escrow fees, and other charges of the Title Company shall be paid by the respective grantor of a transaction.

8. Recordation. This Agreement may be recorded in whole or in part.

9. Entire Agreement. This instrument contains the entire agreement between the parties and each party agrees that neither party, nor any officers, agents or employees of the parties, have made any representation or promise with respect to, or affecting the properties subject to this Agreement, not expressly contained herein.

10. Governing Law. The provisions of this Agreement shall be governed by, and construed in accordance with the laws of the State of Nebraska.

11. Caption. The captions contained in this Agreement are for convenience only and are not intended to limit or define the scope or effect of any provision of this Agreement.

12. Time. Time is of the essence of this Agreement.

13. Default: Specific Performance. If either party shall default hereunder, the other party shall be entitled to specific performance of this Agreement or may terminate this Agreement.

14. Notices. All notices herein required shall be in writing and shall be served on the parties at the addresses set out below, or at such other address as either party may hereafter designate in writing for service of notice to itself. The mailing of a notice by certified or registered mail, return receipt requested, or delivery thereof by messenger, shall be sufficient service.

15. Survival of Conditions. The terms and conditions of this Agreement, and all representations, covenants, warranties and agreements made herein, shall survive the closing of this transaction, and shall not be deemed to have merged or terminated upon closing.

16. Binding Effect. The provisions of this Agreement shall inure to the benefit of, and shall be binding upon, the successors in interest and assigns of the respective parties hereto.

17. Condition Precedent. RVS's obligations under this Agreement are conditioned upon a simultaneous closing of an adjacent property to the south of Parcel B which includes Parcel A. If closing on the adjacent property does not occur, this Agreement is null and void.

18. Remonstrance. City's obligation to sell Parcel B to RVS is conditioned on: (i) the passage and approval of an ordinance by the City Council of the City and (ii) publication of notice of sale and right of remonstrance for three weeks (twenty-one (21) days) as provided by Neb. Rev. Stat. §16-202. Closing shall not occur until the lapse of thirty (30) days following the passage and publication of such ordinance with no remonstrance. If the right of remonstrance as provided by law has been met, and sale is prevented, this Agreement shall be null and void.

RVS Investments, LLC,  
A Nebraska Limited Liability Company  
13951 Valley Ridge Drive  
Omaha, NE 68138

By: \_\_\_\_\_

Ryan Steefe, Manager

City of Gretna, Nebraska  
A Nebraska Municipal Corporation  
204 N. McKenna Avenue  
P.O. Box 69  
Gretna, NE 68028

By: \_\_\_\_\_

Michael D. Evans  
Title: Mayor



SARPY COUNTY  
NEBRASKA

Map Title



Notes



Map Scale 1: 1234

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.



Parcel A being the Northwest Triangular Part of Taxlot 24 of S36, T14N, R10E (subject to a survey to be approved by the City), City of Gretna, Sarpy County, Nebraska

Exhibit "A"



Parcel B being the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision (subject to a survey to be approved by RVS), and Outlot A of the Santa Fe Pointe Subdivision, and Taxlot 26 of S36, T14N, R10E, City of Gretna, Sarpy County, NE

Exhibit "B"

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2199

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRETNA FROM AN RE RESIDENTIAL ESTATES ZONING DISTRICT TO AN R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT FOR THE LAND CONSISTING OF LOT 1, NELSON’S CORNER, LOCATED IN THE SOUTHWEST QUARTER OF S19, T14N, R11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, SARPY COUNTY, NEBRASKA.

Section 1. The Official Zoning Map of the City of Gretna shall be amended from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District for the land consisting of Lot 1, Nelson’s Corner, located in the Southwest Quarter of S19, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska.

Section 2. This amendment shall be reflected in the Official Zoning Map of the City of Gretna referred to in City of Gretna Zoning Regulations 3.02 and 5.02.

Section 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be in full force and take effect after passage, approval and publication hereof as provided by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

CITY OF GRETNA, NEBRASKA

\_\_\_\_\_  
Tammy L. Tisdall, City Clerk, CMC

\_\_\_\_\_  
Michael D. Evans, Mayor

## **ANNEXATION AGREEMENT**

THIS ANNEXATION AGREEMENT is made and entered into by and between the CITY OF GRETNA, NEBRASKA, a municipal corporation in the State of Nebraska (City), and the GRETNA SUBURBAN FIRE PROTECTION DISTRICT, a political subdivision of the State of Nebraska (District).

