

ITEM \_\_\_\_\_

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**FEBRUARY 21, 2017 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
CONDITIONAL USE PERMIT – NEBRASKA MULTISPORT COMPLEX (E OF EASTPORT PARKWAY & N OF GILES ROAD)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and a resolution prepared for Council to consider an application for a Conditional Use Permit for operation and management of a public recreational facility (specifically Nebraska Multisport Complex) on Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, T14N, R12E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, generally located east of Eastport Parkway and north of Giles Road.

**FISCAL IMPACT**

This request is a zoning action; financing decisions will be addressed in separate actions.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A public hearing has been scheduled to consider an application submitted by the Nebraska Multisport Complex Board of Directors for a Conditional Use Permit for operation and management of a public recreation facility (specifically Nebraska Multisport Complex) on Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, T14N, R12E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. The property is zoned TA Transitional Agriculture, Gateway Corridor Overlay District; recreation facility is listed in the TA District as a conditional use. The applicant proposes to operate and manage a multisport complex consisting of indoor and outdoor facilities including pools, playing fields and tennis courts.

A detailed staff report is attached.

The Planning Commission held a public hearing on January 19, 2017, and unanimously voted to recommend approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**RESOLUTION NO.\_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR THE NEBRASKA MULTISPORT COMPLEX FOR OPERATION AND MANAGEMENT OF A PUBLICLY OWNED RECREATIONAL FACILITY ON TAX LOTS 11 AND 15, TOGETHER WITH ALL OF TAX LOT 2A AND PARTS OF TAX LOTS 2B1 AND 3 LYING NORTH AND WEST OF RAILROAD RIGHT-OF-WAY, TOGETHER WITH TAX LOT 1A1B AND PARTS OF TAX LOTS 2B1 AND 3 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, ALL LOCATED IN SECTION 17, T14N, R12E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the Nebraska Multisport Complex Board of Directors, on behalf of the property owner, Omaha Multi Sport Complex, has applied for a Conditional Use Permit for operation and management of a publicly owned recreational facility on Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, T14N, R12E, of the 6th P.M., Sarpy County, Nebraska, located east of Eastport Parkway and north of Giles Road; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a Conditional Use Permit for such purposes, to the extent determined necessary by the Mayor or City Administrator.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Conditional Use Permit, to the extent determined necessary by the Mayor or City Administrator, in form and content submitted at this meeting, subject to any additions, subtractions, or modifications as the City Administrator determines necessary or advisable, for Nebraska Multisport Complex operation and management of a public recreational facility on Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, T14N, R12E, of the 6th P.M., Sarpy County, Nebraska.

PASSED AND APPROVED THIS 21ST DAY OF FEBRUARY, 2017.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

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Pamela A. Buethe, CMC  
City Clerk

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**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

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CASE NUMBER: 2016-CUP-07

FOR HEARING OF: February 21, 2017  
Report Prepared on February 14, 2017

**I. GENERAL INFORMATION**

- A. APPLICANT:** Nebraska Multisport Complex Board of Directors
- B. PROPERTY OWNER:** Omaha Multi Sport Complex, a Nebraska nonprofit corporation doing business as Nebraska Multisport Complex and tax exempt under IRC section 501(c)(3).
- C. LOCATION:** East of Eastport Parkway and 123<sup>rd</sup> Plaza
- D. LEGAL DESCRIPTION:** Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, Township 14 North, Range 12 East, of the 6th P. M., Sarpy County, Nebraska
- E. REQUESTED ACTION(S):** Conditional Use Permit, to the extent determined necessary, for Nebraska Multisport Complex (“Nebraska Multisport”) for operation and management of a public recreational facility (“NMSC”). The proposed NMSC consists of an Athletic Center and outdoor facilities including playing fields, pools and tennis courts. The indoor facility is comprised of four components: Aquatics (known as the Natatorium), Tennis; Sports Medicine, Performance, Training and Fitness; and a Fieldhouse. City residents would have use of an outdoor pool at reduced rates.
- F. EXISTING ZONING AND LAND USE:**  
TA Transitional Agriculture, Gateway Corridor Overlay (Overlay District); the property is a former sod farm
- G. PROPOSED USES:** The Conditional Use Permit (CUP) will allow the applicant to operate and manage a public recreational facility; specifically the NMSC as described above.
- H. SIZE OF SITE:** 156.37 acres

## **II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** The property is a former sod farm, mostly undeveloped. An operating cell tower is located along the western edge of the property. The high point of the ground is near the southwestern corner, sloping downward to the West Papio Creek along the eastern edge. Most of the property is located within a floodplain/floodway.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  - 1. **North:** Harrison Hills; I-1 Light Industrial District/C-3 Highway Commercial/Office Park District with a Gateway Corridor Overlay (Overlay District)
  - 2. **East:** Brook Valley Business Park; I-2 Heavy Industrial District
  - 3. **South:** Brook Valley II Business Park; C-3 Highway Commercial/Office Park District with a Gateway Corridor Overlay (Overlay District)
  - 4. **West:** Southport East; C-3 Highway Commercial/Office Park District with a Gateway Corridor Overlay (Overlay District)
- C. RELEVANT CASE HISTORY:**  
N/A
- D. APPLICABLE REGULATIONS:**
  - 1. Section 5.05 of the Zoning Regulations – TA Transitional Agriculture District
  - 2. Section 5.17 of the Zoning Regulations – Gateway Corridor Overlay (Overlay District)
  - 3. Article 6 of the Zoning Regulations – Conditional Use Permits

## **III. ANALYSIS**

- A. COMPREHENSIVE PLAN:**
  - 1. The Future Land Use Map of the Comprehensive Plan currently designates this property for parks and recreation uses.
- B. OTHER PLANS:** N/A
- C. TRAFFIC AND ACCESS:**
  - 1. The City as proposed would construct public streets.
  - 2. Access will be from multiple egress / ingress to Giles Road and Eastport Parkway. The main entrance would be located northeast of Eastport Parkway and McDermott Plaza, at the location of the existing north access drive to Comfort Suites. A service access drive will be located between the main access point and the intersection of Eastport Parkway and S 123<sup>rd</sup> Plaza. Additional access points include Eastport Parkway and S 123<sup>rd</sup> Plaza, Eastport Parkway and Port Grace Blvd., and 120<sup>th</sup> Street and Giles Road.

3. The City in conjunction with the applicant has undertaken traffic impact studies to identify transportation improvements that will be necessary to support the proposed uses. The study will be updated for the most current site plan which incorporates a new access point from Eastport Parkway. The City is also working with the NDOR to identify future needs and improvements to the Exit 442 Interchange. The City has programmed a widening of Giles Road in the City's Capital Improvement Program as part of the efforts needed to address increased traffic from this project as well as traffic increases from ongoing development in the surrounding area, both inside and outside the City of La Vista jurisdiction, that utilize the Exit 442 Interchange to access I-80.

**D. UTILITIES:** All utilities are available to the site subject to making necessary extensions as may be required by the utility companies.

**E. PARKING REQUIREMENTS:** The City is in the process of creating Off-street Parking District No. 3 of the City of La Vista, Nebraska ("District") and as proposed would construct additional public off-street parking available for use of the general public including members of the general public visiting the NMSC. The parking requirements of the NMSC would follow the minimum needed for a recreational facility. The site plan shows an initial 1,751 public off-street parking stalls in the District ("Initial District 3 Parking"). Based on the expected occupancy levels of the buildings involved and taking into consideration public off-street parking proposed for Initial District 3 Parking and additional public off-street parking in nearby Off-street Parking District No. 1, the public parking stall count will be enough to support a large event at the Natatorium or smaller events throughout the site. Additionally, City staff has concentrated on walkability in reviews of proposed developments in the Southport East area. Shuttle services from nearby hotels and Off-street Parking District No. 1 are also expected to aide in limiting the impact of the development on parking.

**F. LANDSCAPING:** Landscaping will undergo design review through the City's design review process for projects within the Gateway Corridor Overlay prior to the issuance of a building permit.

**IV. REVIEW COMMENTS:**

1. The elevations included as exhibits to the Conditional Use Permit are preliminary. The building design, site design, and landscaping will undergo design review through the City's design review process for projects within the Gateway Corridor Overlay prior to the issuance of a building permit.

**V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:**

Staff recommends approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VI. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT:**

The Planning Commission held a public hearing on January 19, 2017 and unanimously voted to recommend approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VII. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Applicant's Operational Statement
3. Staff Review Letter
4. Draft CUP

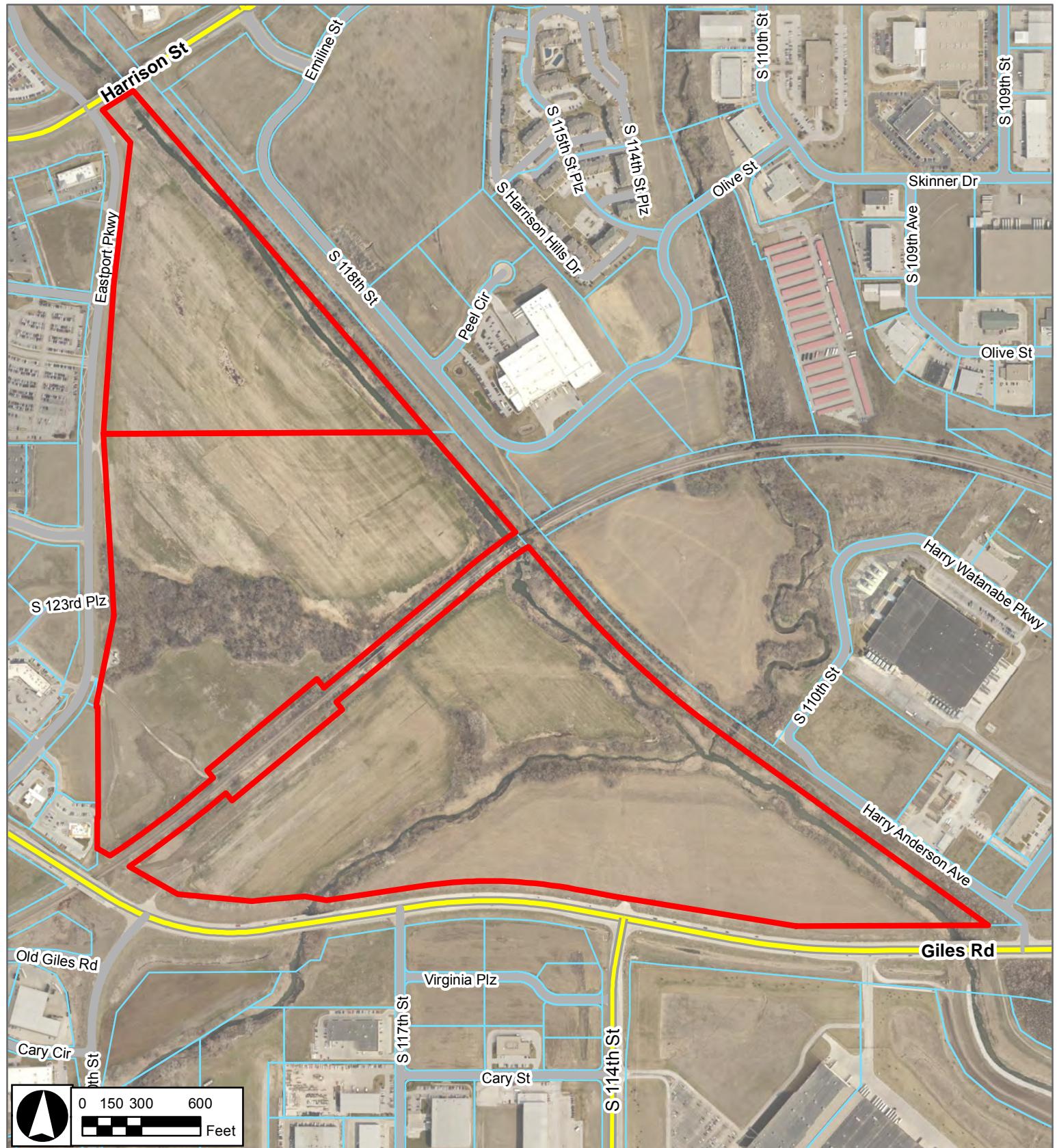
**VIII. COPIES OF REPORT TO:**

1. Steven L. Nielsen – Brydant Development Services, Applicant
2. Mike Casseling – NMSC Board of Directors, Owner
3. Gary Greckel – Holland Basham Architects, Architect
4. Public Upon Request

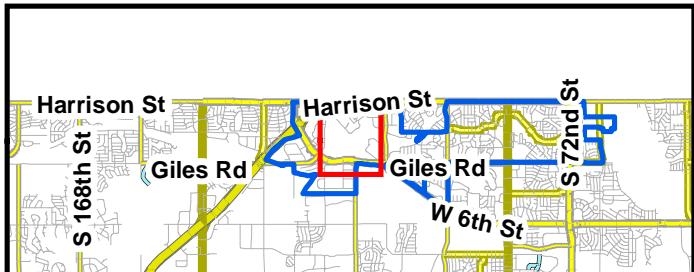
  
\_\_\_\_\_  
Prepared by: City Planner

  
\_\_\_\_\_  
Community Development Director

  
\_\_\_\_\_  
Date



## Project Vicinity Map



## Nebraska Multisport Complex - CUP

1-10-2017

JMC



# **STATEMENT OF OPERATION**

## **NEBRASKA MULTISPORT COMPLEX**

### **GENERAL DESCRIPTION**

The Nebraska Multisport Complex (NMSC) is a public-private partnership between the City of La Vista and the NMSC Foundation for the Design, Financing, Construction and Management of a multi-faceted sports complex. NMSC consists of an Athletic Center and outdoor facilities including playing fields, pools and tennis courts. The indoor facility is comprised of four components: Aquatics (known as the Natatorium), Tennis; Sports Medicine, Performance, Training and Fitness; and a Fieldhouse.

The intent of the project is to provide a “Best in Class” athletic complex that will serve as a true destination sport event and performance facility driving increased sport participation, sports performance, overall health and fitness, and improved quality of life in the City of La Vista, Sarpy County, greater Omaha, and the entire region. At completion, NMSC will generate significant national exposure and economic impact for the city and region, contributing to the growth of the area as a sports, business, and residential destination.

### **GOALS AND OBJECTIVES OF NMSC**

- To inspire healthy living and strengthen community through training, education and outreach at a state-of-the-art, championship athletic park accessible to all.
- To host local, regional and national amateur athletic events
- To raise the level of participation, performance and opportunity for athletes in the greater metro area and the region
- To develop and implement a business model that both supports and ensures long-term sustainability
- To operate in a cash flow positive manner to establish a scholarship fund for aspiring athletes and program participants regardless of their ability to pay
- To make a positive economic and social impact on the City of La Vista, Sarpy County and the region

### **PROGRAMMING**

The programming model for NMSC supports the goals and objectives and includes in-house programs run by the NMSC, sport competition and training facilities for use by existing area athletic teams and programs, and sport performance and fitness training services and facilities. NMSC will also provide a membership program for public use encompassing the aquatic, tennis, and fitness components.

## **NMSC COMPLEX OCCUPANCY AND PROPOSED USES**

The following is an overview of the proposed facilities and uses:

NMSC Swimming will consist of a 177,613 sq. ft. Natatorium with four (4) indoor pools and two (2) outdoor pools designed to accommodate competitive swimming and diving events, with seating capacity in excess of 3,000 seats. The Natatorium will serve competitive training facility needs for swimming, water polo, diving, and synchronized swimming, with Aquatics programming to include aquatic teaching, safety, fitness, training, diving and recreation opportunities for all ages and abilities. NMSC Aquatics will also support the recreational aquatic needs of the City of La Vista, filling the need created in the community by the projected closing of the current La Vista Municipal Pool. The Natatorium will be the premier, world-class competitive swimming facility in the United States, capable of hosting any national and international swimming championships except the US Olympic Trials or the FINA World Championships.

NMSC Tennis will consist of an 89,500 sq. ft. structure with six (6) court indoor and 6-12 outdoor courts to provide for lessons, clinics, camps, and leagues in tennis, squash, and pickle ball. The courts will support the US Tennis Association Quick Start youth development programs for all age groups and will be the only facility in the Greater Omaha Area that provides the combination of indoor and outdoor courts and supports a year-round state-of the-art tennis program. The facility will provide use and access to all regional tennis programs and teaching pros to provide support for tennis throughout the region. NMSC Tennis will host year round USTA leagues at all levels and can host USTA, collegiate, and high school tournaments and events. It will be the premier indoor/outdoor tennis facility in the state and the region.

NMSC Playing Fields will provide La Vista and the metro area with twelve (12) fully lighted, field turf sport fields, the largest in complex in the state. While soccer will be the priority sport user, the fields will support significant training and event use in all field sports, including the rapidly growing sport of lacrosse as well as rugby, field hockey, and even ultimate Frisbee.

NMSC Indoor Fieldhouse is an 89,500 sq. ft. conditioned space, with turf field designed to meet the growing demand for indoor turf space in metro area and the region. The Fieldhouse will be used by multiple sports, including soccer, lacrosse, rugby, baseball, softball, field hockey, and cheerleading and will be able to host camps, clinics, leagues, and games.

NMSC Sports Performance and Fitness Training Center is attached to the Natatorium and connected to Tennis and the Fieldhouse. The SPFT Center will be privately managed and address sports performance training as well as physical therapy and rehab space. This facility will provide training services for all athletes, players, teams, and sports using the NMSC as well as NMSC daily users and area athletes and teams in other sports.

December 28, 2016



Steven L. Nielsen  
Brydant Development Services  
2415 E. Camelback Rd. Suite 400  
Phoenix, AZ 85016

RE: Conditional Use Permit – Initial Review  
Nebraska Multisport Complex  
8505 Eastport Parkway  
Private Recreation Facility

Mr. Nielsen:

Thank you for your submittal of Nebraska Multisport Complex CUP request to allow for a private recreation facility northeast of Eastport Parkway and Giles Road. Based on the elements for consideration set forth in Article 6.05 of the Zoning Ordinance, our staff has reviewed the submittal and has provided the following comments:

1. In regards to Articles 6.05.02, 6.05.03, 6.05.04 and 6.05.11, the City finds that the proposed use will not violate these conditions on the basis that the City has indicated an intent to provide adequate public infrastructure to serve the proposed project by building new roads, sewers, utilities, and pedestrian access to the property. Projects have been included in the City's Capital Improvement Program to provide such facilities.
2. In regards to Articles 6.05.05 and 6.05.10, concerning traffic congestion, the City in conjunction with the applicant has undertaken traffic impact studies to identify transportation improvements that will be necessary to support the proposed uses. The study will be updated for the most current site plan which incorporates a new access point from Eastport Parkway. The City is also working with the NDOR to identify future needs and improvements to the Exit 442 Interchange. The City has programmed a widening of Giles Road in the City's Capital Improvement Program as part of the efforts needed to address increased traffic from this project as well as traffic increases from ongoing development in the surrounding area, both inside and outside the City of La Vista jurisdiction, that utilize the Exit 442 Interchange to access I-80.
3. The initial application package did not include preliminary elevations of the buildings on the site. Please provide copies of the preliminary elevations of the main buildings proposed to be constructed on the site for inclusion in the CUP as an exhibit. As the site lies with the Gateway Corridor District (Overlay District) the development will need to proceed through the architectural design review approval process. Language within the CUP document will note the "preliminary" status of the elevations, allowing for the finalization of the architectural design review process at a later date.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

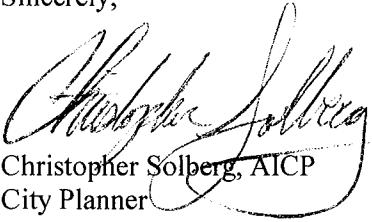
**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

A draft of the Conditional Use Permit has been enclosed. Please review the document and inform us of any questions or concerns that you may have in concern to it.

Please submit four copies of revised documents, along with an electronic copy, by noon January 4th in order to continue to be considered for the January 19<sup>th</sup> Planning Commission meeting. If you cannot re-submit by this date, or additional changes are required after the next submittal, the application will be considered for the February Planning Commission meeting.

Should you have any questions please contact me at 331-4343.

Sincerely,



Christopher Solberg, AICP  
City Planner

Enclosure

Cc: Ann Birch, Community Development Director  
John Kottmann, City Engineer  
Jeff Sinnott, Chief Building Official

## **City of La Vista Conditional Use Permit**

### **Conditional Use Permit for Operation and Management of a Public Recreational Facility**

This Conditional Use Permit issued this 21st day of February, 2017, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Omaha Multi-Sport Complex, a Nebraska nonprofit corporation and tax exempt organization under Internal Revenue Code Section 501(c)(3) doing business as Nebraska Multisports Complex ("Nebraska Multisport" or "applicant"), pursuant to the La Vista Zoning Ordinance.

**WHEREAS**, Owner wishes to operate and manage a public recreational facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, Township 14 North, Range 12 East, of the 6th P. M. in Sarpy County, Nebraska ("Property" or "Premises").

