

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 6, 2012 AGENDA**

Subject:	Type:	Submitted By:
APPLICATION FOR PRELIMINARY PUD, LOT 2, BELLA LA VISTA (E OF 132 ND & CHANDLER)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

The public hearing was held at the January 17, 2012, Council meeting and the request was tabled pending further review of issues raised at the hearing. A resolution has been prepared to approve the preliminary planned unit development (PUD) for approximately 36 acres located east of 132nd & Chandler Road.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

On January 17, 2012, the City Council held a public hearing to consider the preliminary planned unit development application by Bella La Vista Housing Partners, LP, on approximately 36 acres currently platted as Lot 2, Bella La Vista, generally located east of 132nd and Chandler Road. After the public hearing was closed, the City Council voted to table the request pending review issues raised at the public hearing. NOTE: Updates to the report are shown in red.

The property is currently zoned R-3 PUD with the Gateway Corridor Overlay District. The rezoning of the property occurred in 2006 however did not include submittal of a detailed site plan as part of a PUD or Conditional Use Permit approval. This request for approval of a preliminary PUD plan has been submitted by a different developer from the previous rezoning request.

1. The preliminary PUD plan identifies two lots for multi-family development and an outlot identified as "future development". Phase 1 on proposed Lot 1 has been reduced to 60 units (from 72 units) in three buildings, with 30 garages (was 38) and 112 surface parking stalls (was 103). Phase 2 on proposed Lot 2 consists of 144 units in six buildings, with 72 garages (was 80) and 180 surface parking stalls (was 304). Phase 1 will include access from 132nd Street with a new intersection at Chandler Road. An additional access is proposed with a connection to 130th Street which currently is a dead end at the southern boundary of the Millard Highlands South subdivision. Phase 2 identifies that Highland Blvd. will also be connected and is important for site access. Memos from the Police Chief and Fire Chief regarding the access connections are attached to the staff report. A review of the traffic study was conducted and the City's consulting traffic engineer; updates regarding accident history and traffic on Highland Blvd. are updated in the staff report. Additional revisions have been made to the plans regarding the landscape bufferyard, increasing a building setback, reducing garages/parking and increasing green space, a new raised pedestrian crosswalk on Highland Blvd., and several other

modifications. A detailed review of the application is contained in the attached staff report. Attached to the staff report are **revised plans**, including:

- a. Preliminary Planned Unit Development Site Plan
- b. Site Grading and Street Profiles
- c. Sanitary Sewer Plan
- d. Post Construction Stormwater Management Plan
- e. Storm Sewer Plan
- f. Erosion Control Plan
- g. 132nd Street Improvements (including speed table design for Highland Blvd)
- h. Preliminary Planned Unit Development Landscape Plan (color)
- i. Benesch traffic study amendment
- j. Easement agreement noting sewer tap fees required paid to SID 104
- k. TD2 memo of conversations with SID 104 engineer and attorney

The Planning Commission held a public hearing on December 8, 2011 recommended approval of the preliminary planned unit development for Lot 2, Bella La Vista subject to satisfactory resolution of items 1-4 with the addition of further discussion on item one with regard to the need of the connection of 130th Street.

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RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF THE PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR LOT 2, BELLA LA VISTA, A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a preliminary planned unit development plan for Lot 2, Bella La Vista; and

WHEREAS, the City Administrator and the City Engineer have reviewed the preliminary planned unit development plan; and

WHEREAS, on December 8, 2011, the La Vista Planning Commission held a public hearing and reviewed the preliminary planned unit development plan and recommended approval subject to the resolution of items identified by the city engineer and staff; and

WHEREAS, the items noted by the Planning Commission have been resolved and staff is recommending approval subject to the following:

1. Construction traffic shall not use 130th Street or Highland Blvd.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the preliminary Planned Unit Development (PUD) plan for Lot 2, Bella La Vista, located in the SW 1/4 of Section 18, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, generally located east of 132nd Street and Chandler Road be, and hereby is, approved subject to the items listed above.

PASSED AND APPROVED THIS 6TH DAY OF MARCH 2012.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

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**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2011-PUD-01

FOR HEARING OF:

March 6, 2012

Report Prepared on: March 1, 2012

I. GENERAL INFORMATION

A. APPLICANT:

Bella La Vista Housing Partners, LP
416 East Third Street
Kansas City, MO 64106

B. PROPERTY OWNER:

Bella La Vista Housing Partners, LP
416 East Third Street
Kansas City, MO 64106

C. LOCATION: East of Chandler Road and 132nd Street

D. LEGAL DESCRIPTION: Lot 2, Bella La Vista

E. REQUESTED ACTION(S): Preliminary PUD for Lot 2, Bella La Vista

F. EXISTING ZONING AND LAND USE: R-3 – High Density
Residential with the Gateway Corridor Overlay District;
Vacant/Agricultural

G. PURPOSE OF REQUEST: Preliminary PUD for the development of a two-phase multi-family residential complex development, with an outlot identified as “future development”.