### **WITNESSETH:**

WHEREAS, the District was formed as a public corporation pursuant to Neb. Rev. Stat. §§ 35-501 through 35-540 (Reissue 2016 and Cum. Supp. 2024) as amended; and

WHEREAS, the District and the City pursuant to Neb. Rev. Stat. § 35-513 (Reissue 2016) as amended, entered into an Interlocal Agreement effective September 12, 2015, as amended and extended via subsequent Amendments, and have more recently in August 2022 entered into a new Interlocal Agreement which provides for the provision of fire protection and emergency medical services to the territories included within the District and the City, and which further provides a means for allocating between the District and the City the costs for such services; and

WHEREAS, the City has annexed by Ordinances No. 2190 and No. 2194 duly adopted, the portions of the District which are more particularly shown and described in Exhibits “A” and “B” attached hereto and incorporated herein by this reference; and

WHEREAS, the City has not annexed by said Ordinances all of the territory of the District; and

WHEREAS, the laws of the State of Nebraska expressly provide in Neb. Rev. Stat. § 35-540 (Cum. Supp. 2024) as amended, that when a portion of the territory within any fire protection district is annexed the city and the fire protection district may agree as to an equitable division of the assets, liabilities, maintenance, contracts or other obligations of the fire protection district and that the boundaries of the fire protection district shall be changed so as to exclude from the fire protection district the territory so annexed by the city; and

WHEREAS, the City's annexation of the territories shown and described in Exhibits "A" and "B" does not impact the abilities of either the City or the District to perform their respective duties and responsibilities under the Interlocal Agreement following the annexations.

NOW, THEREFORE, in consideration of the foregoing recited facts and circumstances and the following mutual agreements and in compliance with Nebraska statutory law, it is agreed by the City and the District as follows:

1. That the boundaries of the District shall be changed so as to exclude therefrom the territories more particularly shown and described in Exhibits "A" and "B" hereto, and which have been annexed to the City, effective as of February 4, 2026 for the territories shown and described in Exhibit "A" and effective as of March 4, 2026 for the territories shown and described in Exhibit "B".

2. That the District and the City shall each keep and retain all of their separate respective assets, liabilities, maintenance, contracts and other obligations, including all taxes assessed on December 31, 2025 and payable in 2026.

3. That neither the City nor the District shall succeed to any of the assets, liabilities, maintenance, contracts or other obligations of the other party.

4. That the City's budgeted amount of \$1,372,500.00 for District operating expenses for the 2025-2026 fiscal year satisfies the City's obligations for such expenses for such fiscal year.

5. That for the District's Bond Fund, the District currently does not have any outstanding bonds or bond debt. For any future District bonds and bond debt, the City's payment obligations to the District therefor are set forth in Section 4 of the August 2022 Interlocal Agreement entered into between the City and the District.

6. That the territories described in Exhibits "A" and "B" shall continue to receive fire protection and emergency medical services pursuant to the Interlocal Agreement between the District and the City.

7. That this Annexation Agreement shall not establish a precedent for future annexation agreements between the City and the District.

IN WITNESS WHEREOF, the parties have caused this Annexation Agreement to be executed as of the dates hereinafter noted.

GRETNA SUBURBAN FIRE PROTECTION DISTRICT, a political subdivision of the State of Nebraska

ATTEST:

By: \_\_\_\_\_  
President

\_\_\_\_\_  
Vice President

Dated: \_\_\_\_\_

CITY OF GRETNA, a municipal corporation of the State of Nebraska

ATTEST:

By: \_\_\_\_\_  
Mayor Michael D. Evans

\_\_\_\_\_  
City Clerk Tammy L. Tisdall, CMC

Dated: \_\_\_\_\_

APPROVED AS TO FORM:

FOR THE CITY OF GRETNA,  
NEBRASKA

FOR THE GRETNA SUBURBAN FIRE  
PROTECTION DISTRICT

\_\_\_\_\_  
Jeff C. Miller, #17753  
YOUNG & WHITE LAW OFFICE  
8742 Frederick Street  
Omaha, NE 68124-5358  
(402) 393-5600  
jmiller@youngandwhite.com

\_\_\_\_\_  
James E. Lang, #12383  
LANG LAW LLC  
8526 F Street  
Omaha, NE 68127  
(402) 330-1900  
[jlange@langlawllc.com](mailto:jlange@langlawllc.com)