**WHEREAS**, Nebraska Multisport has applied for a conditional use permit for Nebraska Multisport's management and operation of a public recreational facility ("Improvements") on the Property to be owned by the City or another public body or entity satisfactory to the City ("Title Holder"); and

**WHEREAS**, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to Nebraska Multisport for such purposes, subject to certain conditions and agreements as hereinafter provided.

**NOW, THEREFORE, BE IT KNOWN THAT** subject to the conditions hereof and to the extent the City determines a permit is needed for the intended use of the Premises, this conditional use permit is issued to Nebraska Multisport to use the area designated on Exhibit "A" hereto for the uses described above, said uses hereinafter being referred to as "Permitted Use" or "Use".

#### **Conditions of Permit**

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable, subject to approval of the Mayor, City Administrator or his/her designee, and any breach of any terms hereof shall cause this permit to expire and terminate unless exempted herein or the City in writing waives the breach. This permit shall not be amended except by a written amendment executed by the City.
2. In respect to the Permitted Use:
  - a. The use shall be limited to the Permitted Use as described above, and as further may be described in any policies, procedures, standards, or other documents or instruments adopted or approved from time to time, in form and content satisfactory to the City Administrator or her designee as indicated by her written approval ("Operational Characteristics"). Any change in the Operational Characteristics including, but not limited to, the hours of operation and additional services provided,

shall require review and approval by the City Administrator or her designee and may require an amendment to the Conditional Use Permit as determined by the City Administrator, depending on the nature of the proposed change.

- b. A site plan showing the Property boundaries and easements, proposed structures, public off-street parking, access points, public streets, and drives shall be attached to the permit as "Exhibit B"
- c. The Premises shall be developed and maintained in accordance with the site plan (Exhibit "B") and preliminary building elevations (Exhibit "C") as approved by the Chief Building Official of the City, after any required additions, subtractions, or modifications, and incorporated herein by this reference. Final building and site design review shall be conducted as per the Gateway Corridor District Design Guideline and approval of the City shall be obtained prior to the issuance of a building permit. "Approval" for this purpose means written approval of the Chief Building Official or his designee. Any additions, subtractions, or modifications must be submitted to the Chief Building Official for approval, and shall be subject to such additional approvals of the City as the Chief Building Official determines necessary or advisable.
- d. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of enclosed buildings, except trash receptacles and those approved in writing by the Chief Building Official or his designee.
- e. All trash receptacles, benches and planters shall be placed on Property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height.
- f. Off-street parking, after taking into consideration any off-street public parking facilities, shall be provided for the Permitted Use and the number of parking spaces shall be adequate to accommodate the patrons and guests of the Permitted Use.
- g. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by Nebraska Multisport to the extent not otherwise satisfied.
- h. Nebraska Multisport, to the extent not otherwise satisfied, shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
- i. Nebraska Multisport shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the Premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- j. Nebraska Multisport hereby indemnifies and agrees to defend the City and all officials, officers, employees, agents, successors, and assigns of the City ("Indemnified Parties") against, and holds the Indemnified Parties harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of Nebraska Multisport, or any officers, members, directors, agents, employees, assigns, suppliers or invitees of Nebraska Multisport, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the Premises of any environmental or safety law, rule or regulation.
- k. Notwithstanding anything in this permit to the contrary, this permit shall be subject to all of the following:
  1. A determination that this permit is necessary, as provided in any declaration or other document or instrument executed on behalf of the City or any Title Holder and recorded with the Sarpy County Register of Deeds.
  2. Closing on financing sufficient to construct the Improvements on terms and conditions satisfactory to the Title Holder.
  3. All necessary City and Title Holder approvals, as the City Administrator determines necessary or advisable.
  4. Conveyance of the Property to the Title Holder on terms and conditions satisfactory to the Title Holder.
  5. Ongoing availability of a full-size outdoor pool and related facilities at Nebraska Multisports cost for recreational use of La Vista residents, having such features and at reduced rates and on

other terms and conditions as satisfactory to Mayor or City Administrator.

6. Nebraska Multisport from time to time as required by the Title Holder entering one or more leases or other agreements with the Title Holder governing the Property, including without limitation, Nebraska Multisport's use, operation or maintenance of the Property, in form and content satisfactory to the Title Holder or its designee ("Agreements").
7. All terms and conditions of all such Agreements, provided, however, if there is any conflict or ambiguity between or among any terms or conditions of this permit and any terms or conditions of any such Agreements, the terms and conditions of the Agreements shall govern and control.
8. Ongoing performance by Nebraska Multisport of all terms and conditions of this Permit and all such Agreements without breach.

3. The applicant's right to maintain the Use as approved pursuant to these provisions shall be based on the following:
  - a. An annual inspection to determine compliance with the conditions of approval. The permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
  - b. The Use authorized by the permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
  - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at Nebraska Multisport's expense within twelve (12) months of cessation of the conditional use.
4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
  - a. Nebraska Multisport's abandonment of the Permitted Use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
  - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
  - c. Nebraska Multisport's breach of any other terms hereof and its failure to correct such breach within ten (10) days of City's giving notice thereof.
5. In the event of Nebraska Multisport's failure to promptly remove any safety or environmental hazard from the Premises, or the expiration or termination of this permit and Nebraska Multisport's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to Nebraska Multisport or any third party to exercise said option) cause the same to be removed at Nebraska Multisport's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and Nebraska Multisport shall reimburse the City the costs incurred to remove the same. Nebraska Multisport hereby irrevocably grants the City, its agents and employees the right to enter the Premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the Premises as necessary or appropriate to carry out any other provision of this permit.
6. If any provision, or any portion thereof, contained in this permit is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

## **Miscellaneous**

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. The conditions and terms of this permit shall be covenants running with the land and binding upon Nebraska Multisport and, all successors and assigns of Nebraska Multisport.

2. Delay of City to terminate this permit on account of breach of Nebraska Multisport of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
3. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the Premises except to the extent and for the duration specifically authorized by this permit.
4. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the Nebraska Multisport as follows:

<b>Contact Name and Address:</b>	Steven L. Nielsen Brydant Development Services 2415 E Camelback Rd, Suite 400 Phoenix, AZ 85016 (480) 734-7038	Mike Casseling – President Nebraska Multisports Complex Board of Directors 12308 F. Street Omaha, NE 68138 (402) 334-5000
----------------------------------	--	--

**Effective Date:**

The recitals at the beginning of this permit and all exhibits referenced in this permit shall be incorporated into this permit by reference. This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By \_\_\_\_\_  
Douglas Kindig, Mayor

Attest:

---

Pamela A. Buethe  
City Clerk

## CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by Nebraska Multisport to be performed or discharged.

## Nebraska Multisport:

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

---

## Notary Public

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [REDACTED], personally known by me to be the \_\_\_\_\_ of \_\_\_\_\_, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

---

## Notary Public



January 9, 2017

Steven L. Nielsen  
Brydant Development Services  
2415 E. Camelback Rd. Suite 400  
Phoenix, AZ 85016

RE: Conditional Use Permit – 2<sup>nd</sup> Review  
Nebraska Multisport Complex  
8505 Eastport Parkway  
Private Recreation Facility

Mr. Nielsen:

Thank you for the resubmittal of documents related to the Nebraska Multisport Complex CUP request to allow for a private recreation facility northeast of Eastport Parkway and Giles Road. Based on the elements for consideration set forth in Article 6.05 of the Zoning Ordinance, our staff has reviewed the submittal and has provided the following comments:

1. Due to non-finalized aspects of the public access pool area, please remove the rendering of items of this area from the sheet N-A3.01 of the elevations provided on January 3, 2017.
2. The size of each building in square feet as listed within the submitted Statement of Operation does not match those provided to the Chief Building Official through an email on January 6, 2017. Please clarify which building sizes are correct and adjust the Statement of Operation accordingly.

In order for the Conditional use Permit to be considered for review at the January 19<sup>th</sup> Planning Commission meeting, revised documents will need to be provided for the Planning Commission packets. Please submit 14 ledger size (11"x17") copies (along with electronic copies) of the site plan and building elevations by noon on January 12, 2017 to ensure that the application stays on track for the review by the Planning Commission.

If the revised documents have been resubmitted on time, the application will be on the January Planning Commission agenda. The Planning Commission will meet at 7:00pm on January 19, 2017. Please have someone in attendance with a presentation prepared for the Commission.

Should you have any questions please contact me at 402-593-6402.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

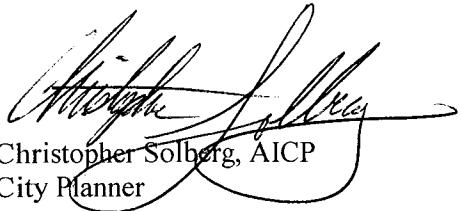
**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Buildings & Grounds**  
8112 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP  
City Planner

Enclosure

Cc: Ann Birch, Community Development Director  
John Kottmann, City Engineer  
Jeff Sinnett, Chief Building Official

## **City of La Vista Conditional Use Permit**

### **Conditional Use Permit for Private Recreational Facility**

This Conditional Use Permit issued this \_\_\_\_\_th day of February, 2017, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, Nebraska Multisports Complex (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a private recreational facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, Township 14 North, Range 12 East, of the 6th P. M. in Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a private recreational facility; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit “A” hereto for an private recreational facility, said use hereinafter being referred to as “Permitted Use or Use”.

#### **Conditions of Permit**

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the Permitted Use:
  - a. The use shall be limited to the type of operation as described in the applicant's Operational Statement (Exhibit “A”) and staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Department and may require an amendment to the Conditional Use Permit, subject to either City Planner or Planning Commission and City Council approval, depending on the nature of the proposed change.
  - b. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as “Exhibit B”.
  - c. The premises shall be developed and maintained in accordance with the site plan (Exhibit “B”) and preliminary building elevations (Exhibit “C”) as approved by the City and incorporated herein by this reference. Final building and site design review shall be conducted as per the Gateway Corridor

District Design Guideline and approval shall be finalized prior to the issuance of a building permit. Any modifications must be submitted to the Chief Building Official for approval.

- d. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the private rec. facility, except trash receptacles and those approved in writing by the City.
- e. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height.
- f. Off-street parking shall be provided for the Permitted Use and the number of parking spaces shall be adequate to accommodate the patrons and guests of the Permitted Use without negatively impacting or limiting the number of parking spaces for other existing or future tenants.
- g. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by the property owner.
- h. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, FAA, and ADA.
- i. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- j. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.

3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:

- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
- b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.

4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:

- a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
- c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

5. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same.

Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

### **Miscellaneous**

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

<b>Contact Name and Address:</b>	Steven L. Nielsen Brydant Development Services 2415 E Camelback Rd, Suite 400 Phoenix, AZ 85016 (480) 734-7038	Mike Casseling – President Nebraska Multisports Complex Board of Directors 12308 F. Street Omaha, NE 68138 (402) 334-5000
----------------------------------	--	--

### **Effective Date:**

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By \_\_\_\_\_  
Douglas Kindig, Mayor

Attest:

---

Pamela A. Buethe  
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

---

## Notary Public

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [REDACTED], personally known by me to be the \_\_\_\_\_ of \_\_\_\_\_, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

---

## Notary Public

# ALTA/ACSM LAND TITLE SURVEY

PART OF THE NW1/4, SW1/4, AND SE1/4 OF SECTION 17  
TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M.  
SARPY COUNTY, NEBRASKA

ZONING: SUBJECT PROPERTY IS ZONED:

TA - TRANSITIONAL AGRICULTURE DISTRICT  
THIS ZONING INFORMATION IS TAKEN FROM THE SARPY COUNTY GIS WEBSITE AS OF THE DATE OF MAY 14TH, 2015. CONTACT THE INSURER FOR VERIFICATION OF THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS (SEE TABLE A, ITEM 6(G) AND (H) OF THE 2011 ALTA/ACSM STANDARD DETAIL REQUIREMENTS).

## LOT SETBACKS

REGULATOR	TA - TRANSITIONAL AGRICULTURE DISTRICT
MINIMUM LOT AREA (ACRES)	20, *NONE
LOT WIDTH (FEET)	660, *NONE
MAXIMUM HEIGHT (FEET)	35, **45, ***45, *17
FRONT YARD SETBACK (FEET)	75, *100
SIDE YARD SETBACK (FEET)	25
REAR YARD SETBACK (FEET)	25, *10
MAXIMUM LOT COVERAGE	NONE

\*ACCESSORY BUILDINGS

\*\*OTHER PERMITTED USES

\*\*\*OTHER PERMITTED CONDITIONAL USES

## NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND ENGINEERED DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COM普ISCE ALL SUCH UTILITIES IN THE AREA, EITHER THOSE THAT ARE ABANDONED OR UNKNOWN. SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DESCRIBES THEM AS LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, AND INCLUDES PRIVATE AND PUBLIC UTILITIES.

## LEGEND

	BOUNDARY LINE
-----	PROPERTY LINE
	RAILROAD
-----	FIBER OPTIC LINE
-----	BARBED WIRE FENCE
-----	STORM SEWER LINE
-----	SANITARY SEWER LINE
-----	UNDERGROUND POWER LINE
-----	GAS LINE
-----	WATER LINE
-----	TELEPHONE LINE
-----	MEASURED DISTANCE
-----	PLATTED DISTANCE
-----	FOUND 5'8" REBAR W/ CAP LS.566
-----	SET 5'8" REBAR W/ CAP LS.607
-----	TELEPHONE RISER
-----	BOLLARD
-----	STORM DRAIN MANHOLE
-----	SIGN
-----	CURB INLET
-----	LIGHT POLE
-----	ELECTRIC VAULT
-----	WATER MANHOLE
-----	ELECTRIC RISER
-----	SANITARY SEWER MANHOLE
-----	GAS VALVE
-----	WATER VALVE
-----	CABLE VAULT
-----	ELECTRIC BOX
-----	ELECTRIC MANHOLE
-----	ELECTRIC METER
-----	FIRE HYDRANT
-----	LIGHT POLE
-----	POWER POLE
-----	SECTION CORNER
-----	TRAFFIC CONTROL BOX
-----	TELEPHONE PEDESTAL
-----	TELEPHONE MANHOLE
-----	TRANSFORMER
-----	TRAFFIC SIGNAL W/ ARM
-----	TRAFFIC SIGNAL BOX
-----	TRAFFIC SIGNAL MANHOLE
-----	WATER WELL

## GENERAL NOTES

1. ALL BEARINGS ARE ASSUMED.

## FLOOD ZONE

PROPERTY IS IN FLOOD ZONE "AE"

BASE FLOOD ELEVATIONS DETERMINED

AND

FLOODWAY AREAS IN ZONE "AE"

AND

FLOOD ZONE "X"

AREAS DETERMINED TO BE OUTSIDE

THE 500-YEAR FLOOD PLAIN

AND

PROPERTY IS IN FLOOD ZONE "X",

AREAS DETERMINED TO BE OUTSIDE

THE 100-YEAR FLOOD PLAIN

AND AREAS PROTECTED BY LEVEES

FROM 1% ANNUAL CHANCE FLOOD.

COMMUNITY-PANEL NUMBERS:

31153C0051H  
MAP REVISED MAY 3, 2010

AND

31153C0062H  
MAP REVISED MAY 3, 2010

## TITLE COMMITMENT LEGAL DESCRIPTION

NEBRASKA TITLE COMPANY, AN AUTHORIZED AGENT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FILE NO. 0261616  
EFFECTIVE DATE: MARCH 19, 2015, 8:00 AM  
REVISED: MARCH 23, 2015 JMP

PARCEL 1

ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYING SOUTH OF THE UNION PACIFIC RAILROAD, SUBJECT, HOWEVER TO ALL EASEMENTS AND RIGHTS-OF-WAY

OF RECORDS AND AS EXISTING ON THE PREMISES A/K/A LOT TAX LOT 1A1B;

TAX LOT 11 IN THE WEST HALF OF THE NORTHWEST QUARTER (W1/2 NW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYING SOUTH OF THE UNION PACIFIC RAILROAD;

TAX LOT 15 IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYING SOUTH OF THE UNION PACIFIC RAILROAD;

TAX LOT 21 IN THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYING WITHIN AN AREA SOUTH OF THE C.B. & Q. RAILROAD

RIGHT-OF-WAY, SARPY COUNTY, NEBRASKA;

PARCEL 2:

TAX LOT 24 IN THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYING WITHIN AN AREA SOUTH OF THE C.B. & Q. RAILROAD

RIGHT-OF-WAY, SARPY COUNTY, NEBRASKA;

ALL THOSE PORTIONS OF TAX LOT 2B1 AND TAX LOT 3 IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYING WITHIN AN AREA NORTH OF THE C.B. & Q. RAILROAD

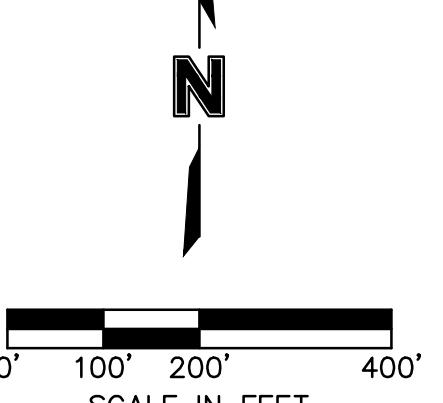
RIGHT-OF-WAY, SARPY COUNTY, NEBRASKA;

COMMUNITY-PANEL NUMBERS:

31153C0051H  
MAP REVISED MAY 3, 2010

AND

31153C0062H  
MAP REVISED MAY 3, 2010



SCALE IN FEET



## VICINITY MAP

NOT TO SCALE

## SCHEDULE B - SECTION 2 EXCEPTIONS

a) CONTRACT BY AND BETWEEN MRS. ANNA PETERS AND THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, RECORDED OCTOBER 24, 1923, IN BOOK 5, PAGE 571; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (ITEM IS BLANKET IN NATURE)

b) RIGHT OF WAY AGREEMENT WITH SOCONY-VACUUM OIL COMPANY, INCORPORATED, ITS SUCCESSORS OR ASSIGNS, RECORDED MARCH 11, 1941, IN BOOK 10, PAGE 467; ASSIGNED TO MAGNOLIA PIPE LINE COMPANY BY ASSIGNMENT RECORDED JANUARY 14, 1960 IN BOOK 26, PAGE 126; ASSIGNED TO WILLIAMS PIPE LINE COMPANY BY ASSIGNMENT OF RIGHT-OF-WAY, RECORDED JANUARY 18, 1984 IN BOOK 57, PAGE 31; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (ITEM IS BLANKET IN NATURE)

c) RIGHT OF WAY AGREEMENT WITH SOCONY-VACUUM OIL COMPANY, INCORPORATED, ITS SUCCESSORS OR ASSIGNS, RECORDED JULY 24, 1941, IN BOOK 11, PAGE 616; ASSIGNED TO MAGNOLIA PIPE LINE COMPANY BY ASSIGNMENT RECORDED JANUARY 18, 1960 IN BOOK 26, PAGE 126; ASSIGNED TO WILLIAMS PIPE LINE COMPANY BY ASSIGNMENT OF RIGHT-OF-WAY, RECORDED JANUARY 18, 1984 IN BOOK 57, PAGE 31; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (ITEM IS BLANKET IN NATURE)

d) AGREEMENT BY AND BETWEEN MAGNOLIA PIPE LINE COMPANY AND FRED PETERS, RECORDED SEPTEMBER 21, 1964 IN BOOK 34, PAGE 135; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (NOT SURVEY RELATED)

e) RESOLUTION RECORDED MAY 13, 1969 IN BOOK 41, PAGE 242; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (NOT SURVEY RELATED)

f) ORDER APPOINTING APPRAISERS RECORDED NOVEMBER 18, 1974 IN BOOK 47, PAGE 700; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

g) STATE OF NEBRASKA POLITICAL SUBDIVISION RIGHT OF WAY CONTRACT CONTROL OF ACCESS BY UNION PACIFIC RAILROAD, RECORDED SEPTEMBER 14, 1992 AS INST. NO. 92-1921; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

h) STATE OF NEBRASKA POLITICAL SUBDIVISION RIGHT OF WAY CONTRACT CONTROL OF ACCESS BY AND BETWEEN JOSEPH R. AND ADA B. MCDERMOTT, OWNER, AND COUNTY OF SARPY, NEBRASKA, BUYER, RECORDED SEPTEMBER 14, 1992 AS INST. NO. 92-1927; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

i) PERMANENT EASEMENT GRANTED TO SARPY COUNTY OUTfall SEWER GRANTED TO SARPY COUNTY, NEBRASKA, RECORDED APRIL 30, 1999 AS INST. NO. 96-8105; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

j) TERMS AND CONDITIONS OF LEASE BY AND BETWEEN ADA B. MCDERMOTT, TRUSTEE OF THE ADA B. MCDERMOTT (GRANTOR) RECOVABLE TRUST, EXECUTED THE 28TH DAY OF AUGUST, 1992, LAND TO THE USE AND BENEFIT OF THE DELAWARE EASEMENT COMPANY, TENANT, AS EVIDENCED BY MEMORANDUM OF LEASE, RECORDED MARCH 1, 2000 AS INST. NO. 2000-4687; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

k) TERMS AND CONDITIONS OF LEASE BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, AND ALIANT CELLULAR, INC., A NEBRASKA CORPORATION, EVIDENCED BY MEMORANDUM OF LEASE AGREEMENT, RECORDED JULY 25, 2001 AS INST. NO. 2001-22887; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY)

l) PERMANENT SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 56 OF SARPY COUNTY, NEBRASKA, RECORDED MAY 23, 1972 IN BOOK 45, PAGE 252; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

m) EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT, ITS SUCCESSORS AND ASSIGNS, RECORDED NOVEMBER 25, 1974 IN BOOK 47, PAGE 710; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

n) LEASE TO NATIONAL ADVERTISING COMPANY RECORDED BOOK 40, PAGE 686; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

o) LEASE TO NATIONAL ADVERTISING COMPANY RECORDED MAY 18, 1971 IN BOOK 44, PAGE 245; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

p) LEASE TO NATIONAL ADVERTISING COMPANY RECORDED JUNE 28, 1971 IN BOOK 44, PAGE 314; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

q) GRANT OF EASEMENT PERMANENT SANITARY SEWER EASEMENT TO SANITARY AND IMPROVEMENT DISTRICT NO. 218 OF SARPY COUNTY, NEBRASKA, AND ITS SUCCESSORS AND ASSIGNS, INCLUDING BUT NOT IN LIMATION IN THE CITY OF LIVESTOCK, SARPY COUNTY, NEBRASKA, A MUNICIPAL CORPORATION, RECORDED OCTOBER 10, 2001 AS INST. NO. 2001-32830; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

r) GRANT OF EASEMENT PERMANENT SANITARY SEWER EASEMENT TO SANITARY AND IMPROVEMENT DISTRICT NO. 218 OF SARPY COUNTY, NEBRASKA, AND ITS SUCCESSORS AND ASSIGNS, INCLUDING BUT NOT IN LIMATION IN THE CITY OF LIVESTOCK, SARPY COUNTY, NEBRASKA, A MUNICIPAL CORPORATION, RECORDED OCTOBER 10, 2001 AS INST. NO. 2001-32831; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

s) PERMANENT SANITARY SEWER EASEMENT TO SANITARY AND IMPROVEMENT DISTRICT NO. 56 OF SARPY COUNTY, NEBRASKA, RECORDED MAY 23, 1972 IN BOOK 45, PAGE 252; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

t) EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT, ITS SUCCESSORS AND ASSIGNS, RECORDED NOVEMBER 25, 1974 IN BOOK 47, PAGE 713; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

u) LEASE TO NATIONAL ADVERTISING COMPANY RECORDED BOOK 40, PAGE 686; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

v) LEASE TO NATIONAL ADVERTISING COMPANY RECORDED MAY 18, 1971 IN BOOK 44, PAGE 245; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

w) LEASE TO NATIONAL ADVERTISING COMPANY RECORDED JUNE 28, 1971 IN BOOK 44, PAGE 314; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

