



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)

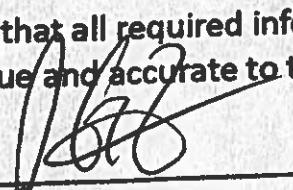
Does the preliminary plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?

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