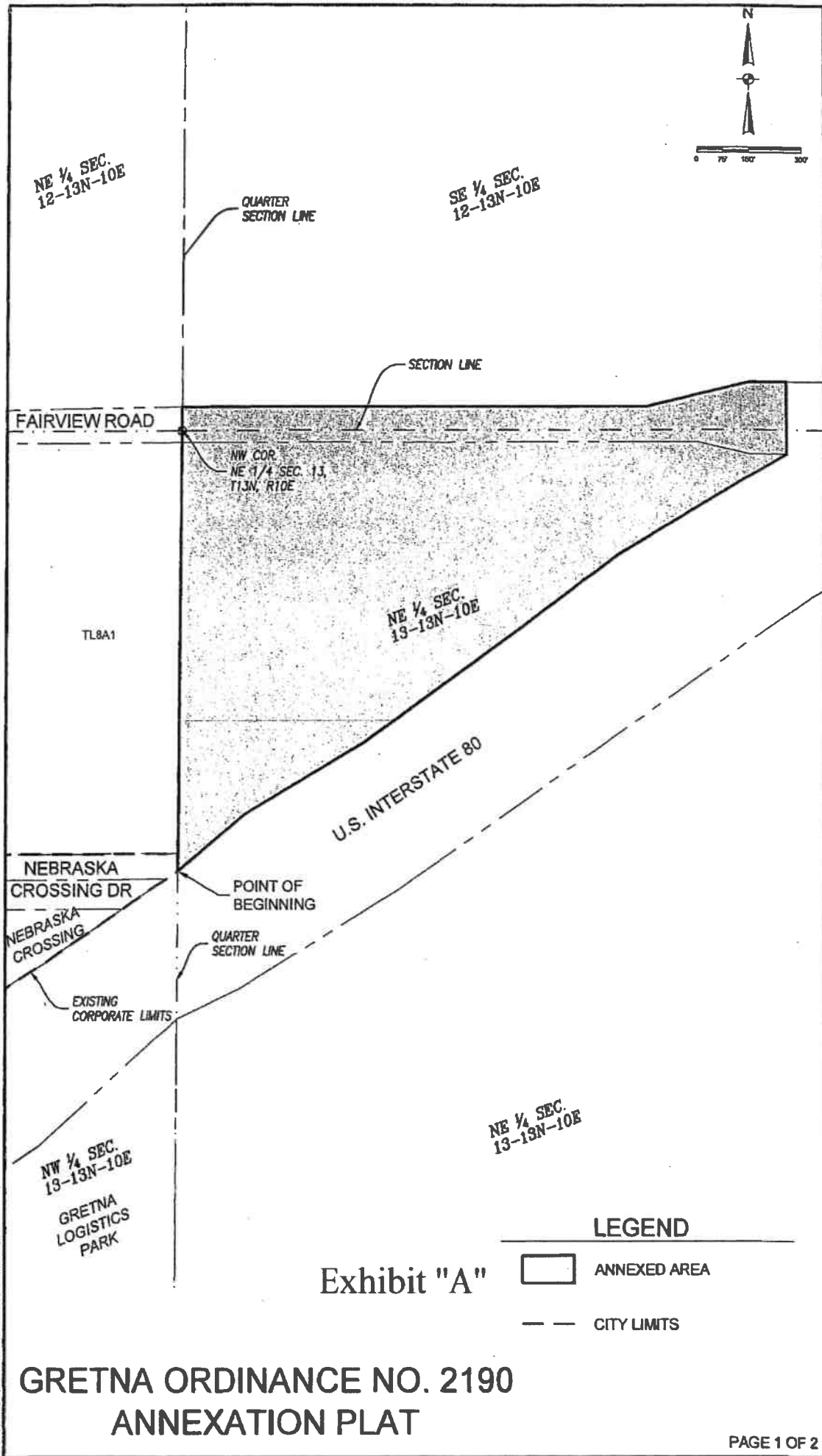


Exhibit "A"

**GRETNA ORDINANCE NO. 2190  
ANNEXATION PLAT**

GRETNA ORDINANCE NO. 2190  
ANNEXATION PLAT

LEGAL DESCRIPTION

THE REAL ESTATE WHICH IS HEREBY ANNEXED AND INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF GRETNA, NEBRASKA IS GENERALLY DESCRIBED AS LANDS LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH THE PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND/OR IMMEDIATELY ADJACENT TO SAID ANNEXED AREAS, EXCEPT AND EXCLUDING AND NOT ANNEXING ANY ADJACENT U.S. INTERSTATE 80 RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 13 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80, AND BEING THE CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTHEAST ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80 TO THE SOUTH RIGHT-OF-WAY LINE OF FAIRVIEW ROAD AND THE NORTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80;

THENCE NORTH PERPENDICULAR ACROSS FAIRVIEW ROAD TO THE NORTH RIGHT-OF-WAY OF FAIRVIEW ROAD;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF FAIRVIEW ROAD TO THE WEST QUARTER SECTION LINE OF THE SOUTHEAST 1/4 OF SECTION 12;

THENCE SOUTH ALONG SAID WEST QUARTER SECTION LINE TO THE NORTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80 TO THE POINT OF BEGINNING.

TOGETHER WITH THE ENTIRETY OF ALL PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND /OR IMMEDIATELY ADJACENT TO ALL OF THE ANNEXED AREAS, EXCEPT AND EXCLUDING AND NOT ANNEXING ANY ADJACENT U.S. INTERSTATE 80 RIGHT-OF-WAY.

CERTIFICATION

I HEREBY CERTIFY THAT THIS GRETNA ORDINANCE NO. 2190 ANNEXATION PLAT ACCURATELY SHOWS AND DESCRIBES THE AREA ANNEXED TO THE CITY OF GRETNA'S CORPORATE LIMITS BY CITY OF GRETNA ORDINANCE NO. 2190.

\_\_\_\_\_  
GREGORY E. PERRY, PE  
CITY ENGINEER

\_\_\_\_\_  
DATE

NOTARY

STATE OF NEBRASKA        )  
  )     SS  
COUNTY OF SARPY        )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY, OF \_\_\_\_\_ 2025, BY GREGORY E. PERRY WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED TO THIS ANNEXATION PLAT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