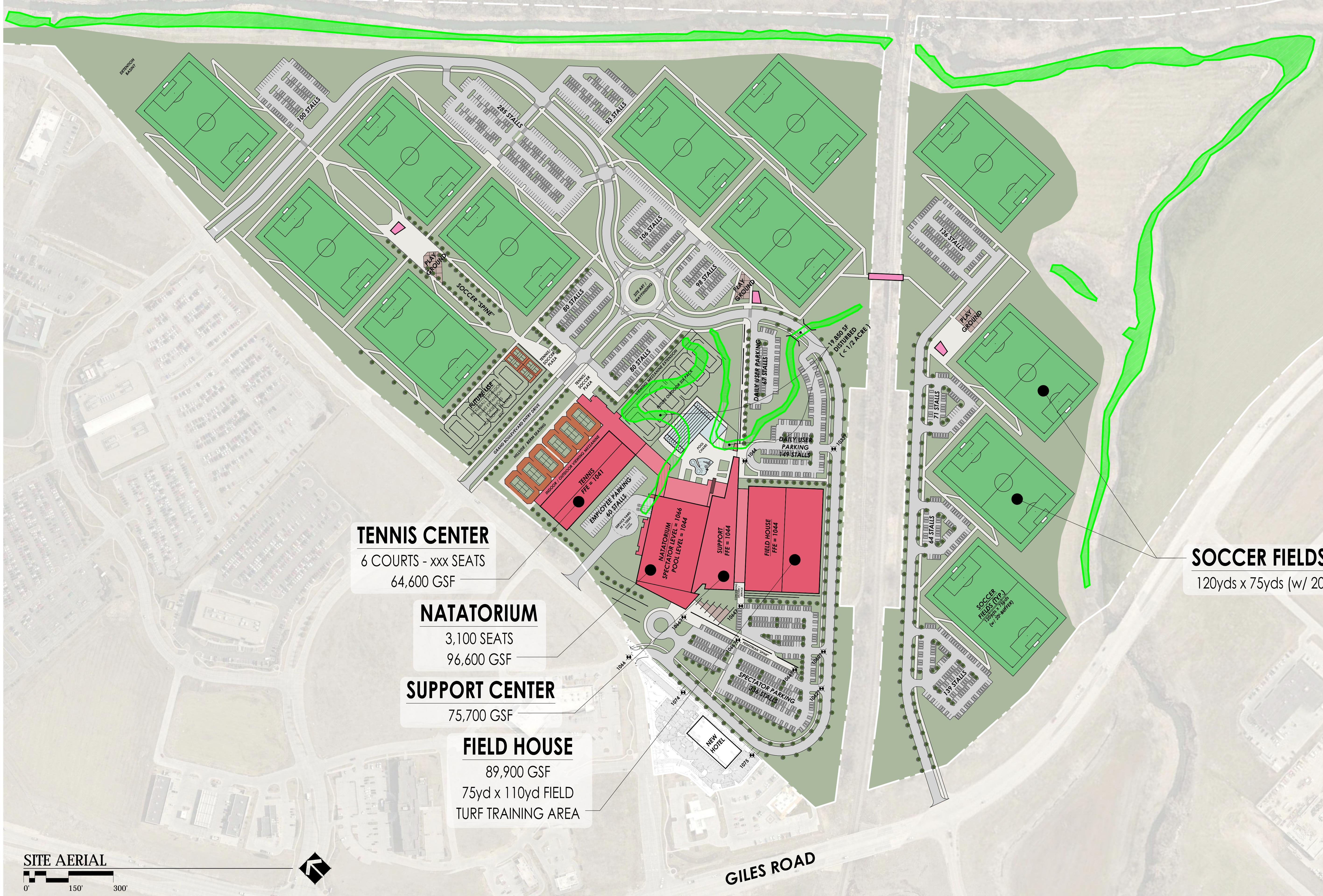
x) LEASE TO NATIONAL ADVERTISING COMPANY RECORDED JUNE 28, 1971 IN BOOK 44, PAGE 314; RECORDS OF SARPY COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

y) GRANT OF EASEMENT PERMANENT SANITARY SEWER EASEMENT TO SANITARY AND IMPROVEMENT DISTRICT NO. 218 OF SARPY COUNTY, NEBRASKA, AND ITS SUCCESSORS AND ASSIGNS, INCLUDING BUT NOT IN LIMATION IN THE CITY OF LIVESTOCK, SARPY COUNTY, NEBRASKA, A MUNICIPAL CORPORATION, RECORDED OCTOBER 10, 2001 AS INST. NO. 2001-32830; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

z) GRANT OF EASEMENT PERMANENT SANITARY SEWER EASEMENT TO SANITARY AND IMPROVEMENT DISTRICT NO. 218 OF SARPY COUNTY, NEBRASKA, AND ITS SUCCESSORS AND ASSIGNS, INCLUDING BUT NOT IN LIMATION IN THE CITY OF LIVESTOCK, SARPY COUNTY, NEBRASKA, A MUNICIPAL CORPORATION, RECORDED OCTOBER 10, 2001 AS INST. NO. 2001-32831; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

aa) SARPY COUNTY RIGHT OF WAY CONTRACT PERMANENT EASEMENT RECORDED JANUARY 7, 2003 AS INST. NO. 2003-923; RECORDS OF SARPY COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON DRAWING)

NOTE: TITLE COMPANY INSURES LEGAL ACCESS TO TAX LOT 15, NORTHWEST QUARTER (NW1/4) AND TAX LOT 2B1, SOUTHWEST QUARTER (SW1/4), SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., LYING WITHIN THE SUBJECT PROPERTY. THE SUBJECT PROPERTY RETAINS OWNERSHIP TO THE ADJACENT PROPERTY LEGALLY DESCRIBED AS FOLLOWS: TAX LOT 41, NORTHWEST QUARTER (NW1/4) AND TAX LOT 2A, SOUTHWEST QUARTER (SW1/4) ALL IN SECTION 17, TOWNSHIP 14 NORTH



# FUTURE DEVELOPMENT

---

APPROX. 38 ACRES

# TENNIS CENTER

6 COURTS - xxx SEATS  
64,600 GSF

# NATATORIUM

3,100 SEATS  
96,600 GSF

# SUPPORT CENTER

75,700 GSF

# FIELD HOUSE

---

89,900 GSF

# 75yd x 110yd FIELD TURF TRAINING ARE

## SITE AERIAL

# SCHEMATIC DESIGN | NEBRASKA MULTISPORT COMPLEX EASTPORT PKWY & GILES RD - LA VISTA, NE

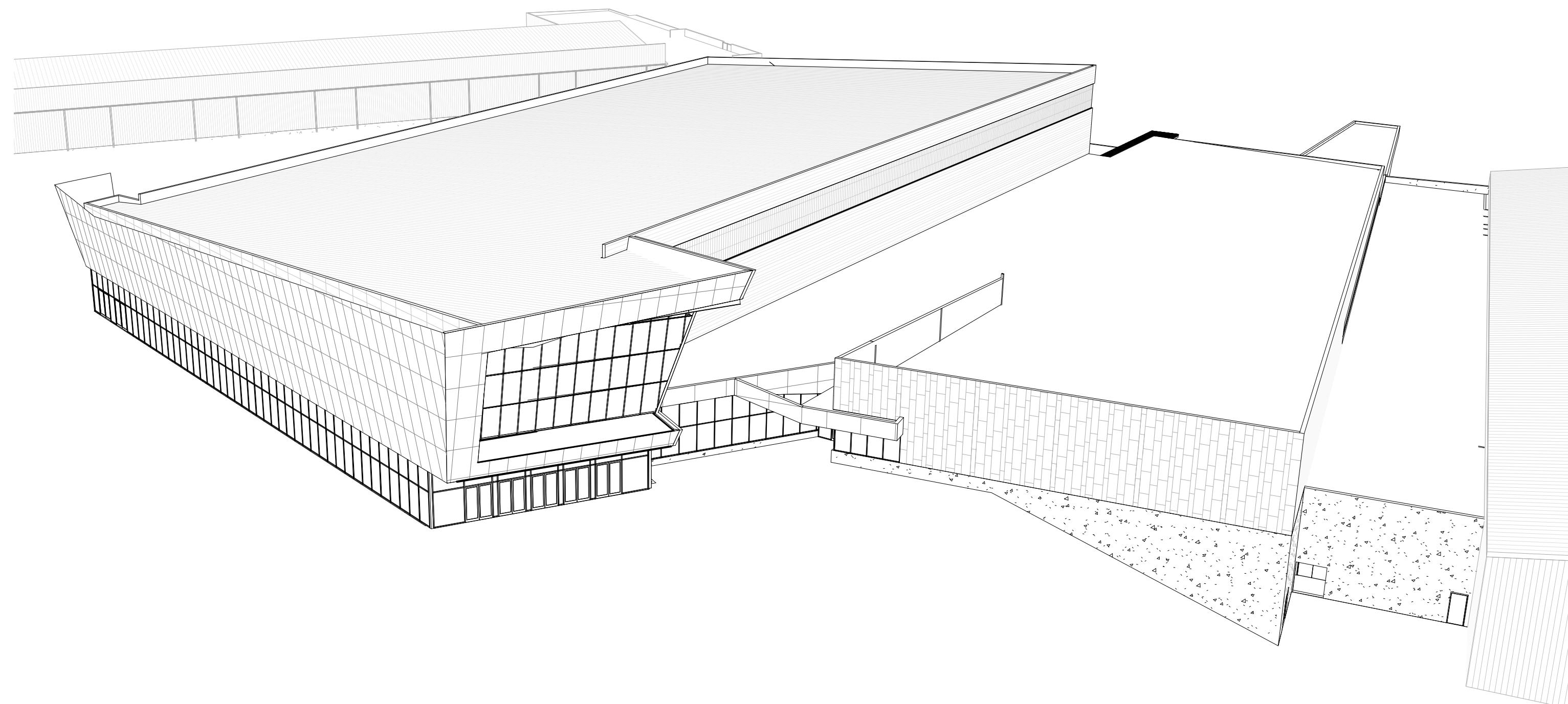
10/31/16

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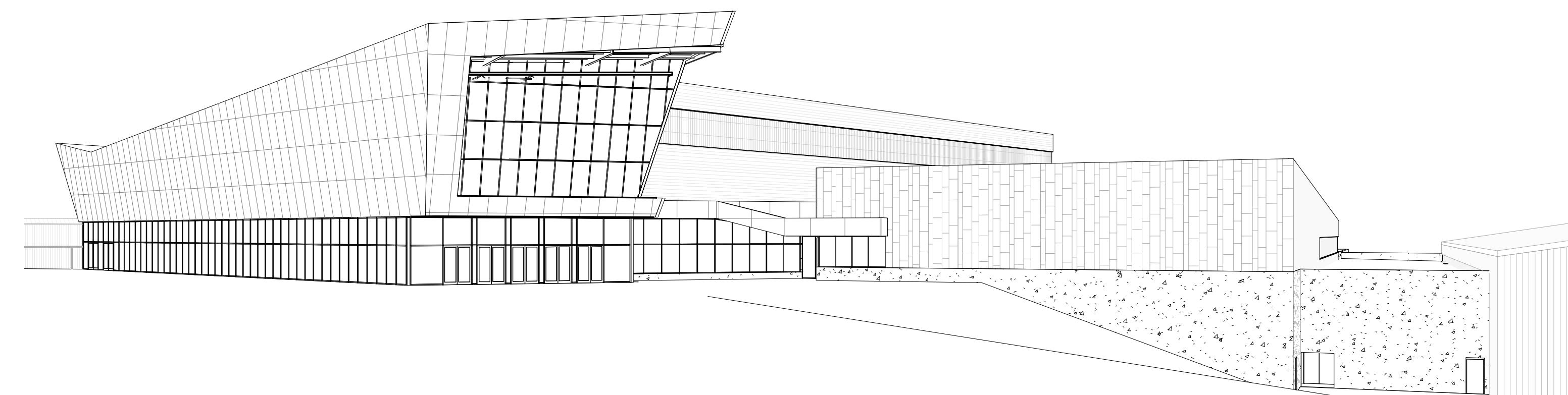


GENERAL AXONOMETRIC / PERSPECTIVE NOTES

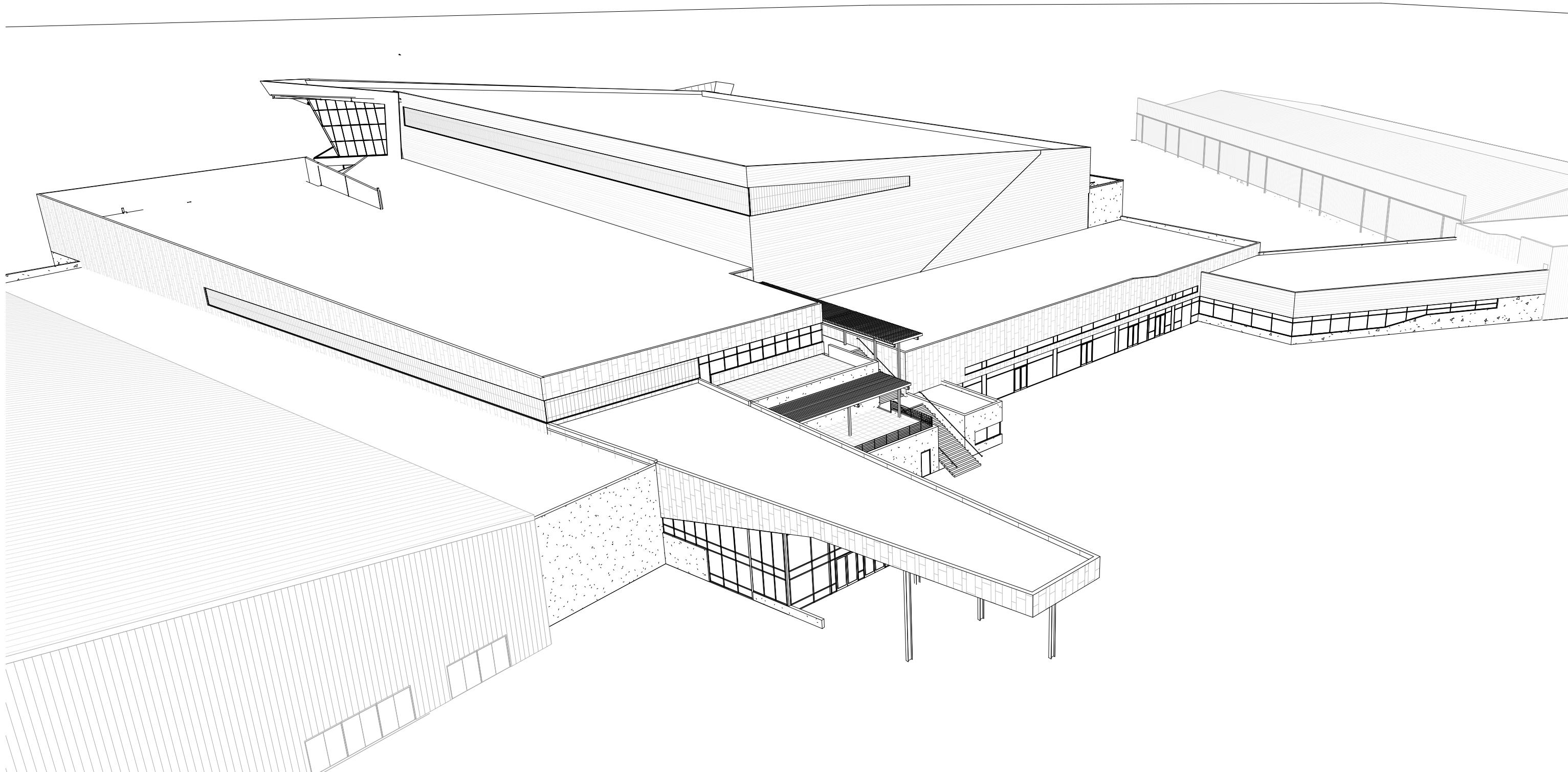
1. ALL AXONOMETRIC AND PERSPECTIVE DRAWINGS ARE SHOWN NOT TO SCALE AND ARE FOR REFERENCE ONLY.



