

## **AGENDA ITEM 4A**

**Replat—Alpine Village South Addition Replat 1—  
CLR Development, LLC**



CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBERS: PRP20-0001;

FOR HEARING OF: MAY 21, 2020  
REPORT PREPARED ON: MAY 12, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

CLR Development, LLC  
Attn: Cliff Cole  
14804 W 114<sup>th</sup> Terrace  
Lenexa, KS 66215

**B. PROPERTY OWNERS:**

- 1) CLR Development, LLC  
Attn: Cliff Cole  
14804 W 114<sup>th</sup> Terrace  
Lenexa, KS 66215
- 2) Kenneth & Pamela Denfeld  
7920 S 84<sup>th</sup> Street  
La Vista, NE 68128
- 3) Clean Machine II, LLC  
Attn: Eli Zimmerman  
8440 Granville Parkway  
La Vista, NE 68128

**C. LOCATION:** Northwest of the intersection of 84<sup>th</sup> Street and Brentwood Drive.

**D. LEGAL DESCRIPTION:** Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South.

**E. REQUESTED ACTION(S):** Approval of a replat for Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South, being replatted as Lots 1-3 Alpine Village South Addition Replat 1.

**F. EXISTING ZONING AND LAND USE:** C-1 – Shopping Center Commercial District & Gateway Corridor District (Overlay District). Lot 22A1B is occupied by a Godfather's Pizza restaurant, Lot 22A1A1 by a car wash, and Lots 21A1, 21A2, and 22B by two strip center retail buildings.

**G. PURPOSE OF REQUEST:** The applicant wishes to clean up the property lines between the three previously developed properties. Part of the driveway and parking lot servicing the southernmost

strip center retail building currently sits on two properties not owned by CLR Development, LLC (Lot 22A1A1 & Lot 21A1 Alpine Village South). CLR Development, LLC is looking to purchase a portion of each lot to correct the issue, and all the property owners have consented to this replat to adjust the property lines to reflect this purchase.

**H. SIZE OF SITE:** Approximately 3.81 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes downward to the north and to the west.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	High-Density Residential & Parks & Recreation	R-3 High-Density Residential, Gateway Corridor Overlay District, & R-1 Single Family Residential	Shadow Ridge Apartments & La Vista Municipal Pool
East	Mixed-Use	MU-CC Mixed-Use City Centre District & Gateway Corridor Overlay District	City Centre Development
South	Commercial	C-1 Shopping Center Commercial, Gateway Corridor Overlay District	Sol's Jewelry & Loan & Lina's Mexican Restaurant
West	Commercial & High-Density Residential	C-1 Shopping Center Commercial, Gateway Corridor Overlay District, & R-3 High-Density Residential	ReRUNS R Fun & Shadow Ridge Apartments

**C. RELEVANT CASE HISTORY:**

1. Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South were created using a deed split. Since the use of deed splits are not allowed per La Vista's current subdivision regulations, the lots are not currently considered legal, developable lots. This replat will correct this issue

**D. APPLICABLE REGULATIONS:**

1. Section 5.10 of the Zoning Regulations – C-1 Shopping Center Commercial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)

3. Section 3.07 of the Subdivision Regulations – Replots

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the Comprehensive Plan currently designates the lots for commercial uses.

**B. OTHER PLANS:** Not applicable.

**C. TRAFFIC AND ACCESS:**

1. There will be no changes regarding access and traffic circulation throughout the current lots.

**D. UTILITIES:**

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

**IV. REVIEW COMMENTS:**

A. The property owner(s) for each property affected will be required to sign the final plat to acknowledge their agreement with the altered property lines prior to its recording.

**V. STAFF RECOMMENDATION – REPLAT:**

Staff recommends approval of the Replat for Lots 21A1, 21A2, 22B, 22A1B, & 22A1A1 Alpine Village South & Outlot 1A1 Granville South, being replatted as Lots 1-3 Alpine Village South Addition Replat 1, as the request is consistent with the City's subdivision regulations.