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

NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

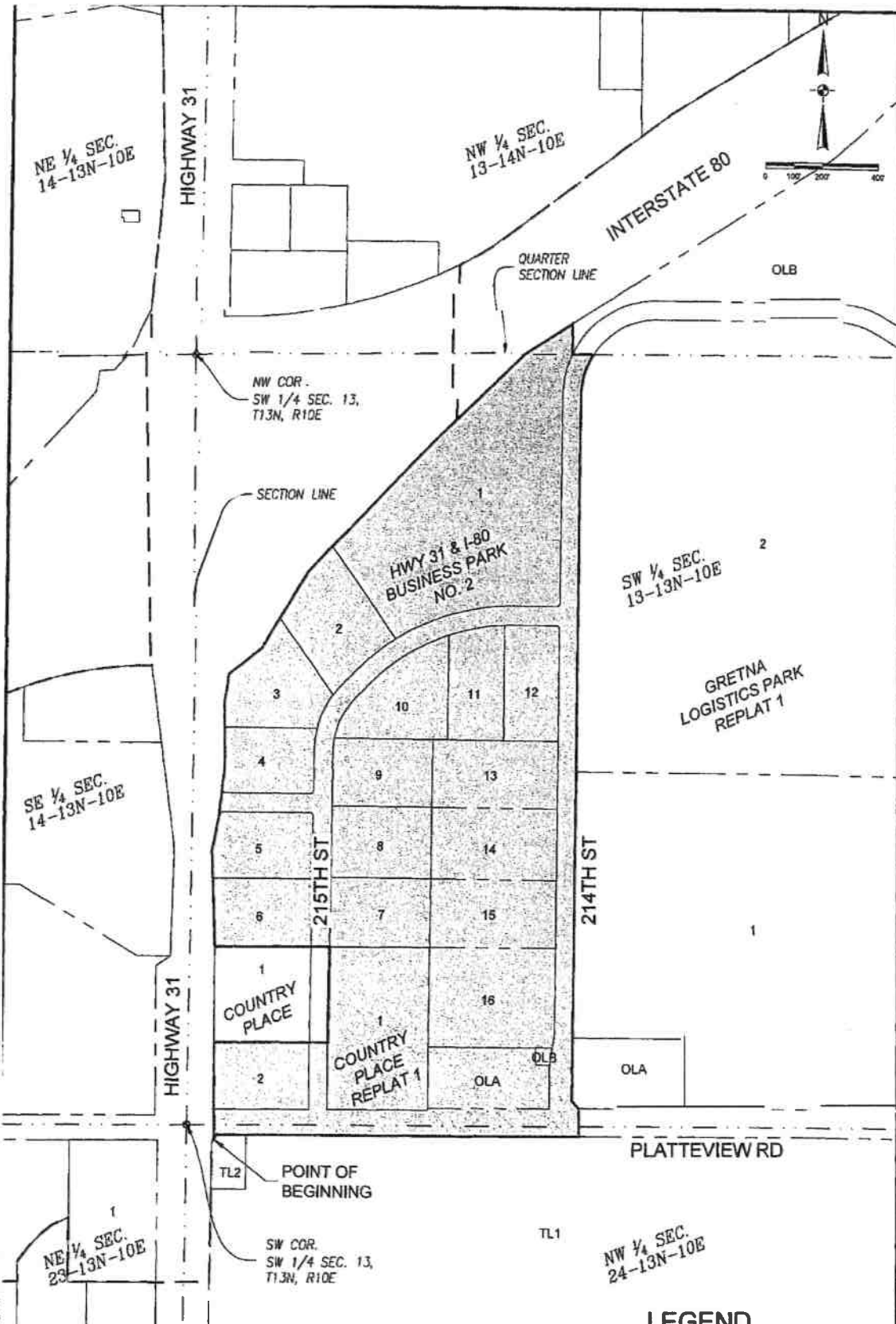




Exhibit "B"

- LEGEND**
-  ANNEXED AREA
  -  CITY LIMITS

**GRETNA ORDINANCE NO. 2194  
ANNEXATION PLAT**

GRETNA ORDINANCE NO. 2194  
ANNEXATION PLAT

LEGAL DESCRIPTION

THE REAL ESTATE WHICH IS HEREBY ANNEXED AND INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF GRETNA, NEBRASKA IS GENERALLY DESCRIBED AS LOTS 1 THROUGH 18 AND OUTLOTS A AND B, HWY 31 & I-80 BUSINESS PARK NO. 2, LOT 2 OF COUNTRY PLACE, LOT 1 OF COUNTRY PLACE REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH THE PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND/OR IMMEDIATELY ADJACENT TO SAID ANNEXED AREAS, INCLUDING THE ADJOINING PORTION OF SOUTH 214TH STREET RIGHT-OF-WAY WHICH IS LOCATED IN S.I.D. 364 (GRETNA LOGISTICS PARK), EXCEPT AND EXCLUDING AND NOT ANNEXING ANY ADJACENT U.S. INTERSTATE 80 RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF TAX LOT 2 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 10 EAST, AND BEING THE CITY OF GRETNA CORPORATE LIMITS LINE AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD AND THE EAST RIGHT-OF-WAY OF NEBRASKA HIGHWAY 31;

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY OF HIGHWAY 31 AND ALONG THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHWEST CORNER OF SAID LOT 2 OF COUNTRY PLACE AND THE NORTH RIGHT OF WAY LINE OF PLATTEVIEW ROAD;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 2 OF COUNTRY PLACE AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTHWEST CORNER OF SAID LOT 2 OF COUNTRY PLACE;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 OF COUNTRY PLACE AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE WEST LINE OF LOT 1 OF COUNTRY PLACE REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF 215TH STREET AND TO THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, COUNTRY PLACE REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF 215TH STREET AND ALONG THE EAST LINE OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTHWEST CORNER OF SAID LOT 1, COUNTRY PLACE REPLAT 1 AND THE SOUTHWEST CORNER OF LOT 7 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 6 AND 7 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND ALONG THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE EAST RIGHT-OF-WAY OF HIGHWAY 31 AND THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTH ALONG THE WEST BOUNDARY OF LOTS 3, 4, 5, AND 6 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2, THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 31 AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS TO THE SOUTH RIGHT-OF-WAY OF U.S. INTERSTATE 80;

THENCE NORTHEASTERLY ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80, NORTHWESTERN BOUNDARY LINE OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND TO THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE.

THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHWEST BOUNDARY OF LOT 1 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80 TO THE NORTHEAST CORNER OF LOT 1 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE WEST LINE OF OUTLOT B, GRETNA LOGISTICS PARK, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE WEST LINE OF SAID OUTLOT B, GRETNA LOGISTICS PARK TO THE NORTH QUARTER SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE EAST ALONG SAID NORTH QUARTER SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST TO THE EAST RIGHT-OF-WAY LINE OF 214TH STREET AND TO THE WEST LINE OF LOT 2 OF GRETNA LOGISTICS PARK REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND LOT 1 AND OUTLOT A OF GRETNA LOGISTICS PARK REPLAT 1, AND THE EAST RIGHT-OF-WAY LINE OF 214TH STREET TO THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD AND THE NORTH BOUNDARY LINE OF SAID TAX LOT 1 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE WEST ALONG THE NORTH LINE OF SAID TAX LOTS 1 AND 2 AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD TO THE POINT OF BEGINNING.

TOGETHER WITH THE ENTIRETY OF ALL PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND /OR IMMEDIATELY ADJACENT TO ALL OF THE ANNEXED AREAS, EXCEPT AND EXCLUDING AND NOT ANNEXING ANY ADJACENT U.S. INTERSTATE 80 RIGHT-OF-WAY.

GRETNA ORDINANCE NO. 2194  
ANNEXATION PLAT

CERTIFICATION

I HEREBY CERTIFY THAT THIS GRETNA ORDINANCE NO. 2194 ANNEXATION PLAT ACCURATELY SHOWS AND DESCRIBES THE AREA ANNEXED TO THE CITY OF GRETNA'S CORPORATE LIMITS BY CITY OF GRETNA ORDINANCE NO. 2194.

\_\_\_\_\_  
GREGORY E. PERRY, PE  
CITY ENGINEER

\_\_\_\_\_  
DATE

NOTARY

STATE OF NEBRASKA        )  
  )    SS  
COUNTY OF SARPY        )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY, OF \_\_\_\_\_ 2025, BY GREGORY E. PERRY WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED TO THIS ANNEXATION PLAT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

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

NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

2025-11-19 10:00:00 AM

## **PARTIAL ANNEXATION AGREEMENT**

THIS PARTIAL ANNEXATION AGREEMENT is made and entered into pursuant to Neb. Rev. Stat. § 31-766 (Cum. Supp. 2024), by and between the CITY OF GRETNA, NEBRASKA, a municipal corporation in the State of Nebraska (City), and SANITARY AND IMPROVEMENT DISTRICT NO. 364 OF SARPY COUNTY, NEBRASKA, a political subdivision of the State of Nebraska (District).

### **WITNESSETH:**

WHEREAS, the District was formed as a public corporation pursuant to Neb. Rev. Stat. §§ 31-727 through 31-770 (Reissue 2016 and Cum. Supp. 2024) as amended, and the District is located entirely within Sarpy County, Nebraska; and

WHEREAS, the City is located entirely within Sarpy County, Nebraska and the City has annexed by duly adopted Ordinance No. 2194 which was effective as of March 4, 2026, a portion of the District which consists of improved South 214<sup>th</sup> Street public right-of-way and associated stormwater, sanitary sewer, and water public infrastructure, which is more particularly shown and described in Exhibit 1 attached hereto and incorporated herein by this reference; and

WHEREAS, the City has not annexed by said Ordinance all of the territory of the District, and with the territory of the District not so annexed being shown and described in Exhibit 2 attached hereto and incorporated herein by this reference; and

WHEREAS, the territory of the District being annexed into the City does not provide any taxable value to support the District and its annual general and bond obligations; and

WHEREAS, via the annexation the City will assume the maintenance, upkeep and repair of the public infrastructure within the area of the District annexed into the City and the District shall no longer be responsible therefor; and

WHEREAS, the territory of the District that is not being annexed into the City includes all of the taxable value and all of the taxable properties to support the District and its annual general and bond obligations the same as when the District was originally organized, and thus the valuation of the District following partial annexation is not being impacted and there is no impact by the

partial annexation on the ability of the District to perform its duties and obligations within its new boundaries following the partial annexation; and

WHEREAS, the territory of the District not so annexed contains commercial and business uses and does not contain any residents or residential uses; and

WHEREAS, the laws of the State of Nebraska expressly provide in Neb. Rev. Stat. § 31-766(1) (Cum. Supp. 2024) as amended, that when only a part of the territory within any sanitary and improvement district is annexed by a city, then the district and the city may agree between themselves as to an equitable division of the assets, liabilities, maintenance, contracts or other obligations of the district and for a change in the boundaries of the district so as to exclude from the district the territory so annexed by the city; and

WHEREAS, the District has no employees under contract but does have outstanding bonds and bondholders; and

WHEREAS, the City and the District desire to agree in accordance with Neb. Rev. Stat. § 31-766(1) (Cum. Supp. 2024) to a change in boundaries, to the City's assumption of the maintenance, upkeep and repair of the public infrastructure within the area of the District so annexed, to an equitable division of the assets, liabilities, maintenance, contracts or other obligations of the District, and to further associated matters in accordance with the laws of the State of Nebraska.