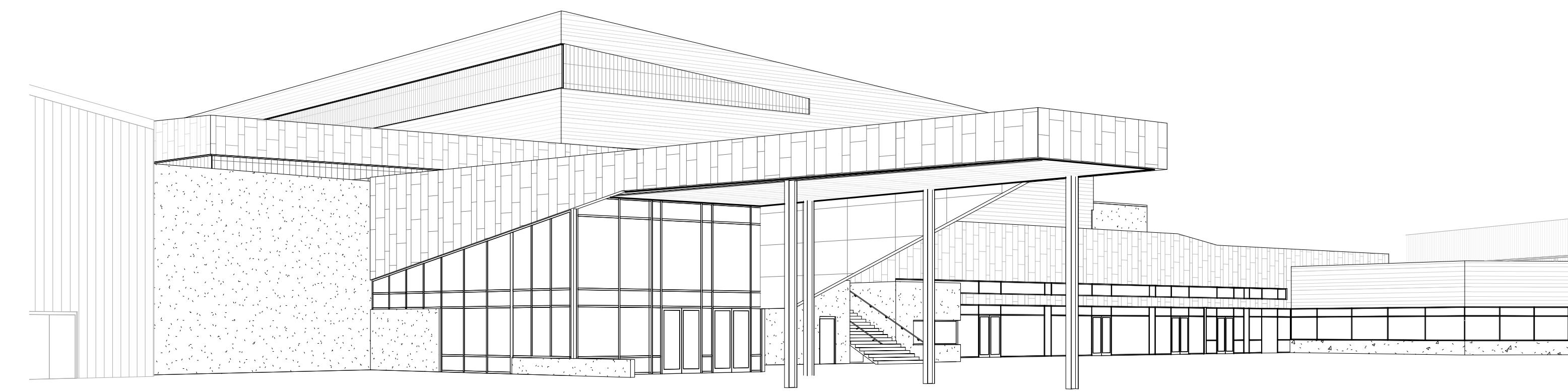
2 EXTERIOR SPECTATOR ENTRY AERIAL PERSPECTIVE  
N-A3.01 NOT TO SCALE



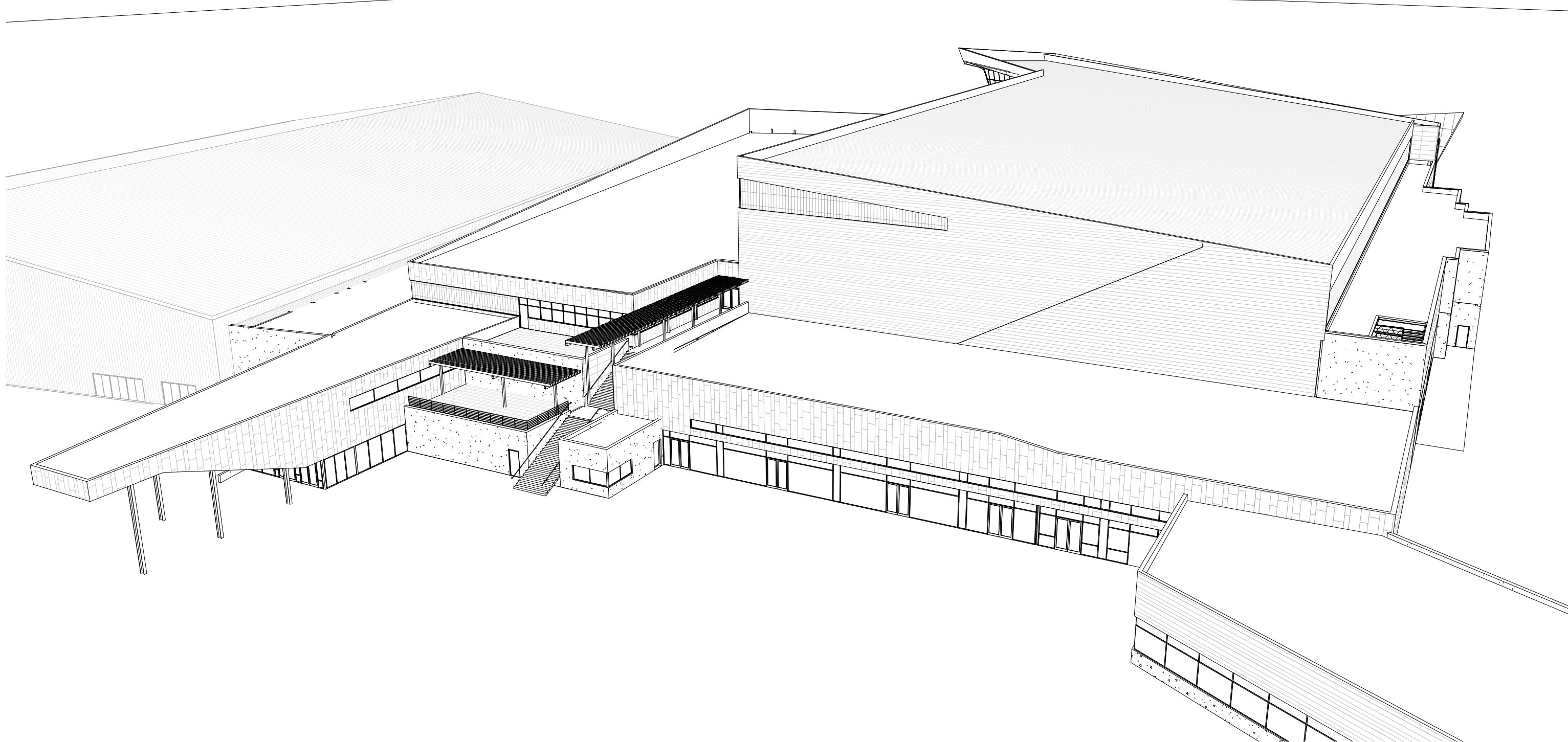
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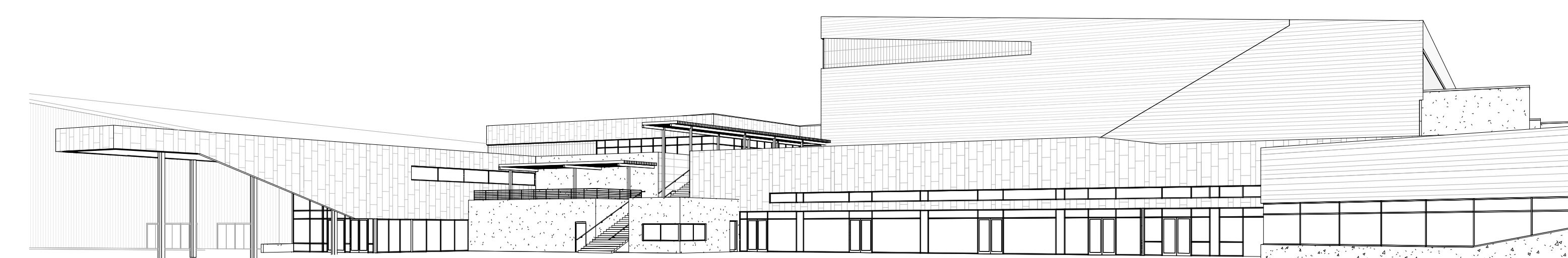
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N-A3.01 NOT TO SCALE



4 EXTERIOR DAILY USER ENTRY - PERSPECTIVE  
N-A3.01 NOT TO SCALE



5 EXTERIOR DAILY USER ENTRY - AERIAL PERSPECTIVE  
N-A3.01 NOT TO SCALE



6 EXTERIOR DAILY USER ENTRY - AERIAL PERSPECTIVE  
N-A3.01 NOT TO SCALE

No.	Description	Date

SCHEMATIC DESIGN DOCUMENTS

NEBRASKA MULTISPORT COMPLEX

BUILDING AXONOMETRICS / PERSPECTIVES



119 SOUTH 49TH AVENUE  
OMAHA, NEBRASKA 68132  
402.551.0800

PROJECT: 15102

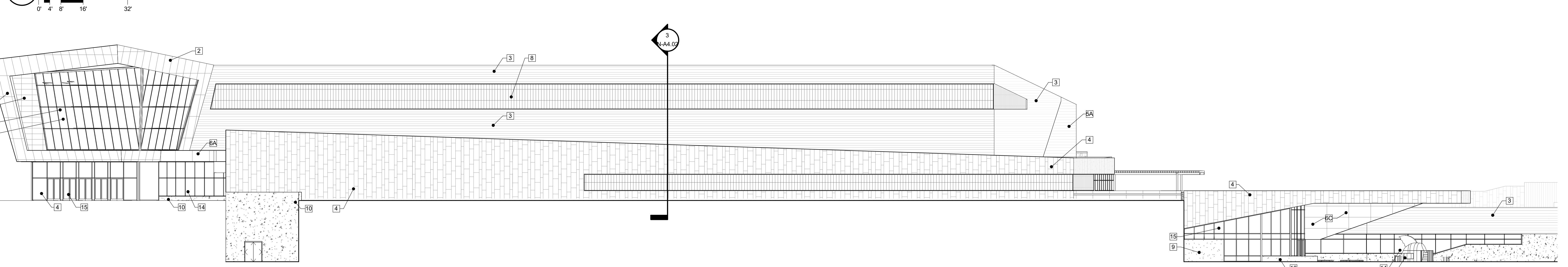
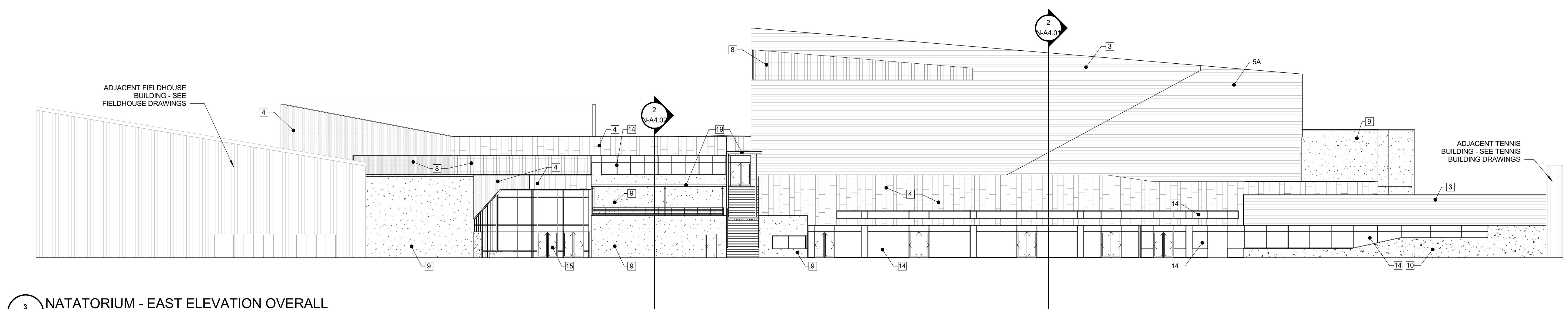
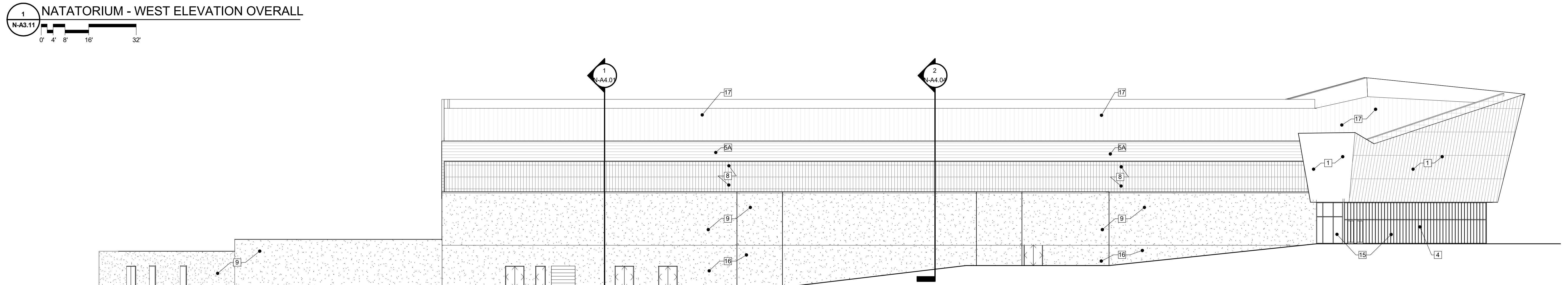
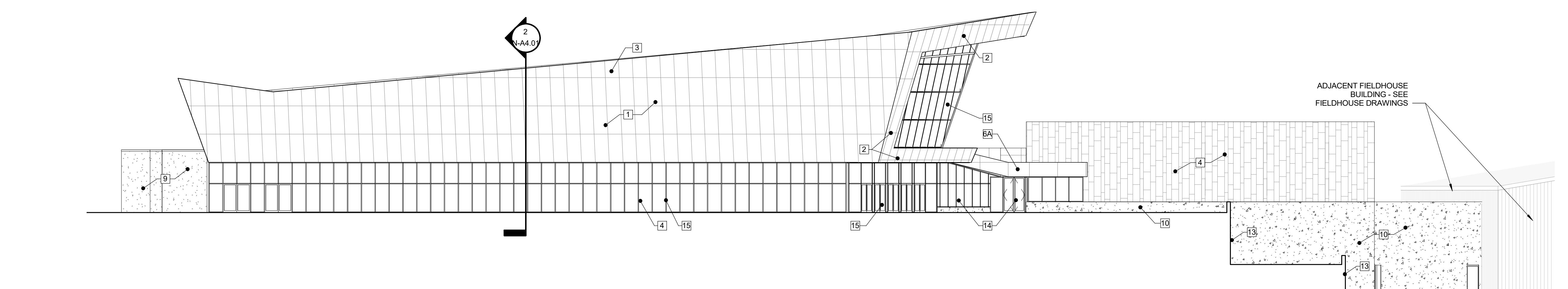
DATE: 12-12-16

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

SHEET:  
N-A3.01

## KEYED ELEVATION NOTES

<input type="checkbox"/> TAG USED FOR THIS SCHEDULE
1 (MET-1) CUSTOM PERFORATED GRAPHIC PATTERN ON ANODIZED ALUMINUM METAL PANELS - MANUFACTURER: ARKURA; PRODUCT: GRAPHIC PERFORATED
2 (MET-2) NON-PERFORATED ALUMINUM PANELS TO MATCH MET-1
3 (MET-3) ARCHITECTURAL METAL WALL PANEL - MANUFACTURER: BERRIDGE; PRODUCT: 50% HS-8; 50% HS-12; THICKNESS: 22GA; COLOR/FINISH: LEAF GREEN; EMBOSSED TEXTURE; ORIENTATION: HORIZONTAL
4 (MET-4) ZINC ALLOY METAL PLATE WALL PANELS - MANUFACTURER: DRI DESIGN; PRODUCT: VMZINC; ORIENTATION: VERTICAL; COLOR: VITRABOND
5A (MET-5A) ARCHITECTURAL METAL WALL PANEL - MANUFACTURER: BERRIDGE; PRODUCT: PW-12; THICKNESS: 22GA; COLOR/FINISH: SHASTA WHITE; EMBOSSED TEXTURE; ORIENTATION: HORIZONTAL
5B (MET-5B) MATCH MET-5A; ORIENTATION: VERTICAL
6A (MET-6A) ARCHITECTURAL COMPOSITE METAL PANEL - MANUFACTURER: VITRABOND; COLOR: SILVER METALLIC
6B (MET-6B) MATCH MET-6A - COLOR: BELLEREVE BLUE
6C (MET-6C) MATCH MET-6A - COLOR: BOAT HARBOR
6D NOT USED (SEE TENNIS BUILDING)
7 NOT USED (SEE TENNIS BUILDING & FIELDHOUSE)
8 TRANSLUCENT INSULATED WALL PANEL SYSTEM
9 PRECAST CONCRETE WALL PANEL
10 CAST-IN-PLACE CONCRETE WALL
11 PREFINISHED METAL CORING - COLOR TO MATCH ADJACENT MATERIAL
12 ALUMINUM SECURITY TICKET WINDOW
13 RETAINING WALL
14 ALUMINUM STOREFRONT SYSTEM
15 ALUMINUM CURTAIN WALL SYSTEM
16 PRECAST VENEER
17 STANDING SEAM METAL ROOF
18A NOT USED
18B NOT USED
19 STEEL TUBE STRUCTURE PAINTED W/ HIGH PERFORMANCE COATING W/ ALUMINUM SHADE SLATS