H. SIZE OF SITE: 36.19 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Existing Lot 2, Bella La Vista is rolling terrain, sloping downward towards the south.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. North:** R-1 Single-Family Residential; Millard Highlands South
- 2. East:** C-3 Highway Commercial/Office Park; Southport West
- 3. South:** C-3 Highway Commercial/Office Park; Bella La Vista Lot 1
- 4. West:** I-1 Light Industrial; Centech Business Park

C. RELEVANT CASE HISTORY:

1. Rezoning of the property from TA – Transitional Agriculture to R-3 – High Density Residential was approved May 16, 2006.

D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential
2. Section 5.15 of the Zoning Regulations – PUD-1 Planned Unit Development
3. Section 5.17 of the Zoning Regulations – Gateway Corridor Overlay District

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Plan of the Comprehensive Plan designates the area for high-density residential development.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. The main access for the property will be the intersection of 132nd Street and Chandler Road. A traffic analysis was performed (see attachment and comments under # 4 through 7 below).
2. Phase 1 identifies the extension of 130th Street into the development. Staff did not require the developer to extend 130th Street, however permanent dead end streets are not allowed under the Subdivision Regulations. The developer had the option to construct a turn-around or work with the abutting property owners to vacate the right-of-way at the location of the dead end. Instead the developer is proposing to connect to 130th Street.
3. Phase 2 of the project includes the extension of Highland Blvd. which was required by staff. This secondary access is necessary for adequate emergency access as the future phases develop and Highland Blvd. was constructed to function as a collector street.
4. Concurring with previous recommendations from Community Development and Public Works staff, memorandums from the Police Department and the Fire Department have been attached in regards to continuing Highland Blvd. through the proposed development.
5. It is standard planning practice for neighborhoods to be interconnected for successful pedestrian and vehicular access. Interconnectivity has long been a goal of community planning and failures to make connections have created unintended negative impacts.

In addition to general planning practice, the provision of adequate street connections is highly important to a community's first responders. The lack of adequate access can increase response times and create tactical disadvantages to police and fire crews.

6. The proposed widening geometry on 132nd Street has been revised to show symmetrical widening (both sides of 132nd) and the required taper lengths. The preliminary plan is now acceptable.
7. The traffic study does not address the future traffic generation of the proposed Outlot A. The designation as an outlot will prevent building permits until the traffic impact of development on Outlot A, as well as other issues, are addressed when proposed development plans on this parcel are determined.
8. The Traffic Impact Study needs to be supplemented to include analysis of warrant 2 for 2011 and 2035 traffic volumes with full development at the intersection of 132nd and Chandler. Also, provide additional information on the target volumes used in the analysis of turn-lane volume checks in Section 3.3 of the Traffic Impact Study. These items were addressed by Supplemental Memo #2 dated January 17, 2012.
9. Following the Public Hearing on January 17, the applicant was requested to reconsider the distribution of traffic in regards to the direction in which vehicles would travel to access Harrison Street east of Highland Blvd. Supplement No. 3 to the traffic impact study was provided in which a worst-case scenario was assumed placing all inbound and outbound traffic that would use Harrison Street onto Highland Blvd. Supplement No. 3 also deleted a 2% per year growth of existing traffic on Highland Blvd. since the Millard Highlands South subdivision is already fully built-out. With these changes the intersection of Highland Blvd. and Harrison Street was re-examined and the results were similar to the study prepared in January. That is, the intersection does not meet volume warrants for a traffic signal and the northbound right-turn in the AM peak hour can be expected to operate at Level of Service F, which is not uncommon for an unsignalized intersection with an arterial street.
10. The City's traffic consultant is in agreement with the methodology and results utilized in Supplemental Memo #3. However, they have requested a revision to Figure 12 as the PM trips were not added correctly onto Highland Blvd. A revised Figure 12 has been provided in the packet.

