

ORDINANCE RECORD

No. 728—REDFIELD & COMPANY INC., OMAHA

ORDINANCE NO. 990

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA:

Section 1. Approval of Rezoning. On April 20, 2006, the La Vista Planning Commission conducted a public hearing on the matter of rezoning the tract of land set forth in Section 2 of this ordinance and reported to the City Council that it recommended approval of the zoning of said tract be changed from "TA" Transitional Agriculture to "R-3" High Density Residential. On May 16, 2006, the City Council held a public hearing on said proposed change in zoning and found and determined that said proposed changes in zoning are advisable and in the best interests of the City. The City Council further found and determined that public hearings were duly held and notices, including published notice, written notice to property owners and notice posted at the properties, were duly given pursuant to Section 9.01 of the Zoning Ordinance. The City Council hereby approves said proposed changes in zoning as set forth in Section 2 of this ordinance.

Section 2. Amendment of the Official Zoning Map. Pursuant to Article 3 of the Zoning Ordinance, the following described tract of land is hereby rezoned from "TA" Transitional Agriculture to "R-3" High Density Residential, and the Official Zoning Map of the City of La Vista is hereby amended to reflect the changes in zoning of the following described tract of land from "TA" Transitional Agriculture to "R-3" High Density Residential:

THAT PART OF THE SOUTHWEST QUARTER (SW1/4), KNOWN AS TAX LOT 6A1, OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00d37'09" WEST (ASSUMED BEARING), 1,919.11 FEET, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, TO THE NORTHWESTERLY LINE OF INTERSTATE 80; THENCE NORTH 41d30'02" EAST, 39.65 FEET ON THE NORTHWESTERLY LINE OF INTERSTATE 80; THENCE NORTHEASTERLY, ON THE NORTHWESTERLY LINE OF INTERSTATE 80, ON AN 11,609.16 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING NORTH 44d47'25" EAST, CHORD DISTANCE 1,332.36 FEET, AN ARC DISTANCE OF 1,333.09 FEET; THENCE NORTH 48d08'03" EAST, 141.76 FEET, ON THE NORTHWESTERLY NON-TANGENT LINE OF INTERSTATE 80; THENCE NORTH 44d19'03" EAST, 300.67 FEET, ON THE NORTHWESTERLY LINE OF INTERSTATE 80; THENCE NORTH 51d57'03" EAST, 300.67 FEET, ON THE NORTHWESTERLY LINE OF INTERSTATE 80; THENCE NORTH 48d08'03" EAST, 496.60 FEET, ON THE NORTHWESTERLY LINE OF INTERSTATE 80; THENCE NORTH 30d26'35" EAST, 131.41 FEET, ON THE NORTHWESTERLY LINE OF INTERSTATE 80, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89d52'56" WEST, 1,933.01 FEET, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, TO THE POINT OF BEGINNING;

EXCEPT TAX LOT 6B;

AND, EXCEPT THAT PART TAKEN FOR ROAD DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4), OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY, A DISTANCE OF 220.15 METERS (722.28 FEET), ALONG THE WEST LINE OF SAID QUARTER SECTION, TO A POINT ON THE NORTHERLY EXISTING INTERSTATE 80 RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY, DEFLECTING 40d52'22" RIGHT, A DISTANCE OF 15.37 METERS (50.43 FEET), ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ON A 3,538.48 METER (11,609.16 FOOT) RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 00d00'31" RIGHT, A DISTANCE OF 405.25 METERS (1,329.56 FEET), SUBTENDING A CENTRAL ANGLE OF 06d33'43" ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY, DEFLECTING 00d00'00", A DISTANCE OF 43.29 METERS (142.03 FEET), ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY, DEFLECTING 03d48'51" LEFT, A DISTANCE OF 91.64 METERS (300.67 FEET), ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY, DEFLECTING 07d37'42" RIGHT, A DISTANCE OF

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91.64 METERS (300.67 FEET), ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY, DEFLECTING 03d48'55" LEFT, A DISTANCE OF 27.10 METERS (88.90 FEET), ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, DEFLECTING 168d12'01" LEFT, A DISTANCE OF 55.16 METERS (180.98 FEET); THENCE SOUTHWESTERLY, DEFLECTING 12d47'10" LEFT, A DISTANCE OF 147.03 METERS (570.95 FEET); THENCE SOUTHERLY, DEFLECTING 35d58'55" LEFT, A DISTANCE OF 13.77 METERS (45.17 FEET), TO A POINT ON THE NORTHERLY EXISTING INTERSTATE 80 RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, DEFLECTING 36d58'10" RIGHT, A DISTANCE OF 14.27 METERS (46.81 FEET), ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, ON A 3,538.48 METER (11,609.16 FOOT) RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 00d00'01" RIGHT, A DISTANCE OF 315.73 METERS (1,035.86 FEET), SUBTENDING A CENTRAL ANGLE OF 05d06'44", ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, DEFLECTING 04d25'24" RIGHT, A DISTANCE OF 39.66 METERS (130.13 FEET); THENCE SOUTHWESTERLY, DEFLECTING 06d00'53" LEFT, A DISTANCE OF 46.81 METERS (153.57 FEET), TO A POINT ON THE EASTERLY 132ND STREET RIGHT-OF-WAY LINE; THENCE SOUTHERLY, DEFLECTING 40d44'32" LEFT, A DISTANCE OF 4.29 METERS (14.09 FEET), ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING. SUBJECT TO PUBLIC ROADS AND/OR HIGHWAYS.

Said tract of land contains an area of 36.51 acres, more or less.

The amended version of the official zoning map of the City of La Vista is hereby adopted and shall be signed by the Mayor, attested to by the City Clerk and shall bear the seal of the City under the following words:

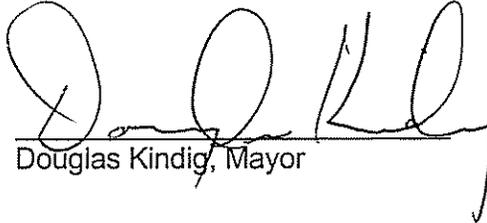
"This is to certify that this is the official zoning map referred to in Article 3 Section 3.02 of Ordinance No. 848 of the City of La Vista, Nebraska"

and shall show the date of the adoption of that ordinance and this amendment.

Section 3. Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 6th DAY OF JUNE 2006.

CITY OF LA VISTA


Douglas Kindig, Mayor

ATTEST:


Rita M. Ramirez
City Clerk

IK:\APPS\CITYHALL\ORDINANCES\1990 Rezone 1 SW Qtr Sect 18