No.	Description	Date

## SCHEMATIC DESIGN DOCUMENTS

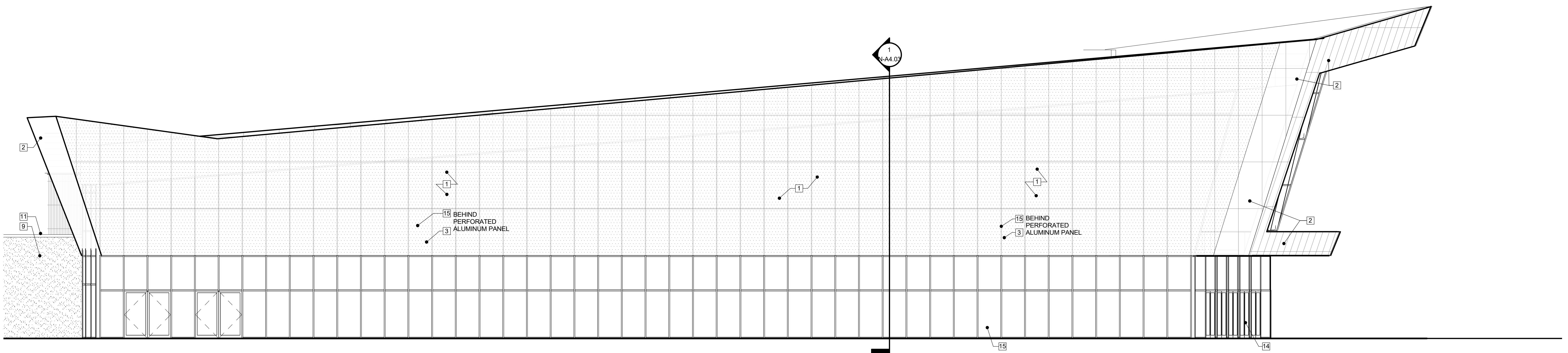
## NEBRASKA MULTISPORT COMPLEX

## BUILDING ELEVATIONS - OVERALL

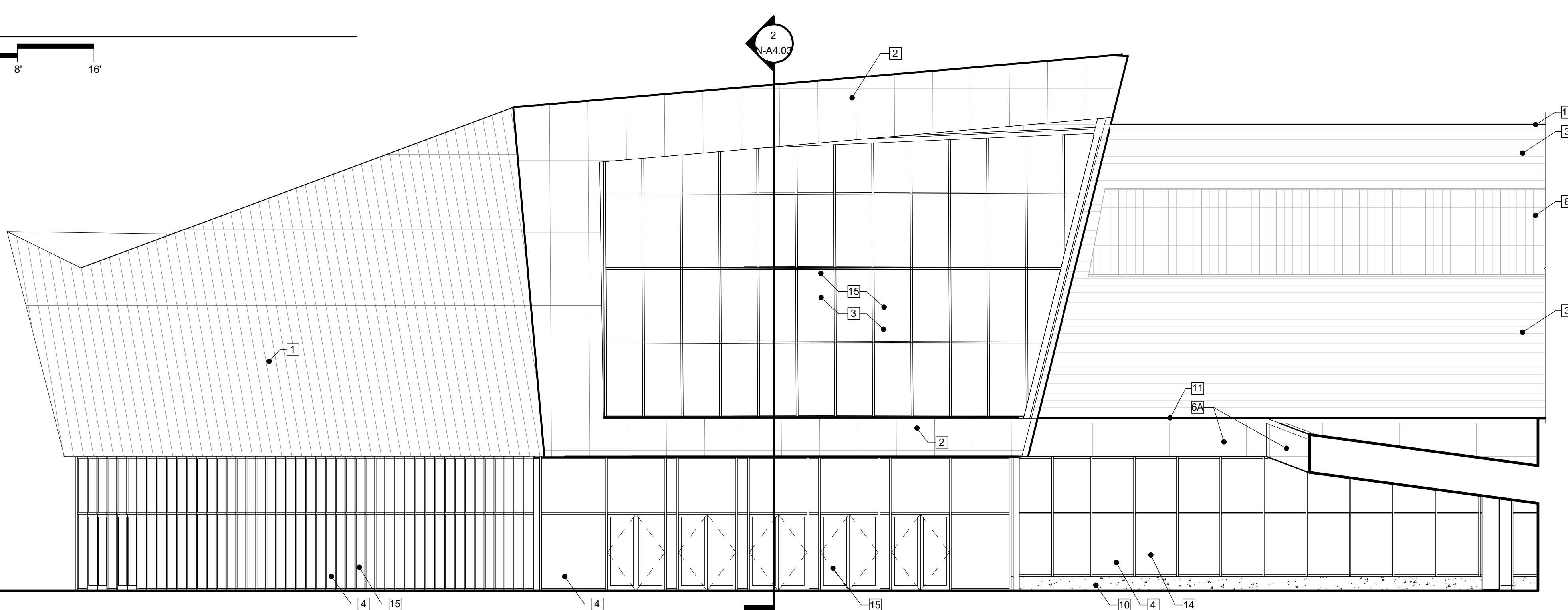


PROJECT: 15102  
DATE: 12-12-16  
SHEET:  
N-A3.11

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

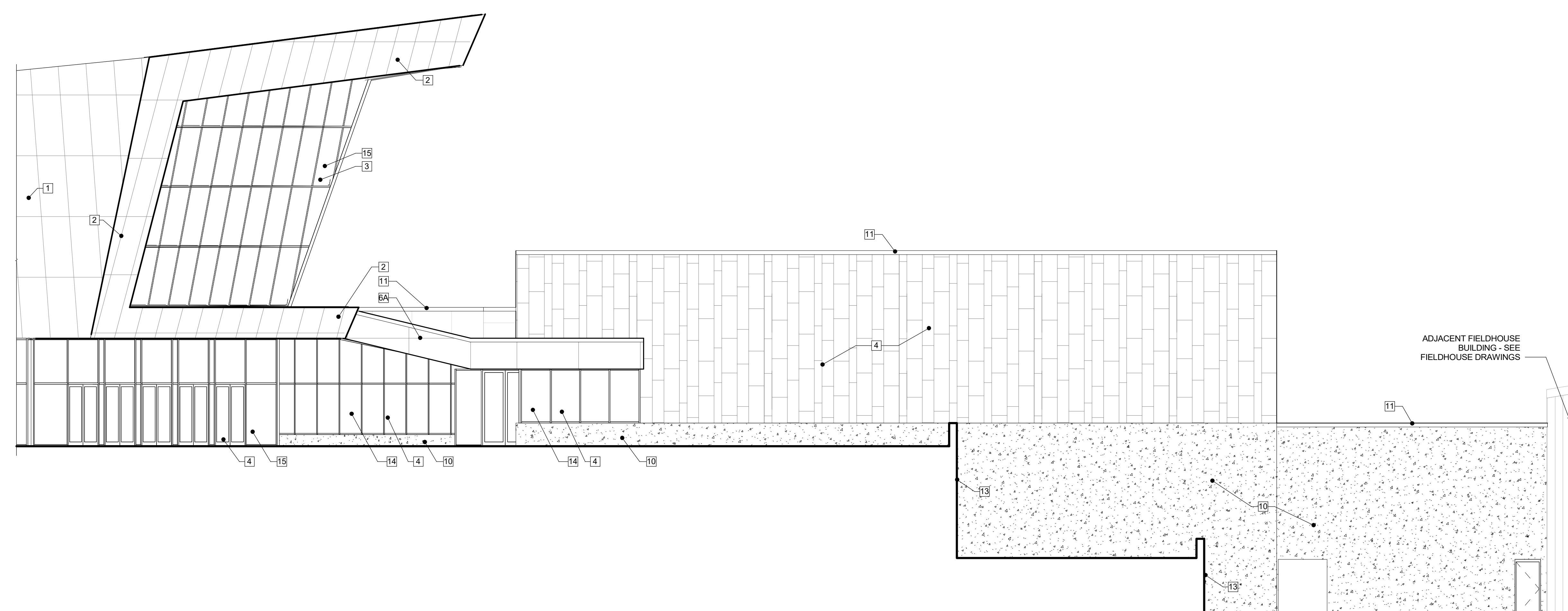


1 N-A3.12  
WEST



2 N-A3.12  
SOUTH ELEVATION PARTIAL

4 N-A3.12  
NORTH ELEVATION - PARTIAL



5 N-A3.12  
WEST ELEVATION PARTIAL

No.	Description	Date

## SCHEMATIC DESIGN DOCUMENTS

## NEBRASKA MULTISPORT COMPLEX

## BUILDING ELEVATIONS



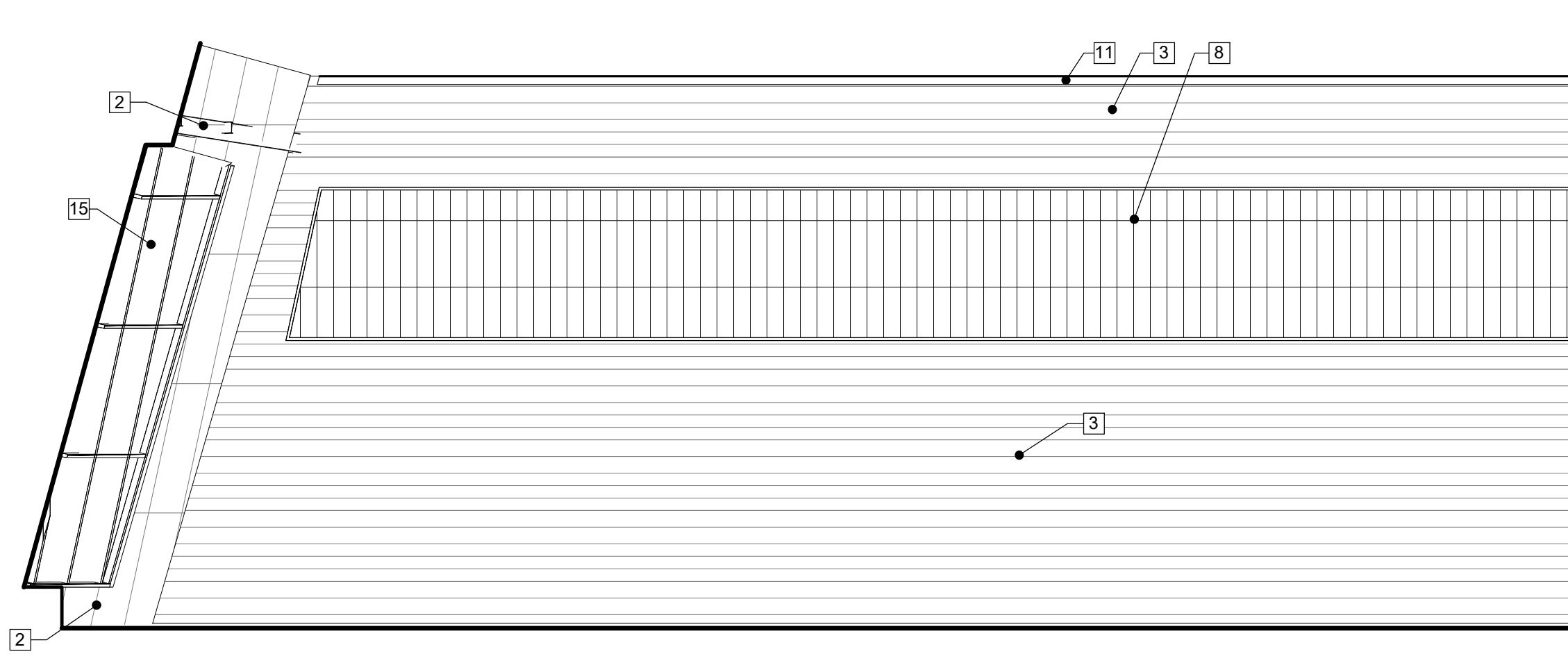
119 SOUTH 49TH AVENUE  
OMAHA, NEBRASKA 68132  
402.551.0800

PROJECT: 15102

DATE: 12-12-16

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

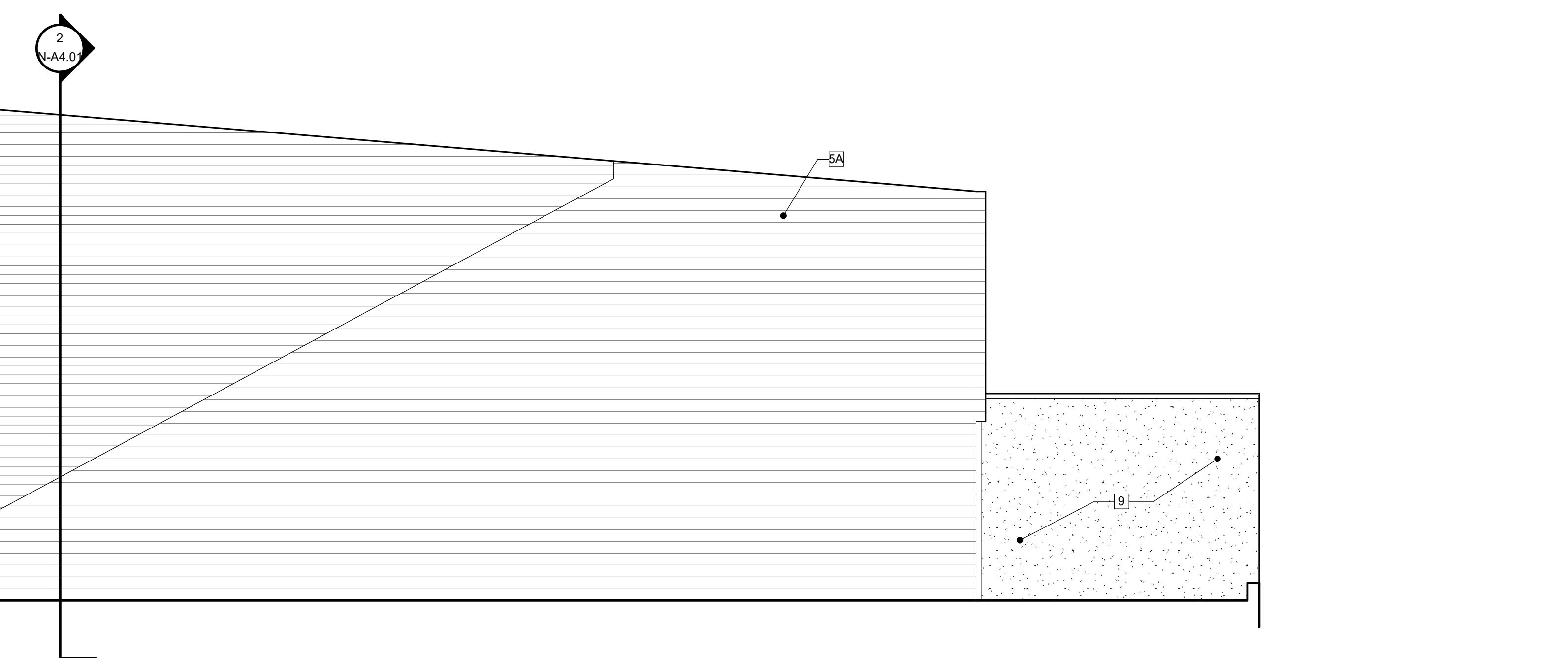
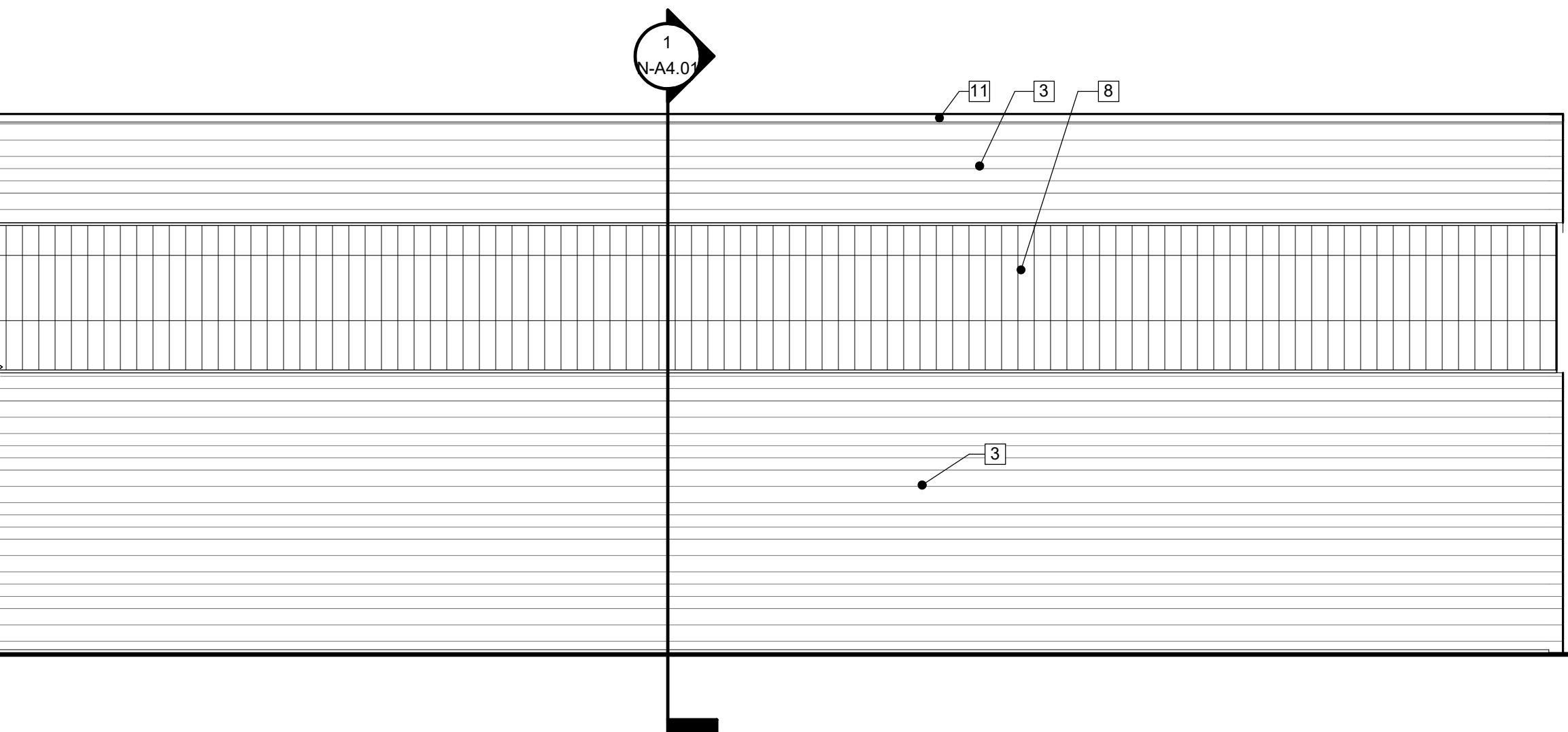
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1 SOUTH BUILDING ELEVATION

N-A3.13

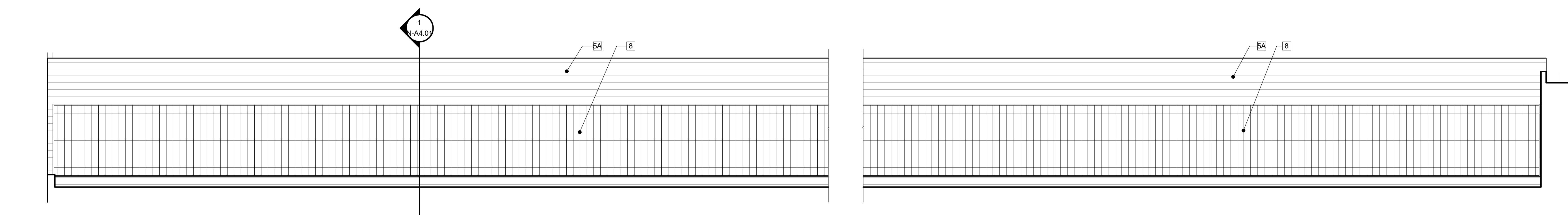
0' 2' 4' 8' 16'



2 EAST BUILDING ELEVATION

N-A3.13

0' 2' 4' 8' 16'



3 NORTH BUILDING ELEVATION

N-A3.13

0' 2' 4' 8' 16'

No.	Description	Date

SCHEMATIC DESIGN DOCUMENTS

NEBRASKA MULTISPORT COMPLEX

BUILDING ELEVATIONS

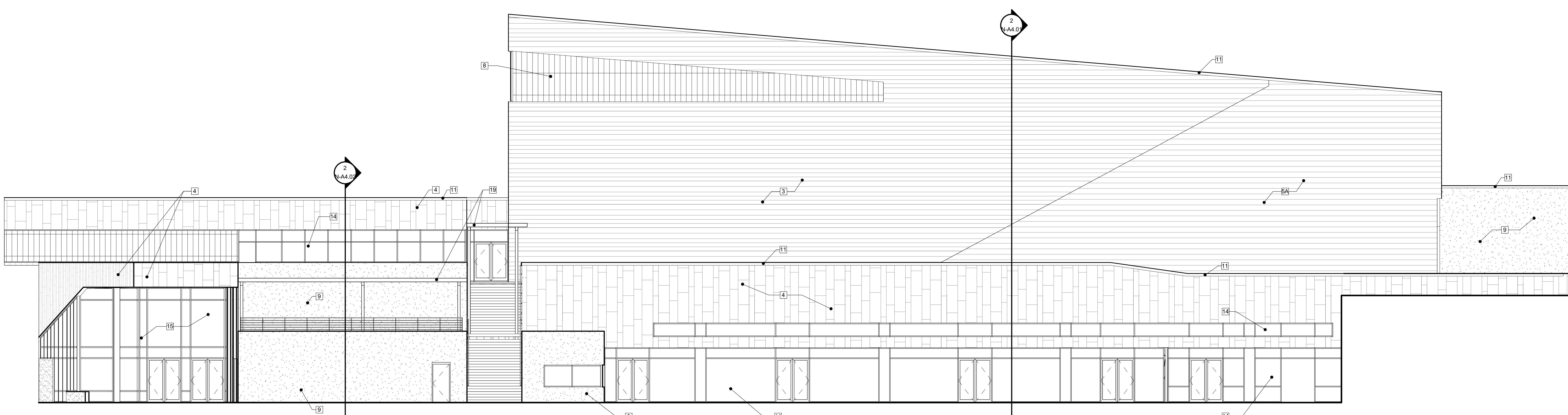


119 SOUTH 49TH AVENUE  
OMAHA, NEBRASKA 68132  
402/551-0800

12/13/2016 4:25:45 PM

PROJECT: 15102  
DATE: 12-12-16

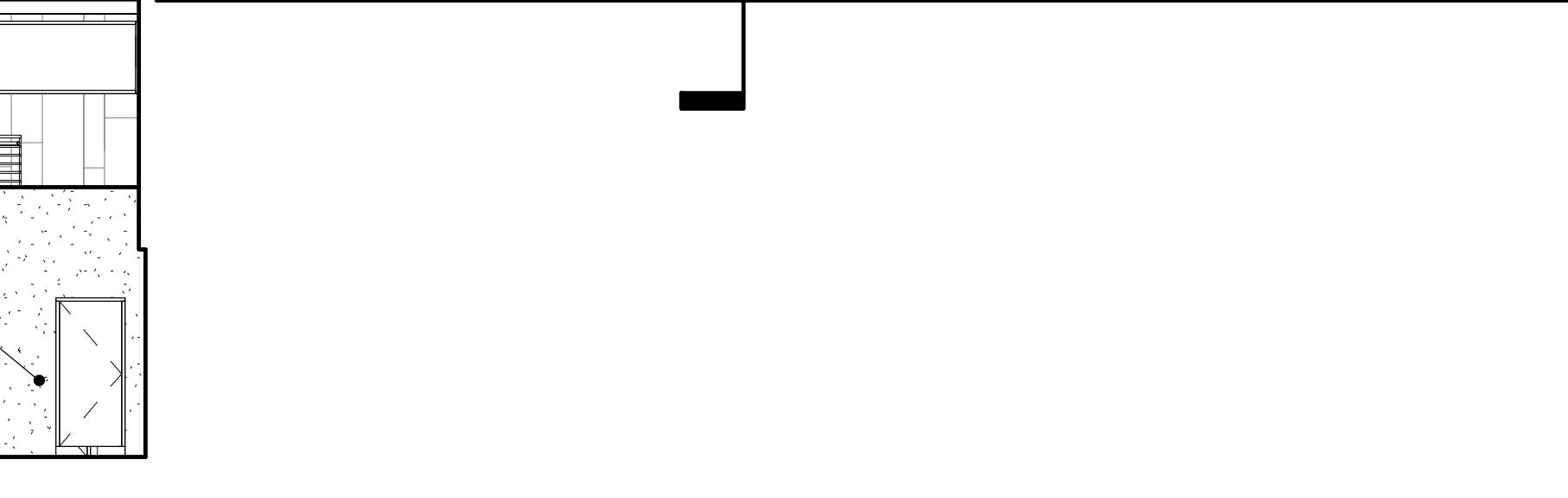
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NOT FOR CONSTRUCTION  
SHEET:  
N-A3.13



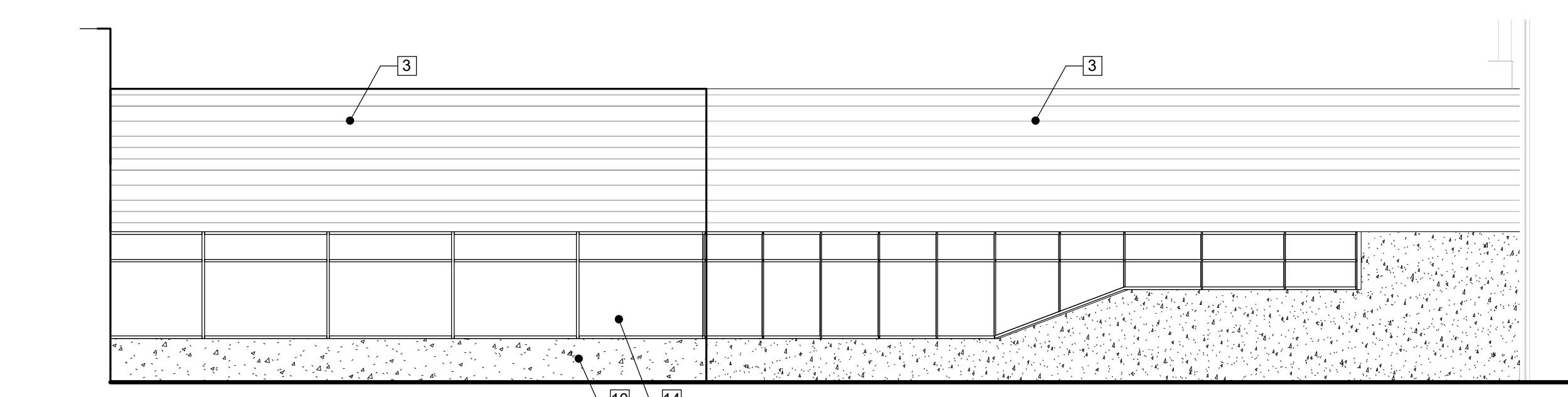
1 EAST ELEVATION PARTIAL



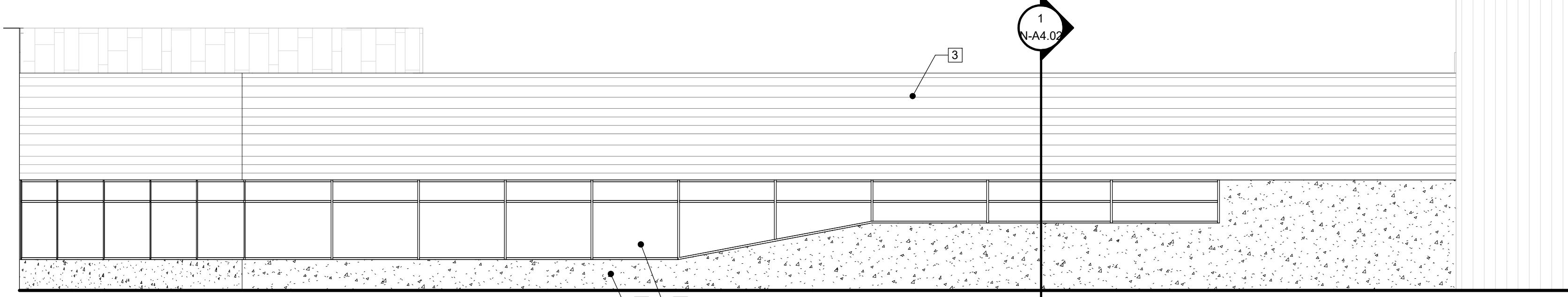
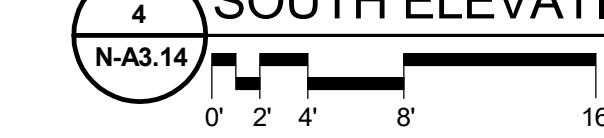
2 NORTH ELEVATION PARTIAL