D. UTILITIES:

1. The property has access to water, sanitary sewer, gas, power and communication utilities along 132nd Street.

IV. REVIEW COMMENTS:

1. After approval of the Preliminary PUD, the applicant will need to apply for final approval, which includes the Final PUD plan, Rezoning, Replat, and Conditional Use Permit.
2. The proposed building design is currently under review. Design review will need to be finalized as part of the Conditional Use Permit.
3. Layout of the proposed development was not approved at the time of the 2006 rezoning. The proposal under review is a new layout from a different developer.
4. The developer has reduced the number of units in Phase #1 from 72 to 60.
5. Garages stalls in the northwest corner and the proposed grading revision at the north side of Lot 1 near the shown connection to 130th Street should allow some increase in the amount of existing vegetation that can be saved.
6. The proposed apartment building closest to the boundary of Millard Highlands South has been moved to the south providing additional distance from the north property line.
7. The proposed grading was modified along the north boundary of the site to provide better space for planting of buffer trees. The quantity of buffer trees has been increased as well.
8. The proposed layout of the four buildings, parking lots, and drives in the westerly portion of Phase 2 was modified to incorporate a reduction in parking and to provide more green space and recreation space. The revised drive location puts the access point significantly closer and in line-of-sight to 132nd Street to help steer drivers towards using 132nd Street.
9. The proposed chicane has been replaced with a proposed speed table/crosswalk with striping and signage at the park trail connection location at the present end of Highlands Blvd.

V. STAFF RECOMMENDATION:

Approval of the Preliminary PUD for Lot 2, Bella La Vista, as the request is in general conformity with the provisions of the La Vista Comprehensive Plan, does not adversely effect the development of neighboring areas, and meets the requirements of the La Vista Zoning Ordinance, subject to the requirement that no construction traffic shall use 130th Street or Highland Blvd.

VI. PLANNING COMMISSION RECOMMENDATION:

Malmquist moved, seconded by Hewitt to recommend approval of the Preliminary Planned Unit Development for Lot 2 Bella La Vista, subject to satisfactory resolution of items 1-4 as noted in the staff recommendation (see

below) with the addition of further discussion on item one with regard to the need of the connection of 130th Street.

1. A connection at 130th Street is not needed. The applicant will need to provide an update on discussions with adjacent property owners concerning vacating of the existing 130th Street right-of-way stubbed out towards this property.
2. The traffic study indicated the need for a left-turn bay on 132nd Street which requires a preliminary geometric plan for the widening of 132nd Street. Any additional comments from Felsburg, Holt and Ullevig (traffic engineering review consultant) will need to be addressed in the final copy of the traffic study as well.
3. There is a significant excess of stalls in Phase 2 and consideration should be given to deleting stalls and increasing green space such as for play space.
4. The proposed vertical curve at Sta. 16+84 on Chandler Plaza needs to be lengthened to provide the minimum 175' sight distance per the Subdivision Regulations.

VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Garrison Development Re-submittal Package
3. Revised Traffic Study Figure 12 (See item III(C)10 of this report)
4. Memorandums from the Police Department and the Fire Department

VIII. COPIES OF REPORT SENT TO:

1. John Wygoski, Fauss-Wygo
2. Douglas S. Dreesen, P.E., Thompson, Dreesen, and Dorner
3. Public Upon Request

Prepared by:

Community Development Director

Date

BELLA LA VISTA HOUSING PARTNERS LP
416 E 3RD STREET
KANSAS CITY, MO 64106

BELLA LA VISTA APARTMENTS
MARCH 6 COUNCIL MEETING SUBMITTAL PACKAGE

TABLE OF CONTENTS

1. Memo of changes to project since February 21 Council Meeting
2. Drawings
 - a. C-1: Preliminary Planned Unit Development Site Plan
 - b. C-2: Site Grading and Street Profiles
 - c. C-3: Sanitary Sewer Plan
 - d. C-4: Post Construction Stormwater management Plan
 - e. C-5: Storm Sewer Plan
 - f. C-6: Erosion Control Plan
 - g. C-7: 132nd Street Improvements (including speed table design for Highland Blvd)
 - h. L-1: Preliminary Planned Unit Development Landscape Plan (color)
3. Benesch traffic study amendment
4. Easement agreement noting sewer tap fees required paid to SID 104
5. TD2 memo of conversations with SID 104 engineer and attorney

Memo

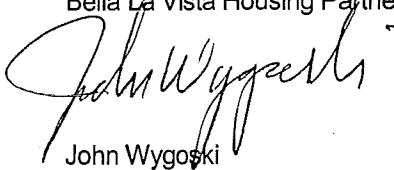
To: Lavista City Council
From: Bella La Vista Housing Partners LP
CC:
Date: 3/1/2012
Re: Changes to Project Since February 21 Council Meeting

This two page memo summarizes changes made to the project since February 21 to address many of the issues raised during the February 21 council meeting and at our public meetings with SID 104. We will address all these changes at our presentation to the Council at the March 6, 2012 meeting. We met with residents of SID 104 in a public meeting on March 1, 2012 to show these changes.