**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Review Letters
3. Preliminary Plat
4. Final Plat

**VII. COPIES OF REPORT SENT TO:**

1. Steve Humphries, Boundaryline Surveys
2. Scott Meyerson, Likes, Meyerson, Hatch, LLC
3. Public Upon Request



Prepared by: Assistant Planner

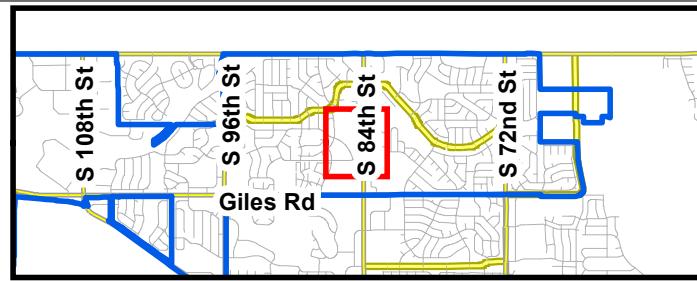


Community Development Director

5/13/2020  
Date



## Project Vicinity Map



## Alpine Village South Addition Replat 1 Replat

5/14/2020

CAS





March 30, 2020

Steve Humphries  
Boundaryline Surveys  
13514 Discovery Drive  
Omaha, NE 68137

RE: Administrative Plat Application – Initial Review  
Alpine Village South Addition Replat 1

Mr. Humphries,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the Replat, the City has the following comment:

Preliminary Plat

1. Please address the redlines submitted by Sarpy County Public Works that were sent to you on or about March 18, 2020. (see attached)
2. Section 3.03.07 – Plat indicates existing buildings are single story, but the buildings appear to be multi-story.
3. Section 3.03.09 – Lot areas should be measured in square feet.

Final Plat

1. Please address the redlines submitted by Sarpy County Public Works that were sent to you on or about March 18, 2020. (see attached)
2. Section 3.05.09 – Lot areas should be measured in square feet.

Please submit updated plat documents in digital form to the City for further review. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,

Cale Brodersen  
Assistant Planner  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

Attachments

cc:

Chris Solberg, Senior Planner  
Bruce Fountain, Community Development Director  
Scott Meyerson, Likes, Meyerson, Hatch, LLC

**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

# FINAL PLAT

## Alpine Village South Addition Replat 1

Lots 1, 2 and 3

Add what's in parenthesis

Reviewed by MWF - 3/18/20

REVIEWED BY MRS 03-18-2020

### Register of Deeds

#### SURVEYOR'S CERTIFICATION:

I, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, and that this plat meets or exceeds the "Minimum Standards for Surveys" adopted by the Nebraska State Board of Examiners for Land Surveyors. Further, I hereby certify that I have made a boundary survey of the subdivision described herein and that permanent markers will be set (or have been set) at all lot corners, angle points and at the ends of all curves within the subdivision to be known as Alpine Village South Addition Replat 1 (being a replatting of Lots 21A1, 21A2, 22A1B and 22A1A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County) described as follows:

**Nebraska**

A parcel of land located in Lots 21A1, 21A2, 22A1B and 22A1A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 21A1; thence along the East line of said Lot 21A1, Lot 21A2, and Lot 22B, said line being the West right-of-way line of 84th Street, 50 degrees 20 minutes 55 seconds E, 106.15 feet to the Northeast corner of Lot 21A1; thence 57.88 feet to the northeasterly corner of said Lot 22A1B, thence along the East line of said Lot 22A1B, S 02 degrees 21 minutes 05 seconds E, 126.18 feet; thence S 42 degrees 02 minutes 00 seconds W, 28.12 feet; thence S 87 degrees 36 minutes 06 seconds W, 136.05 feet; thence N 02 degrees 21 minutes 00 seconds W, 132.76 feet; thence S 87 degrees 36 minutes 06 seconds W, 11.81 feet to a point on the northerly right-of-way line of Granville Parkway, thence along Granville Parkway, N 27 degrees 16 minutes 06 seconds W, 103.44 feet the beginning of a curve, to the left, concave northwesterly, having a radius of 105.63 feet; thence northwesterly along said curve, an arc length of 56.15 feet, and having a chord bearing of N 78 degrees 54 minutes 53 seconds E, 56.15 feet, to the end of said curve; thence along the northerly right-of-way line of Granville Parkway, N 56 degrees 48 minutes 22 seconds E, 330.15 feet to the westerly corner of said Lot 22B; thence along the West line of said Lot 21A2, N 02 degrees 20 minutes 22 seconds E, 572.85 feet to the Northwest corner of said Lot 21A2, being the Southwest corner of said Lot 21A1; thence along the West line of said Lot 21A1, N 02 degrees 20 minutes 55 seconds E, 259.71 feet to a point on the North line of said Lot 21A1; thence along the North line of said Lot 21A1, N 87 degrees 21 minutes 14 seconds E, 105.10 feet to the POINT OF BEGINNING. Said parcel contains 3.81 acres, more or less.