3 SOUTH ELEVATION PARTIAL



## 4 SOUTH ELEVATION PARTIAL



5 EAST ELEVATION PARTIAL



# SCHEMATIC DESIGN DOCUMENTS

# NEBRASKA MULTISPORT COMPLEX

# BUILDING ELEVATIONS



119 SOUTH 49TH AVENUE  
OMAHA, NEBRASKA 68132  
402)551-0800

# PROJECT:15102

DATE: 12-12-16

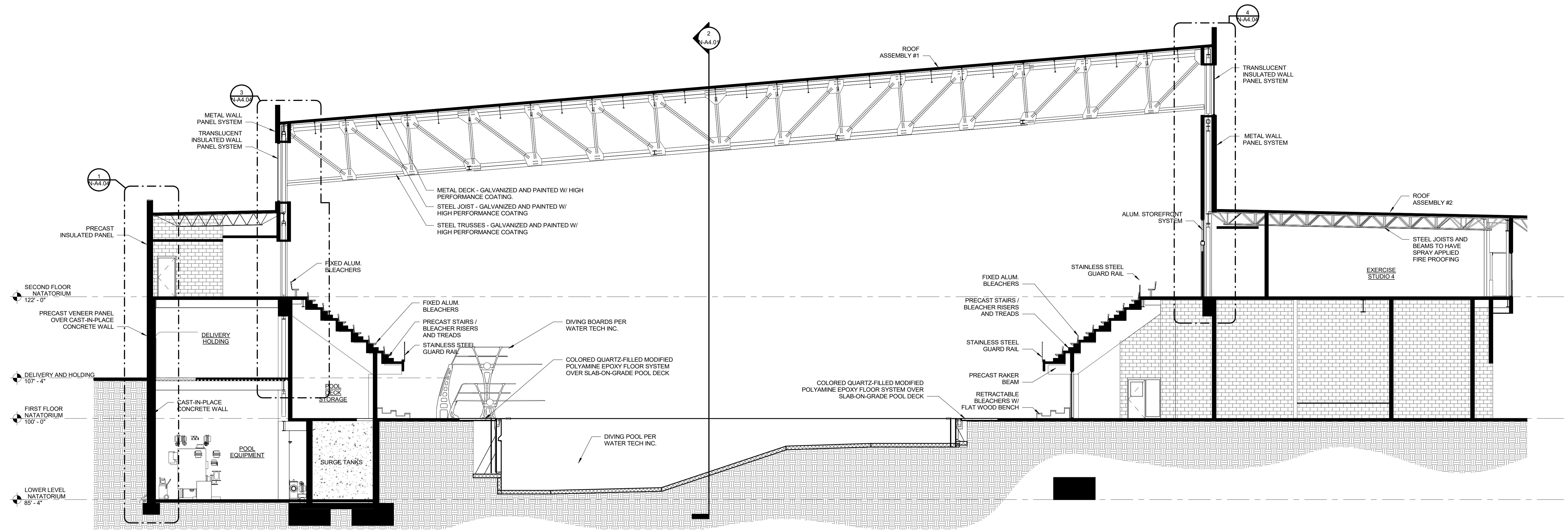
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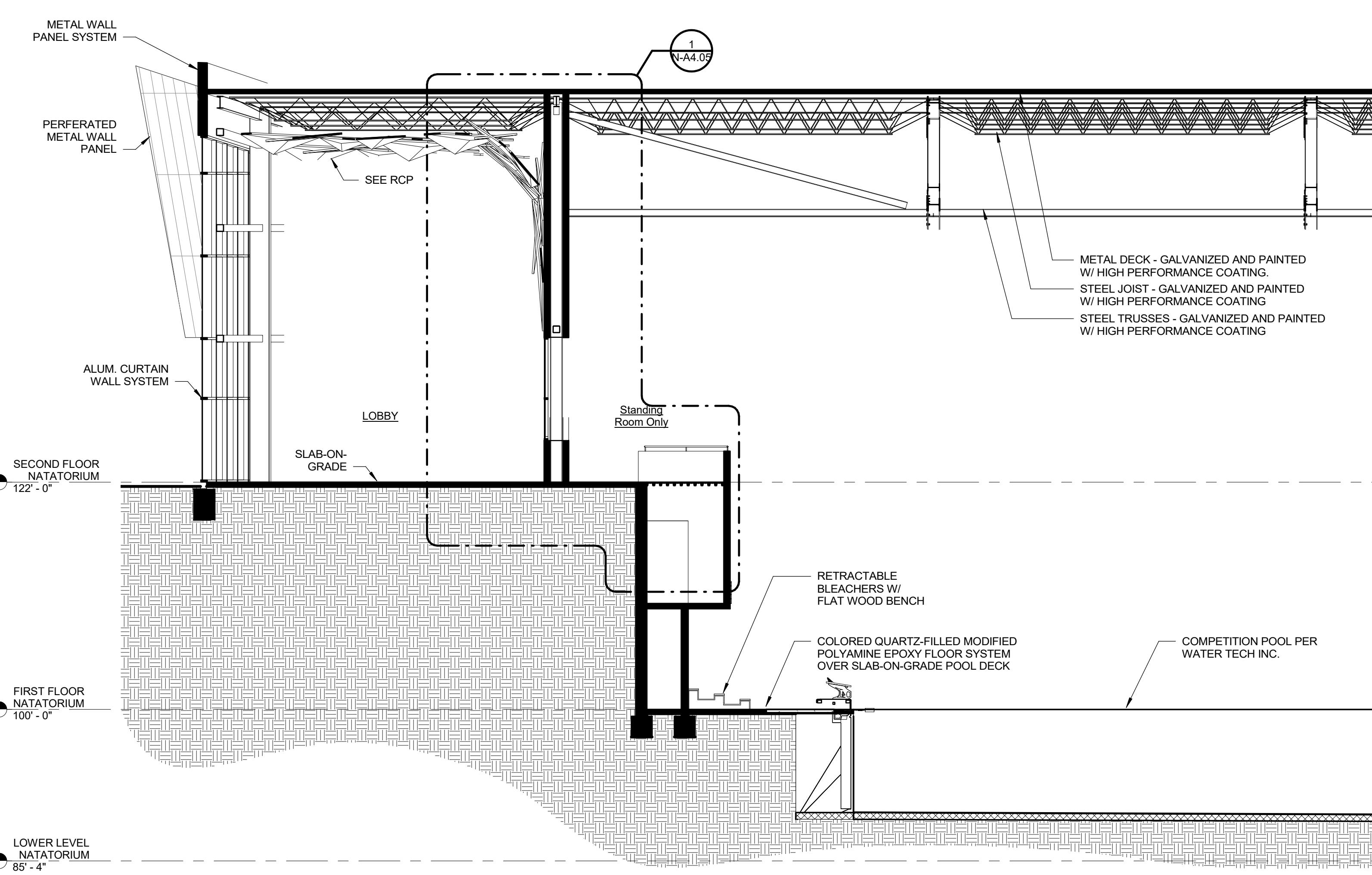
© COPYRIGHT 2010

PROJECT: 15102  
DATE: 12-12-16  
SHEET:  
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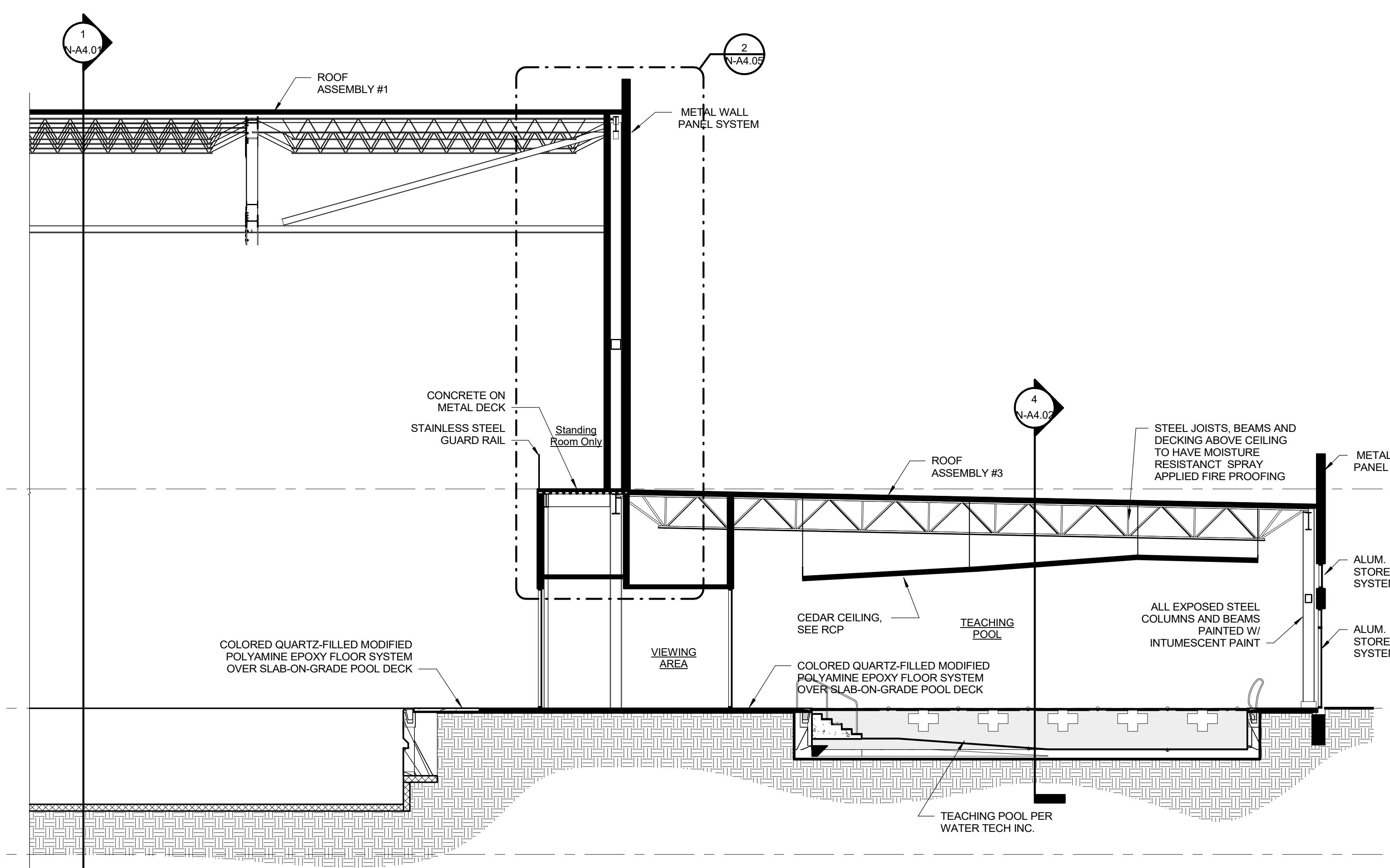
© COPYRIGHT 2007



# 1 NATATORIUM - CROSS SECTION



# 2 NATATORIUM - LONGITUDINAL SECTION



No.	Description	Date
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# SCHEMATIC DESIGN DOCUMENTS

# NEBRASKA MULTISPORT COMPLEX

# BUILDING SECTIONS



119 SOUTH 49TH AVENUE  
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PROJECT:15102

DATE: 12-12-16

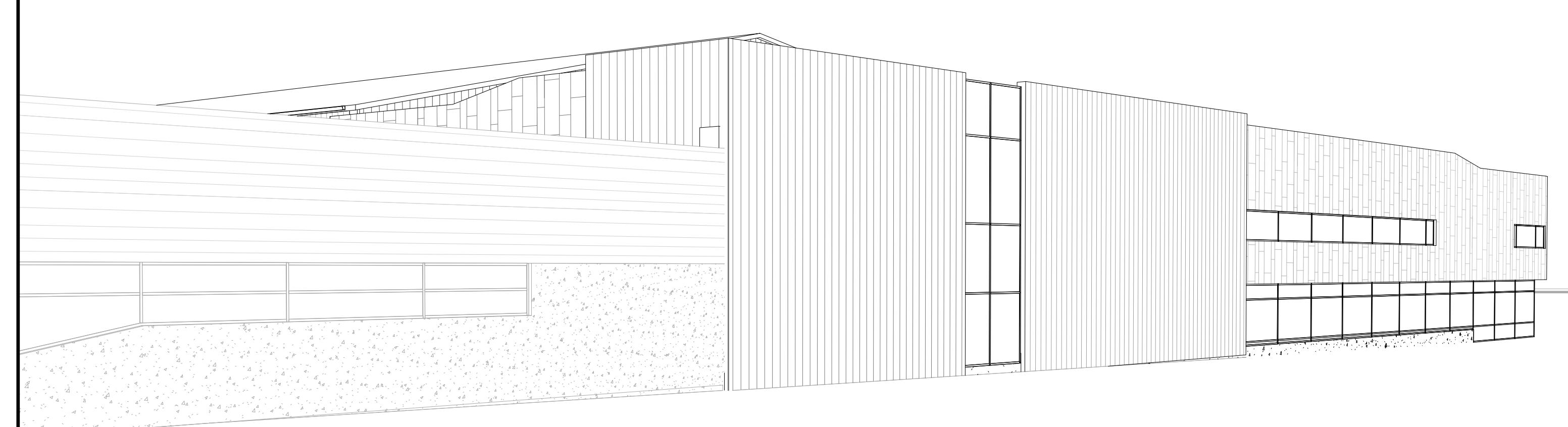
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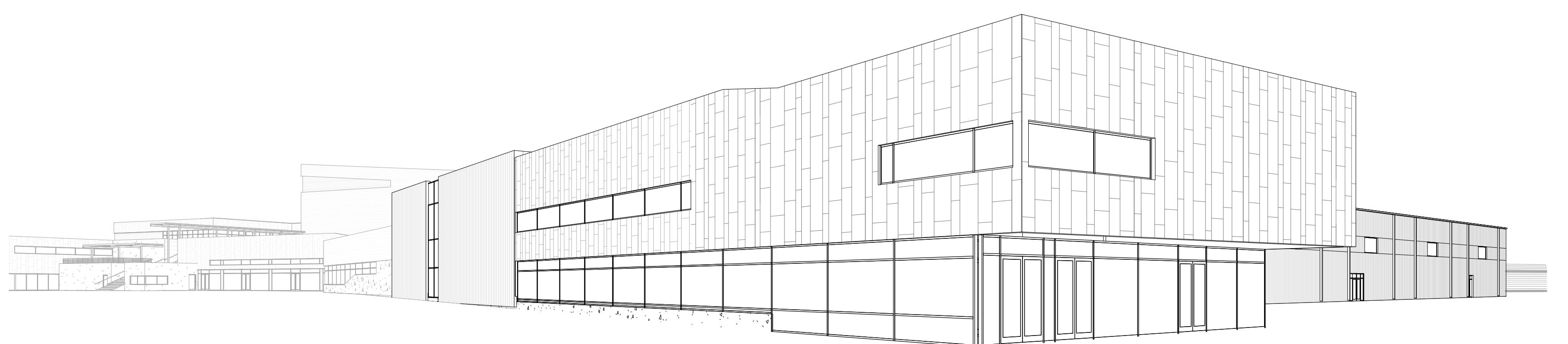
© COPYRIGHT 2013

Table 1. Summary of the main characteristics of the four groups of patients.

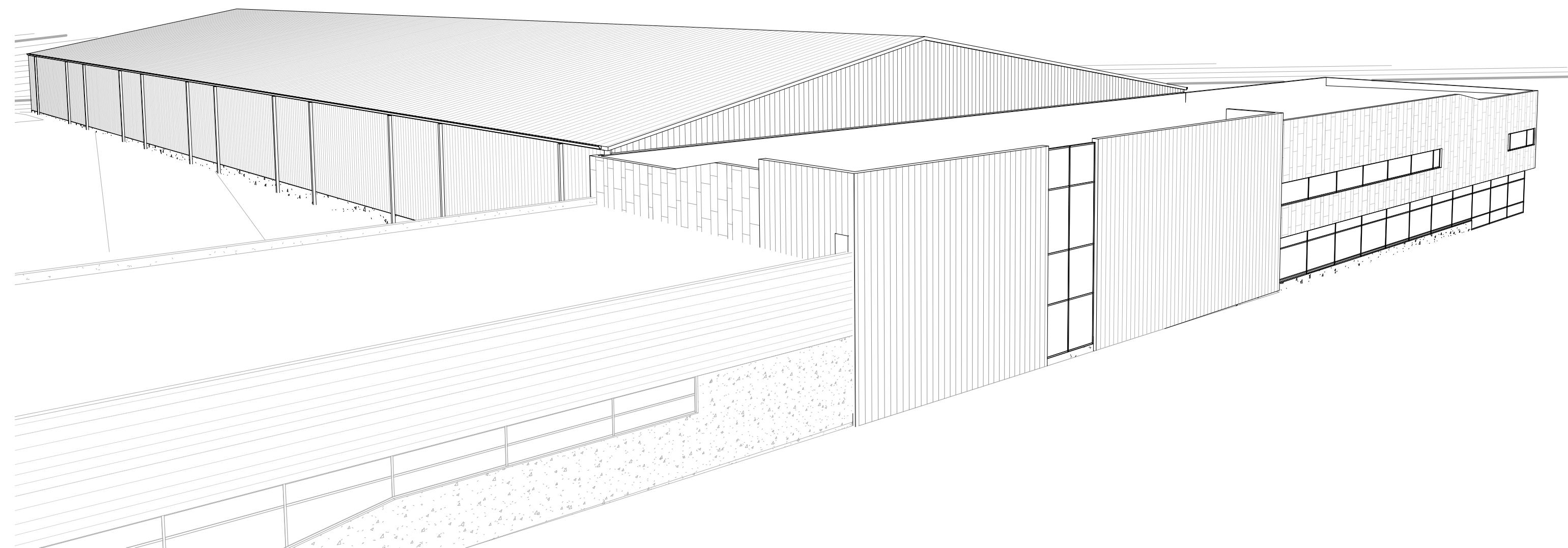
HT 2016



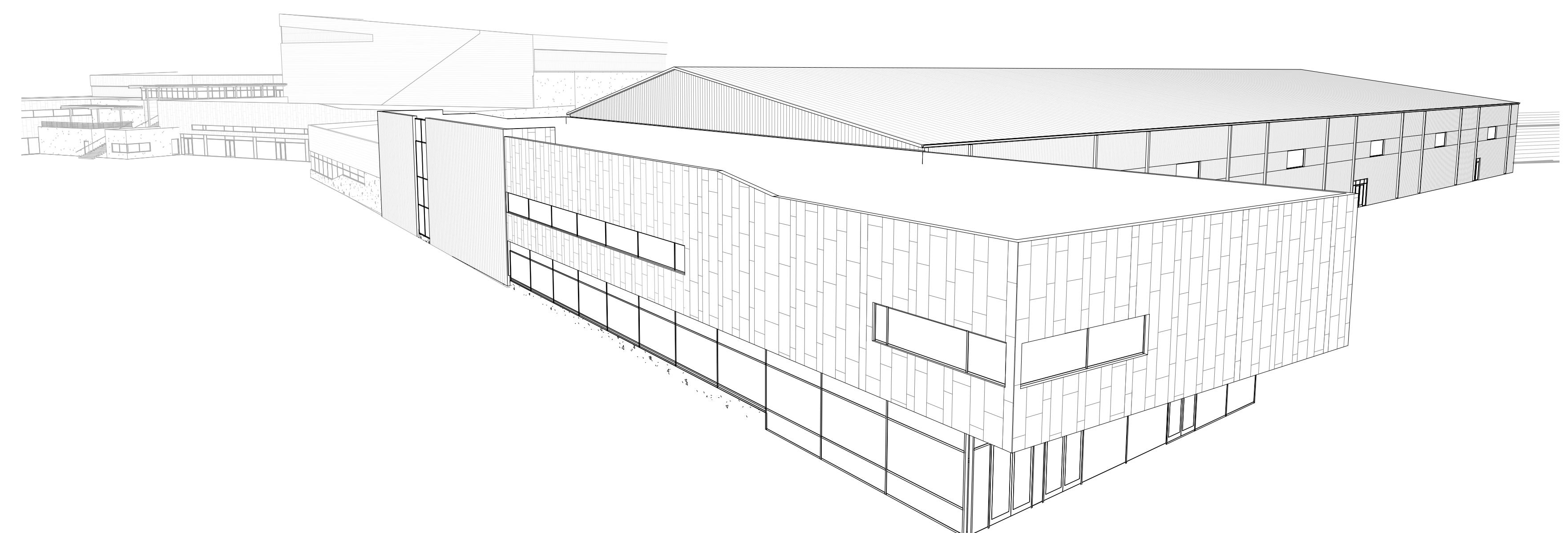
2 SOUTHEAST PERSPECTIVE  
T-A3.01 NOT TO SCALE