NOW, THEREFORE, in consideration of the foregoing recited facts and circumstances and the following mutual agreements and in compliance with Nebraska statutory law, it is agreed by the City and the District as follows.

1. That the boundaries of the District shall be changed so as to exclude therefrom the territory more particularly shown and described in Exhibit 1 hereto, and which has been annexed to the City.

2. That the District and the City shall each keep and retain all of their separate respective assets, liabilities, contracts and other obligations, including all taxes assessed on December 31, 2025 and payable in 2026.

3. That neither the City nor the District shall succeed to any of the assets, liabilities, contracts or other obligations of the other party.

4. That the City will assume the maintenance, upkeep and repair of the public infrastructure within the area of the District annexed into the City and the District shall no longer be responsible therefor.

5. This Agreement shall be immediately and jointly submitted by the City and the District to the District Court of Sarpy County, Nebraska, for approval in accordance with Neb. Rev. Stat. §31-766(1) (Cum. Supp. 2024).

IN WITNESS WHEREOF, the parties have caused this Partial Annexation Agreement to be executed as of the dates hereinafter noted.

SANITARY AND IMPROVEMENT DISTRICT  
NO. 364 OF SARPY COUNTY, NEBRASKA, a  
political subdivision of the State of Nebraska

ATTEST:

By: \_\_\_\_\_  
Chairperson \_\_\_\_\_

\_\_\_\_\_  
Clerk \_\_\_\_\_

Dated: \_\_\_\_\_

CITY OF GRETNA, a municipal corporation of  
the State of Nebraska

ATTEST:

By: \_\_\_\_\_  
Mayor Michael D. Evans

\_\_\_\_\_  
City Clerk Tammy L. Tisdall, CMC

Dated: \_\_\_\_\_

APPROVED AS TO FORM:

FOR THE CITY OF GRETNA,  
NEBRASKA

APPROVED AS TO FORM:

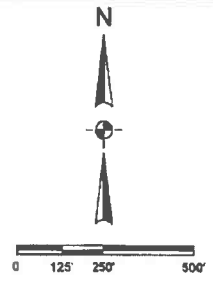
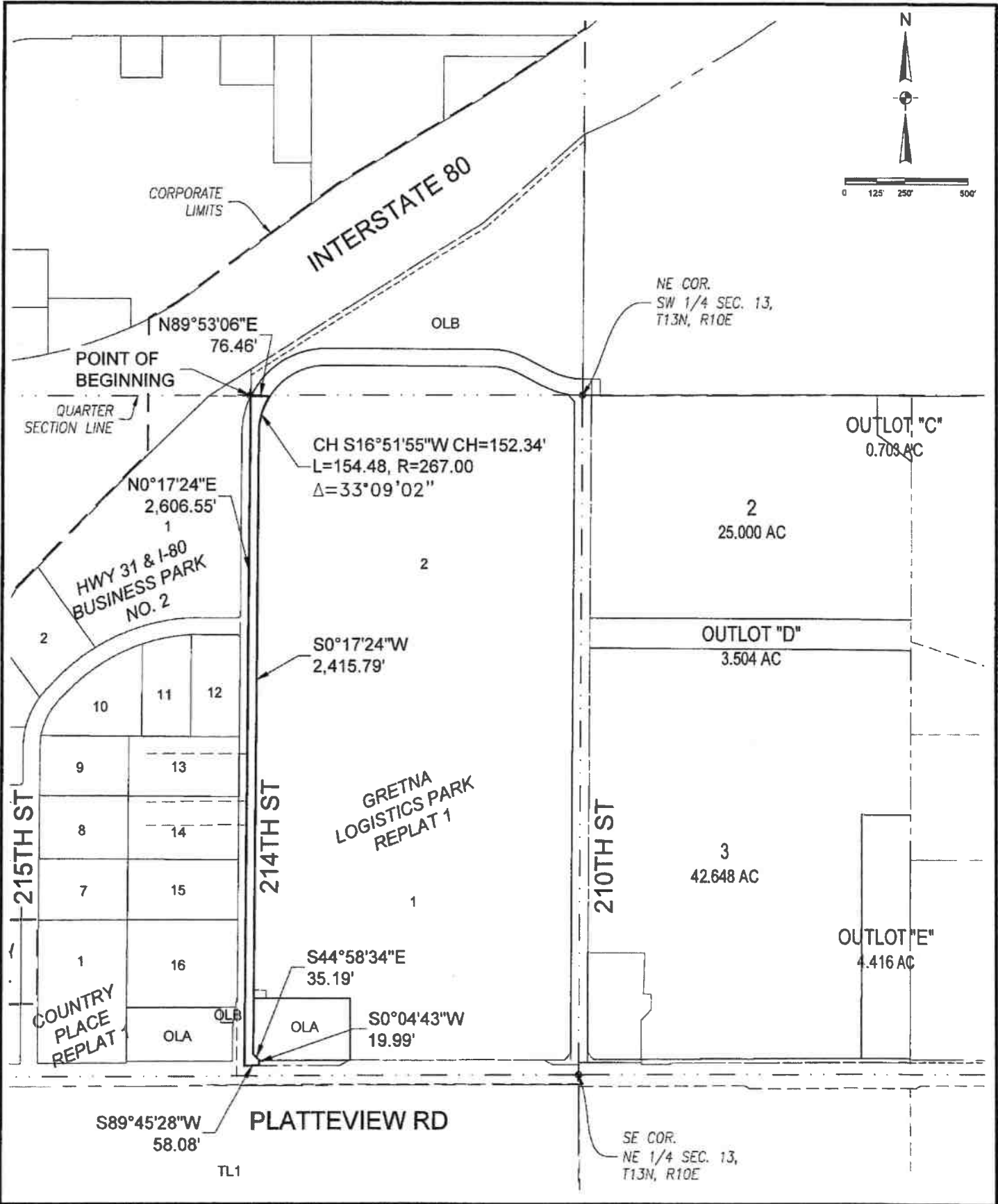
FOR SANITARY AND IMPROVEMENT  
DISTRICT NO. 364 OF SARPY COUNTY,  
NEBRASKA

