



PRELIMINARY PLAT APPLICATION

(please print or type)

Subdivider'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.

The Preliminary Plat is requested for the property legally described as follows:
Lots 1-130 and Outlots A-J, 132 Platteview, a proposed residential
subdivision in Sarpy County, NE.

The current zoning of the property is as follows:
The property is currently zoned R87.

Name of the Preliminary Plat:
132 Platteview

Number of lots in the Preliminary Plat:
130 total lots (2 commercial lots, 110 single family, and 18 multifamily)
and 10 outlots (2 for PCSMP detention and 8 for greenspace/trails)

Does the subdivider have any interest in the land surrounding the preliminary plat?

☐ yes

☒ no

If yes, please describe the nature of such interest:

Will the preliminary plat require any zoning or other action (rezone, planned development, conditional use, vacations) to complete the development?

- ☒ yes
☐ no

If yes, please describe the nature of the action:

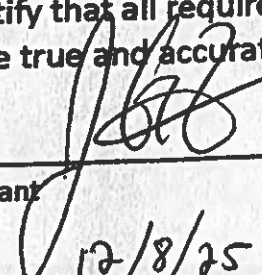
A request of a zone change is necessary for 2 commercial lots (BG)
18 four-plex lots (R30), and 10 single family lots (R50)

Does the preliminary plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?

- ☒ yes
☐ no

- ✓ ***Please refer to the Preliminary Plat 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: \$750.00 plus \$10.00 per lot

Revised Preliminary Plat Fee: \$250.00

*fees are nonrefundable

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

Preliminary Plat Recommendation / Action

Planning Commission

- ☐ Approval recommended
- ☐ Approval not recommended
- ☐ Changes and improvements required:

___ Ayes
___ Nays
___ Abstain

Date of Public Hearing _____, 20____
Date of Notice of Public Hearing _____, 20____

Signed _____
Chairman, Planning Commission

City Council

- ☐ Application approved
- ☐ Application denied
- ☐ Application referred back to Planning Commission with specific instructions:

___ Ayes
___ Nays
___ Abstain

Date of Public Hearing _____, 20____
Date of Notice of Public Hearing _____, 20____

Signed _____
Mayor

Attest _____
City Clerk