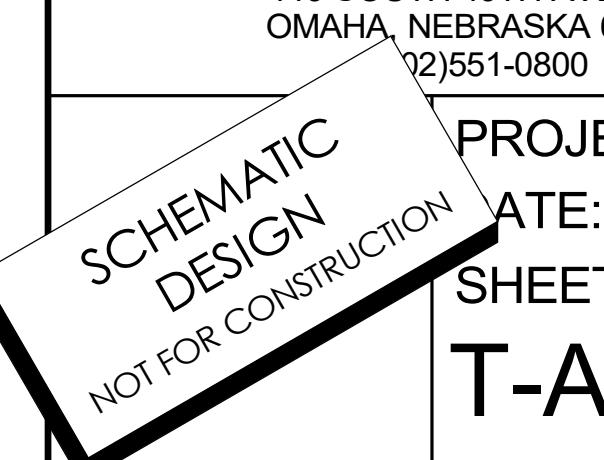
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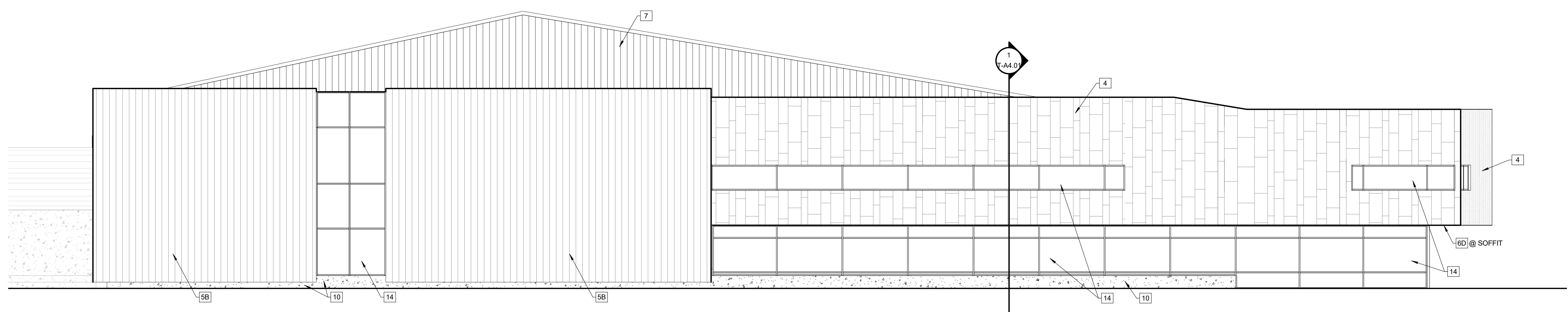
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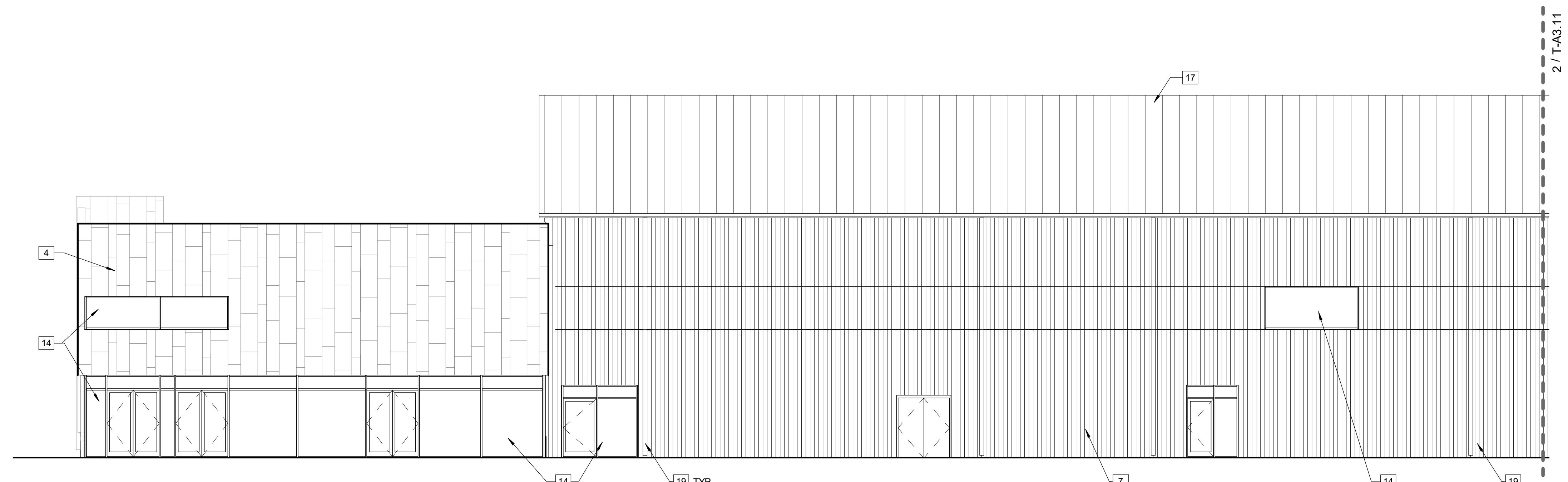
3 NORTHEAST PERSPECTIVE  
T-A3.01 NOT TO SCALE

No.	Description	Date
SCHEMATIC DESIGN DOCUMENTS		
NEBRASKA MULTISPORT COMPLEX		
BUILDING AXONOMETRICS / PERSPECTIVES		
 119 SOUTH 49TH AVENUE OMAHA, NEBRASKA 68132 402.551.0800		
PROJECT: 16110 DATE: 12-12-16 SHEET: <b>T-A3.01</b>		
		

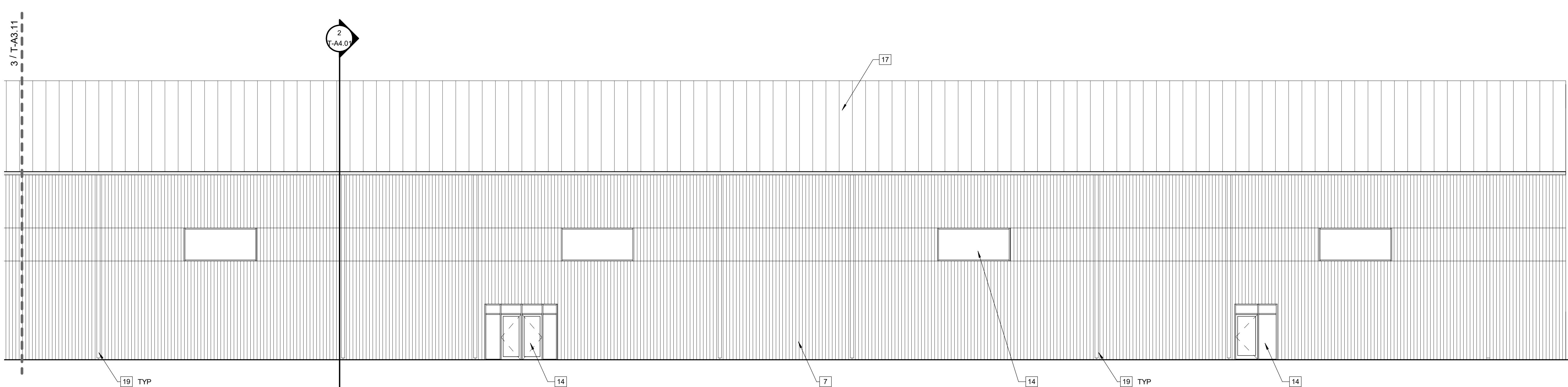
KEYED ELEVATION NOTES	
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<input type="checkbox"/>	2 NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	3 NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	4 (MET-4) ZINC ALLOY COATED PLATE WALL PANELS - MANUFACTURER: BERRIDGE, PRODUCT: VZINC, ORIENTATION: VERTICAL; COLOR: ANTHRAZINC
<input type="checkbox"/>	5A NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	5B (MET-5B) ARCHITECTURAL METAL WALL PANEL - MANUFACTURER: BERRIDGE, PRODUCT: FW-12; THICKNESS: 2.0MM, COLOR: ANTHRAZINC, VASTA WHITE, EMBOSSED TEXTURE, ORIENTATION: VERTICAL
<input type="checkbox"/>	6A NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	6B NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	6C NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	6D (MET-6D) ARCHITECTURAL COMPOSITE METAL PANEL - MANUFACTURER: BERRIDGE, PRODUCT: AP PANELS (CONCEALED FASTENER), COLOR: CHARCOAL GREY
<input type="checkbox"/>	7 (MET-7) METAL WALL PANELS MANUFACTURER: CHEF, PRODUCT: AP PANELS (CONCEALED FASTENER), COLOR: CHARCOAL GREY
<input type="checkbox"/>	8 NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	9 NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	10 CAST-IN-PLACE CONCRETE WALL
<input type="checkbox"/>	11 NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	12 NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	13 RETAINING WALL
<input type="checkbox"/>	14 ALUMINUM STOREFRONT SYSTEM
<input type="checkbox"/>	15 ALUMINUM CURTAIN WALL SYSTEM
<input type="checkbox"/>	16 PRECAST VENEER
<input type="checkbox"/>	17 STANDING SEAM METAL ROOF
<input type="checkbox"/>	18A NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	18B NOT USED (SEE NATATORIUM BUILDING)
<input type="checkbox"/>	19 DOWNSPOUT BY METAL BUILDING MANUFACTURER. SEE CIVIL FOR STORM CONNECTION



1 EAST ELEVATION



3 / T-A3.11  
3 NORTH ELEVATION AREA B - TENNIS



2 / T-A3.11  
2 NORTH ELEVATION AREA A - TENNIS

No.	Description	Date

## SCHEMATIC DESIGN DOCUMENTS

## NEBRASKA MULTISPORT COMPLEX

## BUILDING ELEVATIONS



119 SOUTH 49TH AVENUE  
OMAHA, NEBRASKA 68132  
402.551.0800

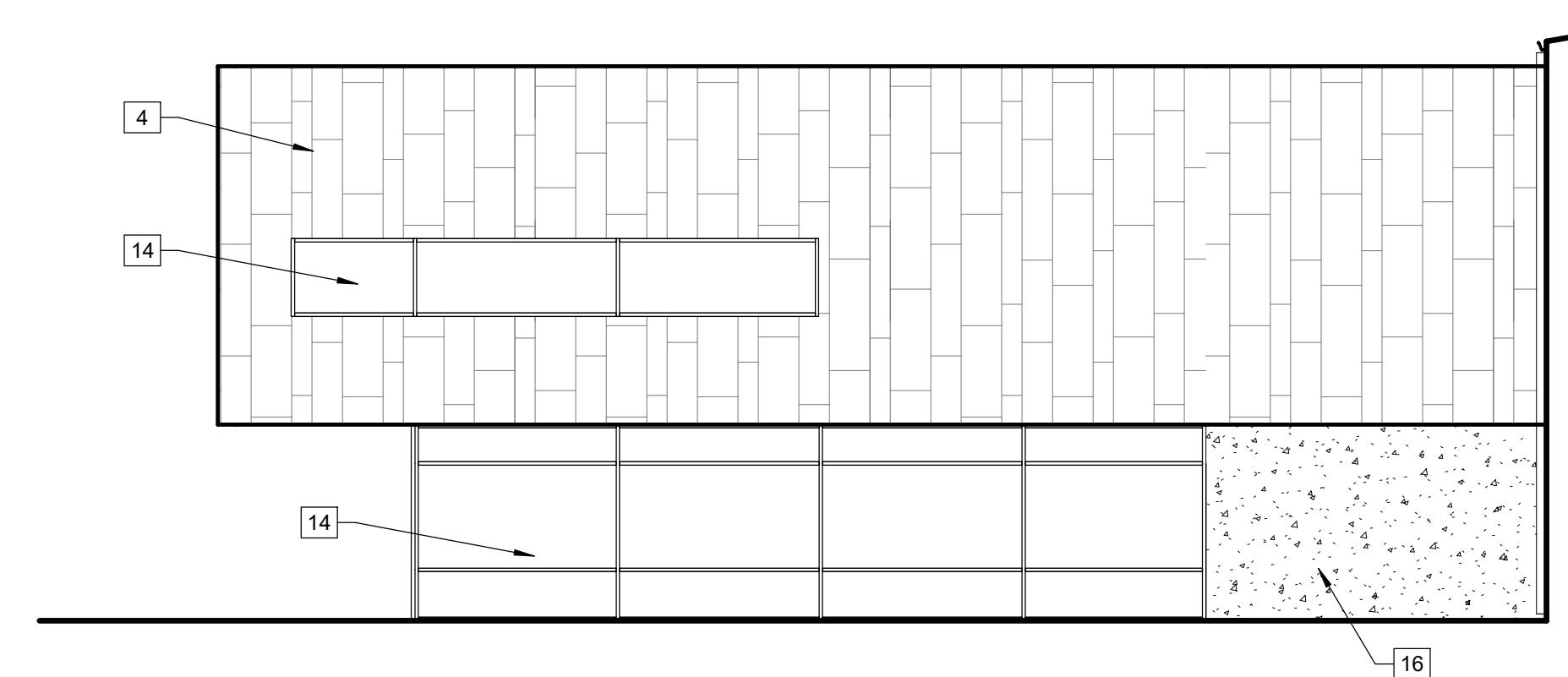
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DATE: 12-12-16

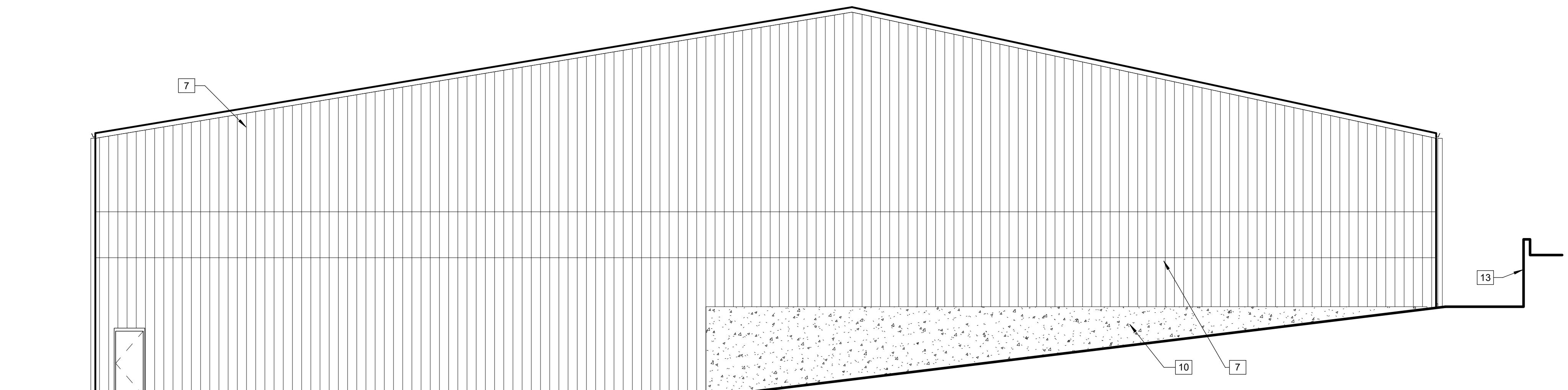
SHEET:

T-A3.11

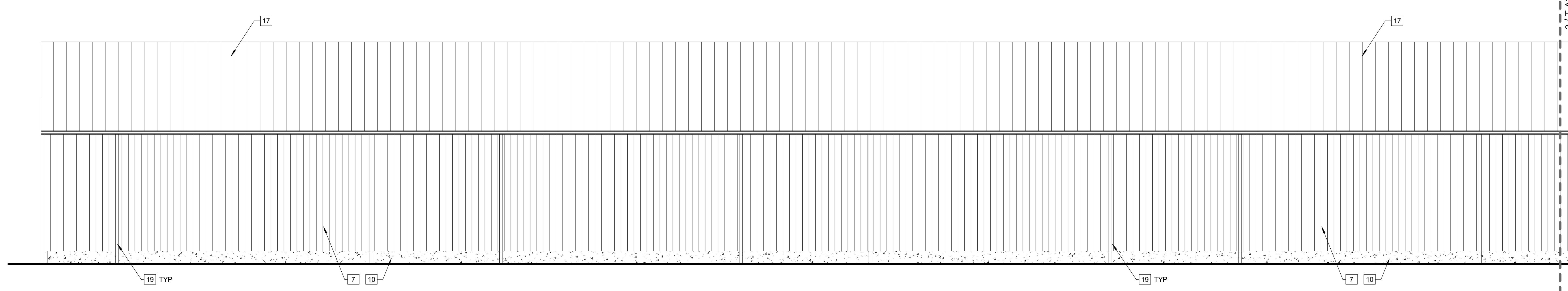
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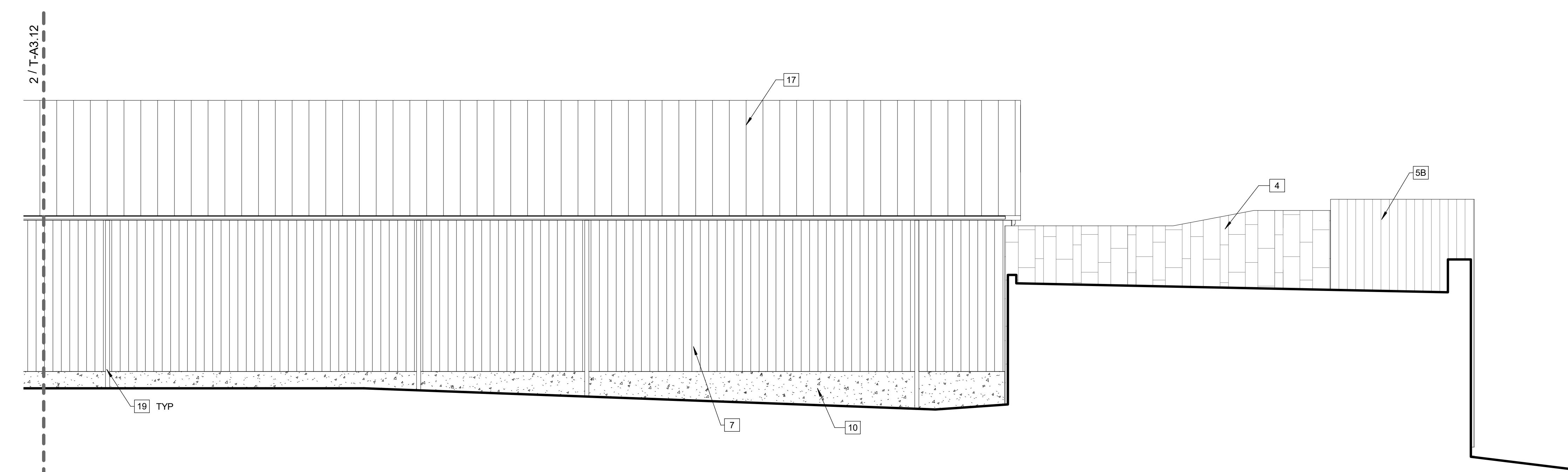
4  
14  
14  
16  
WEST ELEVATION - TENNIS



