



REQUEST FOR ZONE CHANGE

(please print or type)

Applicant's Name Belcaro Development LLC

Address 7520 S 95TH Street, La Vista, NE 68128

Phone (402) 415-9554 ext. _____

Owner's Name Joseph Gomez

Address 7520 S 95TH Street, La Vista, NE 68128

Phone (402) 415-9554 ext. _____

Agent's Name Thompson, Dreessen & Dorner, Inc. (TD2)

Address 10836 Old Mill Road, Omaha, NE 68154

Phone (402) 330-8860 ext. _____

Hereby request the Planning Commission and City Council to consider a change of zoning classification. The current zoning designation of the property is as follows:

The property is currently zoned R87.

The desired zoning designation of the property is as follows:

The proposed property is BG for Lots 1 and 2, R30 for Lots 103-120, and R50 for Lots 121-130. Lots 3-102 and Outlots A-J shall remain R87.

Please note: Minimum size requirements are necessary in some Zoning Districts. Please contact city staff for information regarding these minimum requirements.

The zone change is requested for the property legally described as the following:

Lots 1-130 and Outlots A-J, 132 Platteview, a proposed platted subdivision in Sarpy County, NE.

The existing use of the property is as follows:

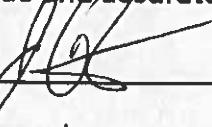
The existing use is agricultural with mostly row crops.

The applicant is requesting a zone change for the following purpose:

The request of a zone change is to allow for a new development which will include 2 commercial lots, 110 single family lots, and 18 fourplex lots.

- ✓ Please refer to the Zone Change Checklist for a complete list of required information.
- ✓ Complete information must be provided by the applicant or no action will be taken.
- ✓ Please refer to the Review Schedule for submittal deadlines and public hearing dates.

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

Signed 

Applicant

Date 12/8/25, 2025

Application Fee: \$400.00

*\$200.00 of the fee is refundable only if City Council denies request

All fees are due and payable to the City Treasurer upon application.