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8742 Frederick Street  
Omaha, NE 68124  
(402) 393-5600

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Martin P. Pelster, #19223  
CROKER HUCK LAW FIRM  
2120 S. 72<sup>nd</sup> Street, #1200  
Omaha, NE 68124  
(402) 391-6777



JANUARY 2026  
 25-04-23  
**Exh. 1**

City of Gretna Partial Annexation of  
 SID No. 364 (Gretna Logistics Park)  
 Gretna Ordinance 2194  
 Gretna, Nebraska

Partial Annexation Map

**EAGLE ENGINEERING GROUP**

12100 West Center Road, Suite 803  
 Omaha, Nebraska 68144

**LEGAL DESCRIPTION**


A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF THE SE1/4 QUARTER LOCATED IN SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

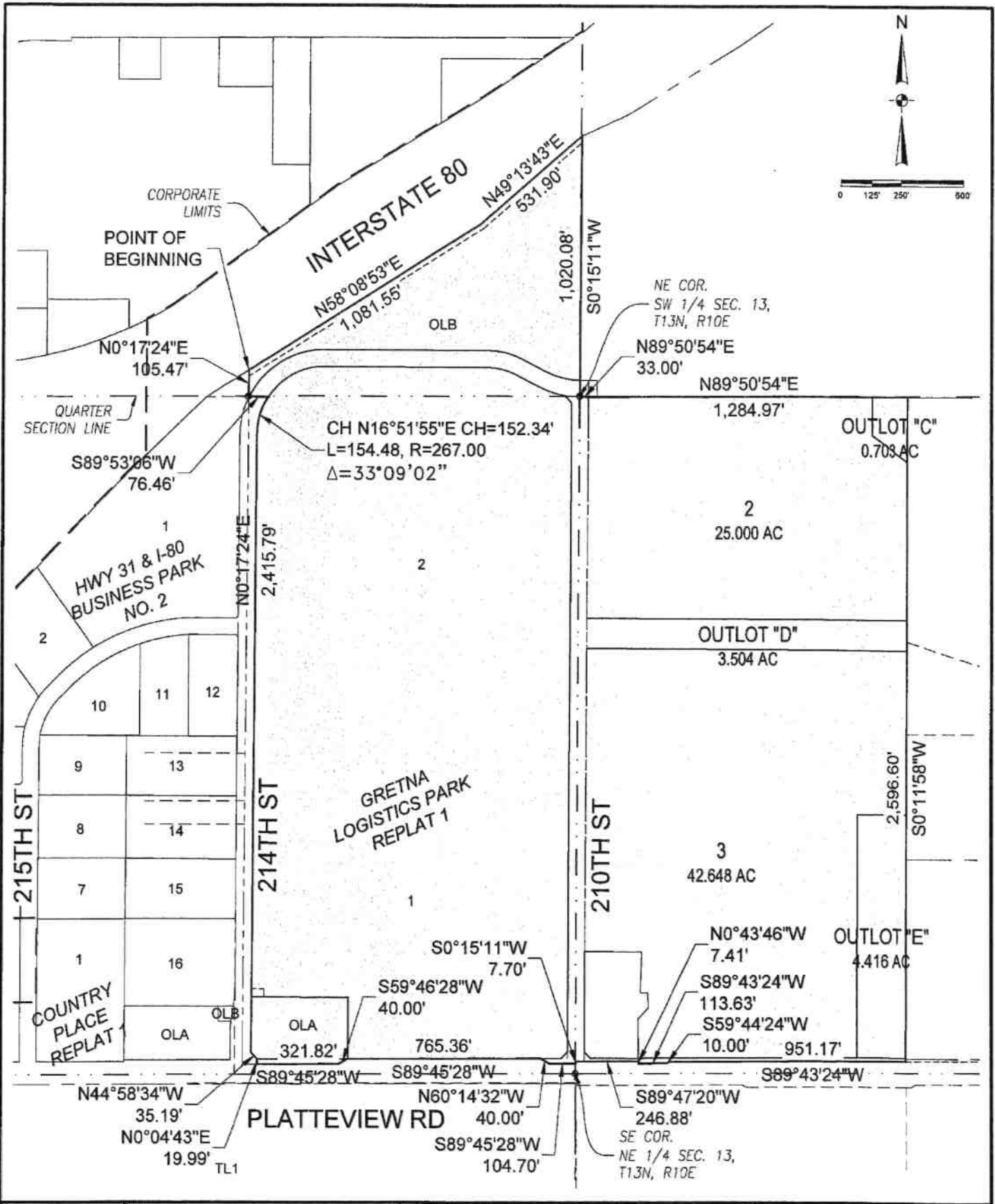
BEGINNING AT THE NORTH WEST CORNER OF THE SE1/4 QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE N89°53'06"E A DISTANCE OF 76.46 FEET TO THE BEGINNING OF A CURVE;  
THENCE SOUTHWESTERLY ON A 267.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 154.48 FEET;  
THENCE S0°17'24"W A DISTANCE OF 2,415.79 FEET;  
THENCE S44°58'34"E A DISTANCE OF 35.19 FEET;  
THENCE S0°04'43"W A DISTANCE OF 19.99 FEET;  
THENCE S89°45'28"W A DISTANCE OF 58.08 FEET;  
THENCE N0°17'24"E A DISTANCE OF 2,606.55 FEET;

TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 88,862.30 SQUARE FEET, MORE OR LESS.

END OF DESCRIPTION

JANUARY 2026	City of Gretna Partial Annexation of SID No. 364 (Gretna Logistics Park) Gretna Ordinance 2194 Gretna, Nebraska	 <b>EAGLE ENGINEERING GROUP</b>  12100 West Center Road, Suite 803 Omaha, Nebraska 68144
25-04-23	Partial Annexation Legal Description	
<b>Exh. 1</b>		



DATE: JANUARY 2026	Territory of SID No. 364 (Gretna Logistics Park) Not Annexed via. Gretna Ordinance 2194
ISSUE: 25-04-23	Gretna, Nebraska
SCALE: Exh. 2	SID Boundary Map

**EAGLE ENGINEERING GROUP**

12100 West Center Road, Suite 803  
Omaha, Nebraska 68144

**LEGAL DESCRIPTION**


A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NW1/4 QUARTER, AND ALSO PART OF THE EAST HALF OF THE SW1/4 QUARTER, AND ALSO PART OF THE WEST HALF OF THE SE1/4, ALL LOCATED IN SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF OUTLOT B OF SAID SE1/4 OF THE NW1/4 QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE N58°08'53"E A DISTANCE OF 1,081.55 FEET;  
THENCE N49°13'43"E A DISTANCE OF 531.90 FEET;  
THENCE S0°15'11"W A DISTANCE OF 1,020.08 FEET;  
THENCE N89°50'54"E A DISTANCE OF 33.00 FEET;  
THENCE N89°50'54"E A DISTANCE OF 1,284.97 FEET;  
THENCE S0°11'58"W A DISTANCE OF 2,596.60 FEET;  
THENCE S89°43'24"W A DISTANCE OF 951.17 FEET;  
THENCE S59°44'24"W A DISTANCE OF 10.00 FEET;  
THENCE S89°43'24"W A DISTANCE OF 113.63 FEET;  
THENCE N0°43'46"W A DISTANCE OF 7.41 FEET;  
THENCE S89°47'21"W A DISTANCE OF 246.88 FEET;  
THENCE S0°15'11"W A DISTANCE OF 7.70 FEET;  
THENCE S89°45'28"W A DISTANCE OF 104.70 FEET;  
THENCE N60°14'32"W A DISTANCE OF 40.00 FEET;  
THENCE S89°45'28"W A DISTANCE OF 765.36 FEET;  
THENCE S59°46'28"W A DISTANCE OF 40.00 FEET;  
THENCE S89°45'28"W A DISTANCE OF 321.82 FEET;  
THENCE N0°04'43"W A DISTANCE OF 19.99 FEET;  
THENCE N44°58'34"W A DISTANCE OF 35.19 FEET;  
THENCE N0°17'24"E A DISTANCE OF 2,415.79 FEET TO THE BEGINNING OF A CURVE;  
THENCE NORTHEASTERLY ON A 267.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 154.48;  
THENCE S89°53'06"W 76.46 FEET;  
THENCE N0°17'24"E 105.47 FEET;

TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 171.12 ACRES, MORE OR LESS.

END OF DESCRIPTION

JANUARY 2026	Territory of SID No. 364 (Gretna Logistics Park) Not Annexed via. Gretna Ordinance 2194	 <b>EAGLE ENGINEERING GROUP</b> 12100 West Center Road, Suite 803 Omaha, Nebraska 68144
25-04-23	Gretna, Nebraska	
<b>Exh. 2</b>	SID Boundary Legal Description	