XX/XX/2020

Date

Stephen L. Humphries LS-587

Date

Notary Public

Date





April 13, 2020

Steve Humphries  
Boundaryline Surveys  
13514 Discovery Drive  
Omaha, NE 68137

RE: Administrative Plat Application – Second Review  
Alpine Village South Addition Replat 1

Mr. Humphries,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the Replat, the City has the following comments:

**Preliminary Plat**

1. Please ensure that utilities are sufficiently represented. Electrical seems adequate, but the water service lines, hydrants, and sanitary sewer are hard to see or not present.
2. If you are having issues with legibility, you may rotate north to the left which will give more space for a larger scale/larger drawing.

**Final Plat**

1. If you are having issues with legibility, you may rotate north to the left which will give more space for a larger scale/larger drawing.
2. The signature line for the Sarpy County review block is missing in the bottom left corner.

Please submit updated plat documents in digital form to the City for further review. If you have any questions regarding these comments, please feel free to contact me at any time. If the comments in this letter are satisfactorily addressed by April 23, 2020, the Replat can be placed on the agenda for the Planning Commission meeting on Thursday, May 7<sup>th</sup> at 6:30pm in the Council Chambers at City Hall (8116 Park View Blvd). Although, it is likely that this meeting will be held over either teleconference or Zoom.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
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**Fire**  
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**Golf Course**  
8305 Park View Blvd.  
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f: 402-331-1051

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

We will send more details as we receive your resubmittal and as we approach the meeting. Let me know if you have any questions at this time!

Thank you,



Cale Brodersen  
Assistant Planner  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc:

Chris Solberg, Senior Planner  
Bruce Fountain, Community Development Director  
Scott Meyerson, Likes, Meyerson, Hateh, LLC



# FINAL PLAT

## Alpine Village South Addition Replat 1

Lots 1, 2 and 3

### Register of Deeds

**SURVEYOR'S CERTIFICATION:**  
I, Stephen L. Humphries, a licensed professional land surveyor, registered in compliance with the laws of the State of Nebraska, and that this plat meets or exceeds the "Minimum Standards for Surveys" adopted by the Nebraska State Board of Examiners for Land Surveyors. Further, I hereby certify that I have made a boundary survey of the subdivision described herein and that permanent markers will be set (or have been set) at all lot corners, angle points and at the ends of all curves within the subdivision to be known as Alpine Village South Addition Replat 1, being a replatting of Lots 21A1, 21A2, 22B, 22A1B and 22A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County described as follows:

A parcel of land located in Lots 21A1, 21A2, 22B, 22A1B and 22A1A1, all located in Alpine Village South, an addition to the City of La Vista, Sarpy County, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 21A1; thence along the East line of said Lot 21A1, Lot 21A2, and Lot 22B, said line being the West right-of-way line of 84th Street, 5.02 degrees 20 minutes 55 seconds E, 106.10 feet to the Northeast corner of Lot 22A1B; thence 5.02 degrees 20 minutes 55 seconds E, 133.40 feet to the Northwesterly corner of said Lot 22A1B; thence 57.88 feet to the northeasterly corner of said Lot 22A1B; thence along the East line of said Lot 22A1B, S 02 degrees 21 minutes 05 seconds E, 126.18 feet, thence S 02 degrees 21 minutes 05 seconds W, 28.12 feet, thence S 87 degrees 30 minutes 06 seconds W, 136.05 feet; thence S 87 degrees 30 minutes 06 seconds E, 132.76 feet, thence S 02 degrees 21 minutes 13 seconds E, 11.80 feet to a point on the northeasterly right-of-way line of Granville Parkway, thence along Granville Parkway, N 27 degrees 16 minutes 06 seconds W, 103.44 feet, the beginning of a curve, to the left, concave northwesterly, having a radius of 105.63 feet; thence northwesterly along said curve, an arc length of 56.15 feet, thence having a chord bearing of N 78 degrees 54 minutes 53 seconds E, 56.15 feet, to the end of said curve; thence along the right-of-way line of Granville Parkway, N 27 degrees 16 minutes 06 seconds W, 103.44 feet to a point on the northeasterly right-of-way line of Granville Parkway, thence along Granville Parkway, N 56 degrees 48 minutes 39 seconds E, 330.15 feet to the Westwesterly corner of said Lot 22B; thence along the West line of said Lot 21A2, N 02 degrees 20 minutes 55 seconds E, 372.85 feet to the Northwest corner of said Lot 21A2, being the Southwest corner of said Lot 22A1A1; thence along the West line of said Lot 21A1, N 02 degrees 20 minutes 55 seconds E, 259.71 feet to a point on the North line of said Lot 21A1; thence along the North line of said Lot 21A1, N 87 degrees 21 minutes 14 seconds E, 105.10 feet to the POINT OF BEGINNING. Said parcel contains 3.81 acres, more or less.

XX/XX/2020  
Stephen L. Humphries LS-587  
Date

**OWNER DEDICATION:**  
I/we the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as ALPINE VILLAGE SOUTH REPLAT 1, an addition to the City of La Vista, Nebraska. Other public lands shown and not heretofore dedicated, if any, dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown hereon.

Clifton Cole, President/Manager of CLR Development, LLC Date

**OWNER DEDICATION:**  
I/we the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

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Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown hereon.

Kenneth J. Denfeld, Trustee Date  
Trustees of Denfeld Revocable Living Trust

**OWNER DEDICATION:**  
I/we the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as ALPINE VILLAGE SOUTH REPLAT 1, an addition to the City of La Vista, Nebraska. All Streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

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There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations, restrictions of record as of the last date shown hereon.

President/Manager, Clean Machine II, LLC Date

**REVIEW OF SARPY COUNTY SURVEYOR:**  
This plat, ALPINE VILLAGE SOUTH ADDITION REPLAT 1, was reviewed by the office of Sarpy County Public Works on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Sarpy County Public Works

### SARPY COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described by the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Sarpy County Treasurer Date

**BOUNDARYLINE SURVEYS**  
OEHME-NIELSEN & ASSOCIATES, INC.  
1354 Discovery Dr., Omaha, NE 68135 (402) 334-2012 - fax: 334-3646

Alpine Village South Replat 1  
CLR Development  
7504 to 7920 South 84th Street  
La Vista, NE

Project <b>OMA149</b> Date <b>Jan. 21, 2020</b>	Field Book <b>330</b> Page <b>5</b>	Sheet <b>1 of 1</b> Scale <b>1" = 80'</b>	Drawn <b>SLH</b> Checked <b>SDD</b>	Subdivision corner <b>● Property corner found</b> <b>○ Property corner set</b> <b>□ Computed location</b> <b>● Solid iron pin</b> <b>● Drill hole</b>	OT Open top pipe <b>PT</b> Pitch top pipe <b>RB</b> Rebar <b>SI</b> Solid iron pin <b>PK</b> Concrete nail	Record bearing/distances (scale) <b>(A) Measured bearing/distance</b> <b>(C) Calculated bearing/distance</b> <b>(S) Previous survey bearing/distance</b> Set Corners: 5/8" x 24" rebar with orange cap stamped: "LS-587" unless otherwise noted on drawing
--	--	--	--	--	--	--

THIS PROPERTY IS SUBJECT TO EASEMENTS  
AND RIGHTS-OF-WAY OF RECORD

E1/4 SEC. 15  
THIN, R/W  
(SHOWN FOR  
ILLUSTRATION  
PURPOSES  
ONLY)