1  
7  
13  
10  
7  
WEST ELEVATION - TENNIS



2  
19 TYP  
7  
10  
SOUTH ELEVATION - TENNIS



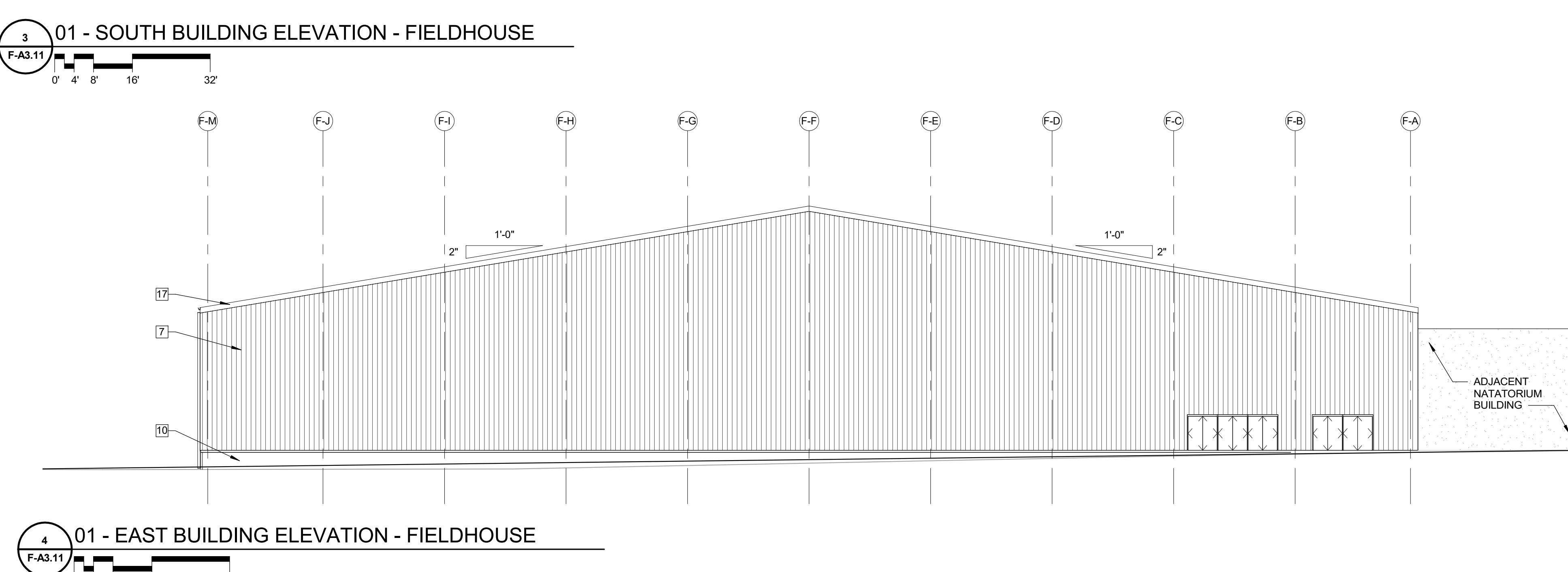
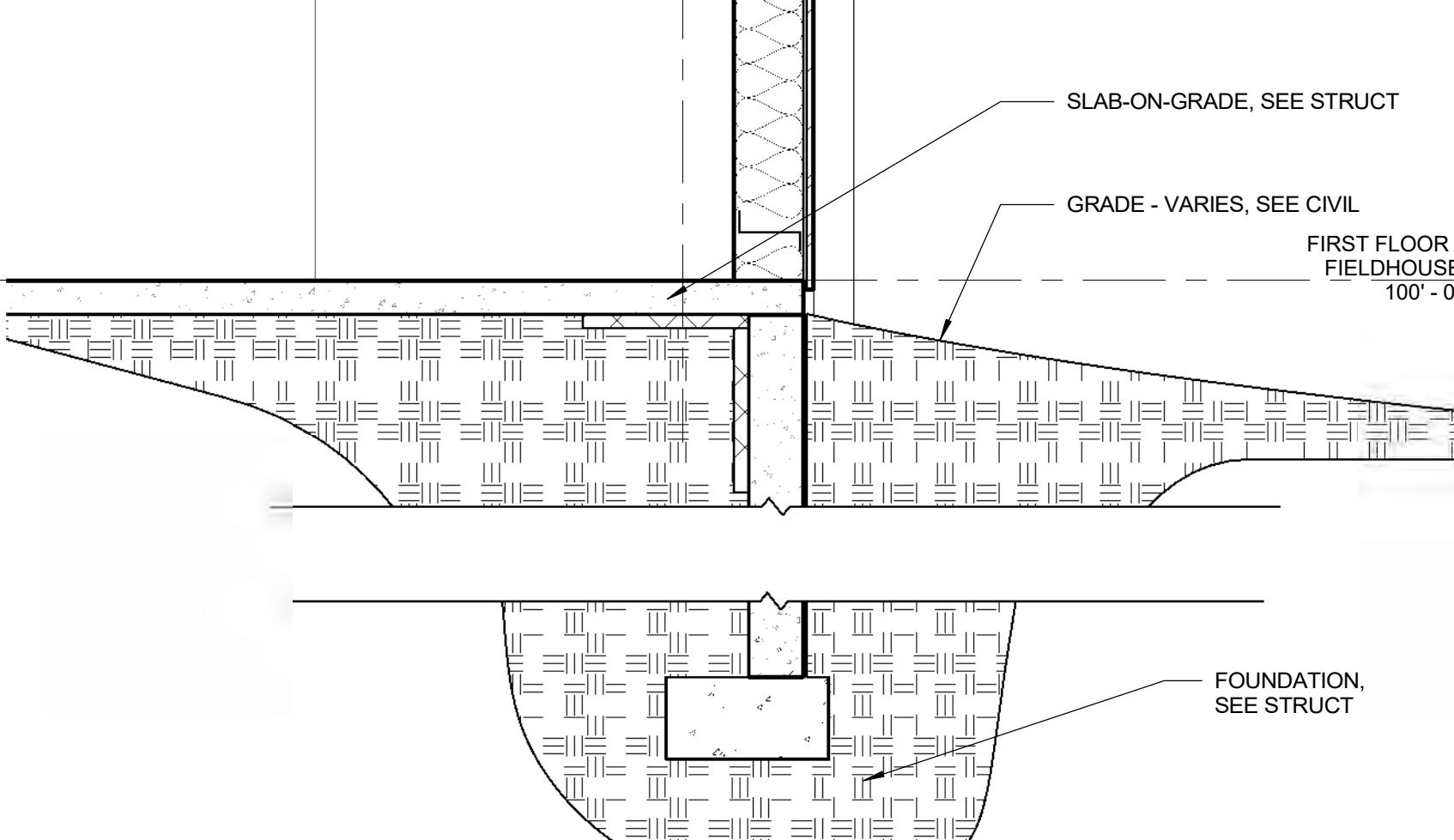
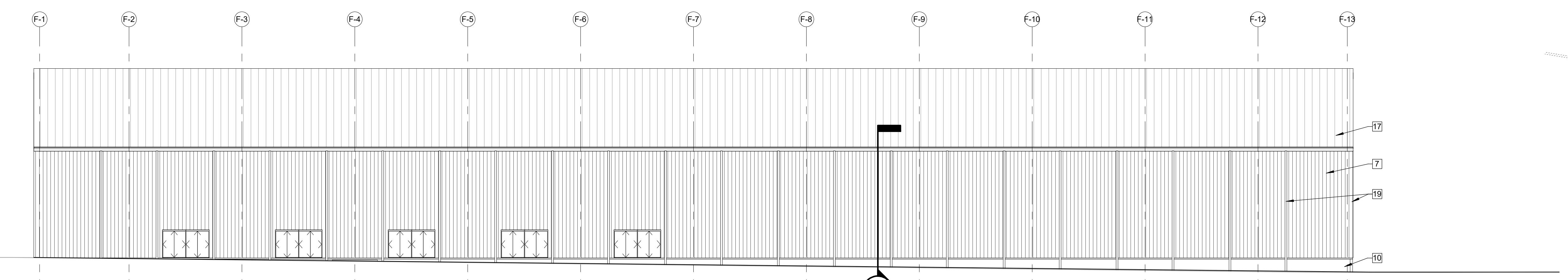
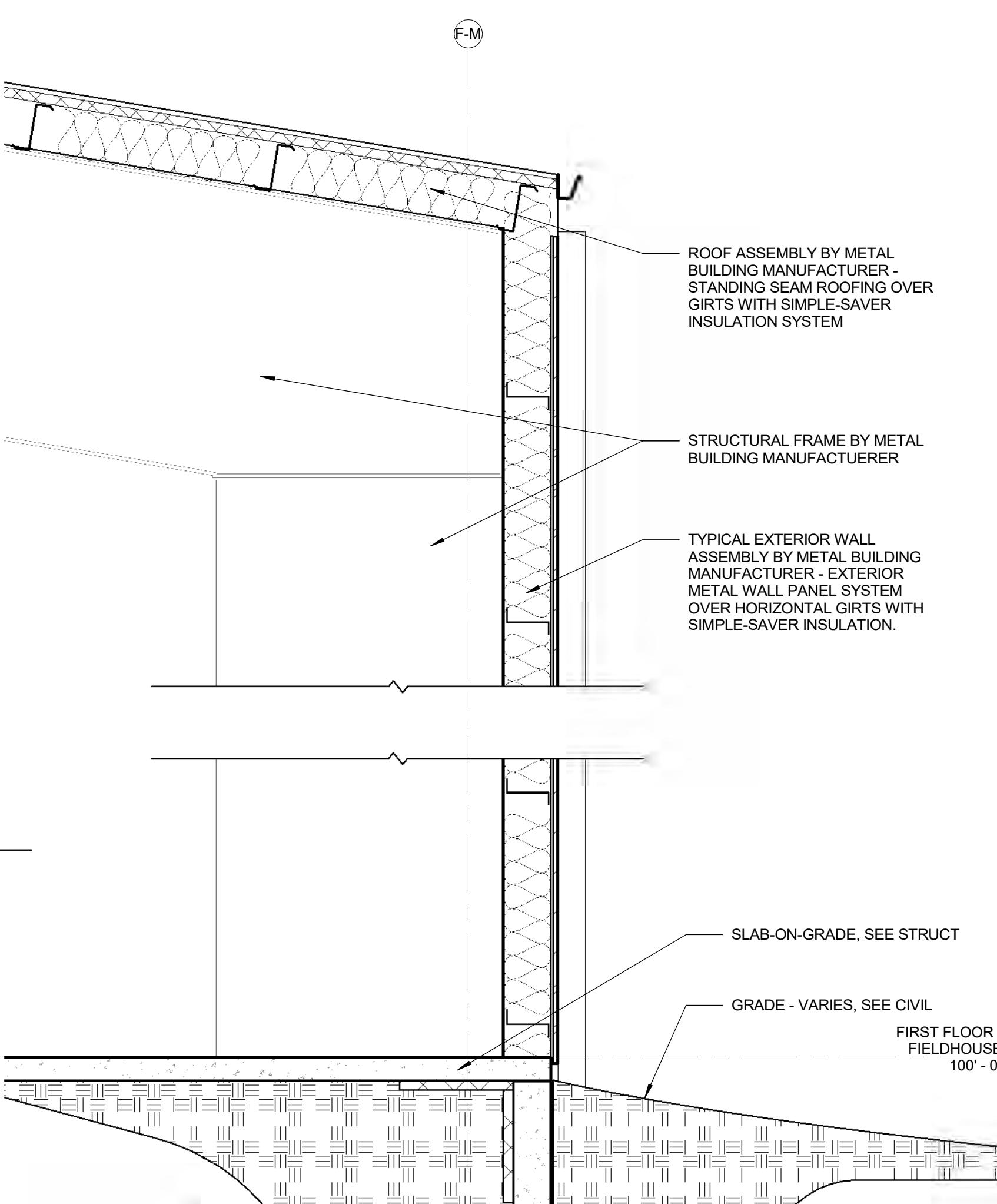
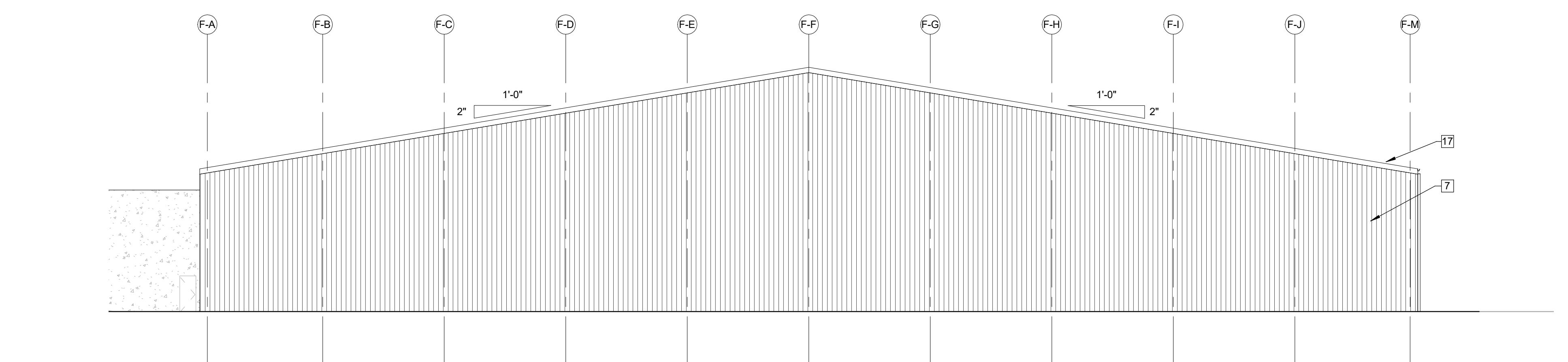
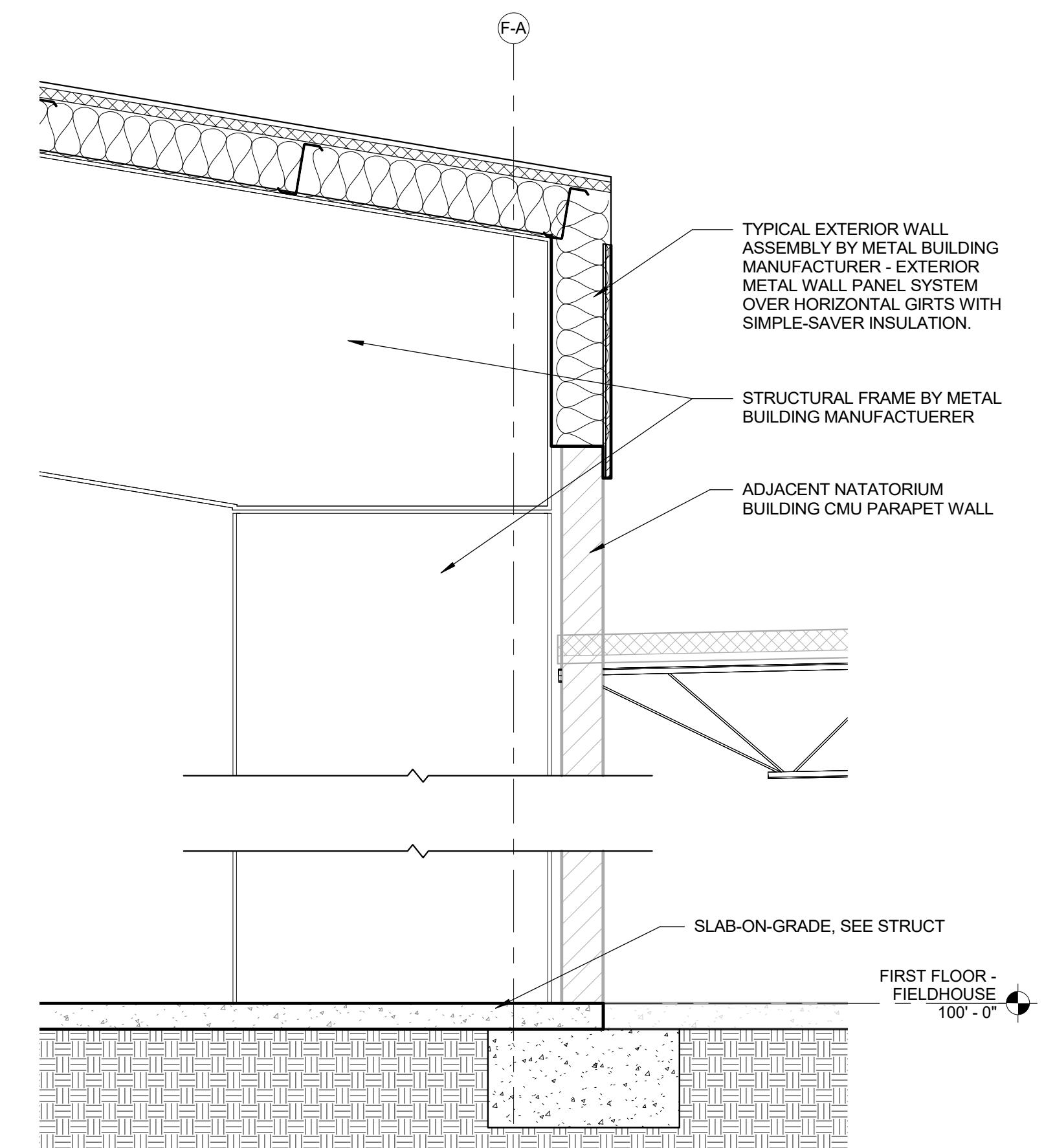
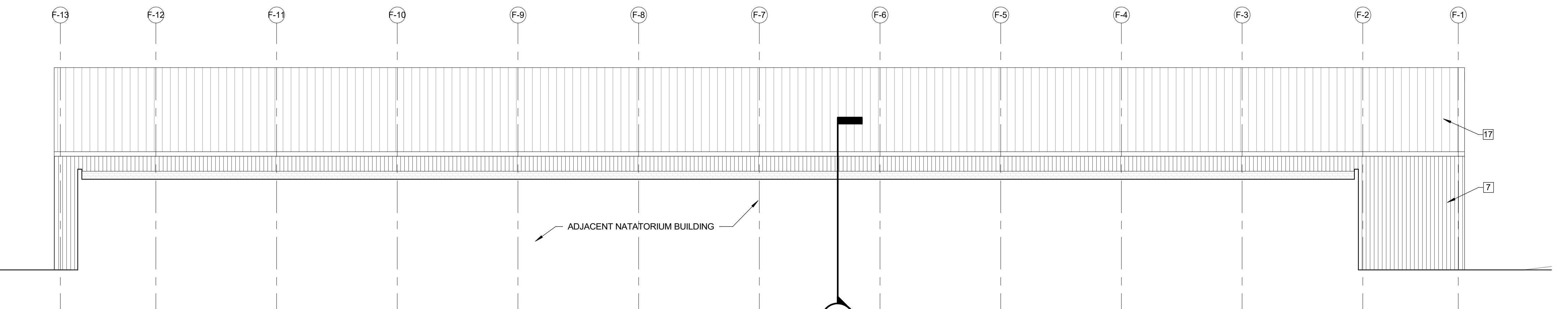
3  
19 TYP  
7  
10  
SOUTH ELEVATION - TENNIS

No.	Description	Date
SCHEMATIC DESIGN DOCUMENTS		
NEBRASKA MULTISPORT COMPLEX		
BUILDING ELEVATIONS		
 119 SOUTH 49TH AVENUE OMAHA, NEBRASKA 68132 402.551.0800		
PROJECT: 16110 DATE: 12-12-16 SHEET: <b>T-A3.12</b> SCHEMATIC DESIGN NOT FOR CONSTRUCTION		



## KEYED ELEVATION NOTES

<input type="checkbox"/>	TAG USED FOR THIS SCHEDULE
1	NOT USED (SEE NATATORIUM BUILDING)
2	NOT USED (SEE NATATORIUM BUILDING)
3	NOT USED (SEE NATATORIUM BUILDING)
4	NOT USED (SEE NATATORIUM BUILDING)
5	NOT USED (SEE NATATORIUM BUILDING)
6	NOT USED (SEE NATATORIUM BUILDING)
7	(MET-T) METAL WALL PANELS, MANUFACTURER: CHIEF, PROPS: 1/2" X 1/2" (CONCEALED FASTENER), COLOR: CHARCOAL GREY
8	NOT USED (SEE NATATORIUM BUILDING)
9	NOT USED (SEE NATATORIUM BUILDING)
10	CAST-IN-PLACE CONCRETE WALL
11	NOT USED (SEE NATATORIUM BUILDING)
12	NOT USED (SEE NATATORIUM BUILDING)
13	RETAINING WALL
14	NOT USED (SEE NATATORIUM BUILDING)
15	NOT USED (SEE NATATORIUM BUILDING)
16	NOT USED (SEE NATATORIUM BUILDING)
17	STANDING SEAM METAL ROOF
18	NOT USED (SEE NATATORIUM BUILDING)
19	DOWNSPOUT BY METAL BUILDING MANUFACTURER. SEE CIVIL FOR STORM CONNECTION



## SCHEMATIC DESIGN DOCUMENTS

## NEBRASKA MULTISPORT COMPLEX

## BUILDING ELEVATIONS OVERALL - FIELDHOUSE