1. Total Phase 1 units were reduced to 60 (from 72). This change was made to address comments made regarding green space, recreation area, site appearance and sight impact for the residents of SID 104.
 - a. Building 2 was shortened by approximately 30', creating a building type A. Building 2 is now 52' away from the north property line (previously 38'). This pulls the building further down the hill and reduces the sight impact (looming) for residences along the south side of SID 104.
 - b. Building 1 is cut in half creating a building type C. 8 total garage stalls were removed along the west side of Phase 1 due to the reduction in units to 60 (30 garages now provided). This softens the appearance of the project when coming over the hill from the north on 132nd street.
 - c. Total Phase 1 pervious area (green space) increased by 13.5%. In real terms, total green space increased to 120,832 SF or 58.5% of the total Phase 1 area.
 - d. Eliminating 12 units from Phase 1 reduces the traffic impact of Phase 1.
2. The grading has been adjusted to show the connections without a cul-de-sac at the connection to 130th Street.
3. The landscape plan has been created in color to show green spaces, parking and roads, recreational areas and buildings. See drawing L-1.0.
4. Changed the traffic calming device at the north property line where Chandler Plaza connects with Highland Blvd. A 'chicane' was originally shown. We now show a speed table with raised crosswalk. The speed table is more effective than a 'speed bump'. The design is shown on drawing C-7.0. Signage will be provided on both sides of this device to warn drivers. This speed table will be painted (striped) with reflective paint and located at the crosswalk across Highland Blvd leading to the SID 104 walking path system.
5. Parking lot access/egress to Chandler Plaza, between buildings 6 and 7, is eliminated. By keeping only the southern parking lot entry (between Buildings 5 and 7) our intent is to 'push' Phase 2 traffic south onto west bound Chandler Plaza towards 132nd Street (and away from Highland Blvd).
 - a. Access/egress at the parking lot entry to Chandler Plaza was widened to 3 lanes.

6. Screening between SID 104 and our project was improved. Colorado Blue Spruce are now shown planted along the entire north property line. A five foot wide landscape area for tree plantings has been graded at 2% along the entire north property line. This creates more room on the "higher" elevation. New plantings at the higher contour increases screening effectiveness.
7. Parking stalls were removed throughout Phase 2 to create more green space. This is represented by the red color on drawing L1.0.
8. Within the center of Phase 2, 12 garages and 12 parking stalls were removed and an additional recreational area was added.
9. 132nd Street Improvements: The stacking distance of the turn lane is now 150 feet and the transition length is 270 feet. Also, the street widening has been shown on both sides of 132nd Street.
10. Two buildings in Phase 2 have been changed to the smaller Type A buildings. This does not change the number of units (bedroom count is reduced) but allows more green space.
11. We've identified a light shield that can be used with City of Lavista required site lighting. We will commit to using this light shield to minimize uplighting of nighttime skies.
12. A Perpetual Easement agreement was discovered that specifically addresses fees for tapping into SID 104 sanitary sewer line. Summarizing, any development on our property gets 25 free taps. All additional taps \$200 each. Doug Dreesen of Thompson Dreesen & Dorner Engineering shared this document with SID 104 engineer Doug Heine. We are counting each apartment unit as a "tap" for calculation purposes. This fee agreement runs with the land and we agree to pay.
13. Gary Hassenflu, Doug Dreesen and Pat Sullivan (SID 104 attorney) initiated discussions about incorporating Bella La Vista Apartments into SID 104. Feasibility conversations will continue.

Bella La Vista Housing Partners LP

A handwritten signature in black ink, appearing to read "John Wygoski". The signature is fluid and cursive, with the first name "John" being more prominent and the last name "Wygoski" written in a continuous script.

John Wygoski

LOTS 1, 2 AND OUTLOT A
BEING A REPLATTING OF LOT 2, BELLA LA VISTA,
A SUBDIVISION IN SARPY COUNTY, NEBRASKA



BELLA LAVISTA HOUSING PARTNERS, LP
416 EAST 3rd STREET
KANSAS CITY, MISSOURI 64106

ENGINEER

THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

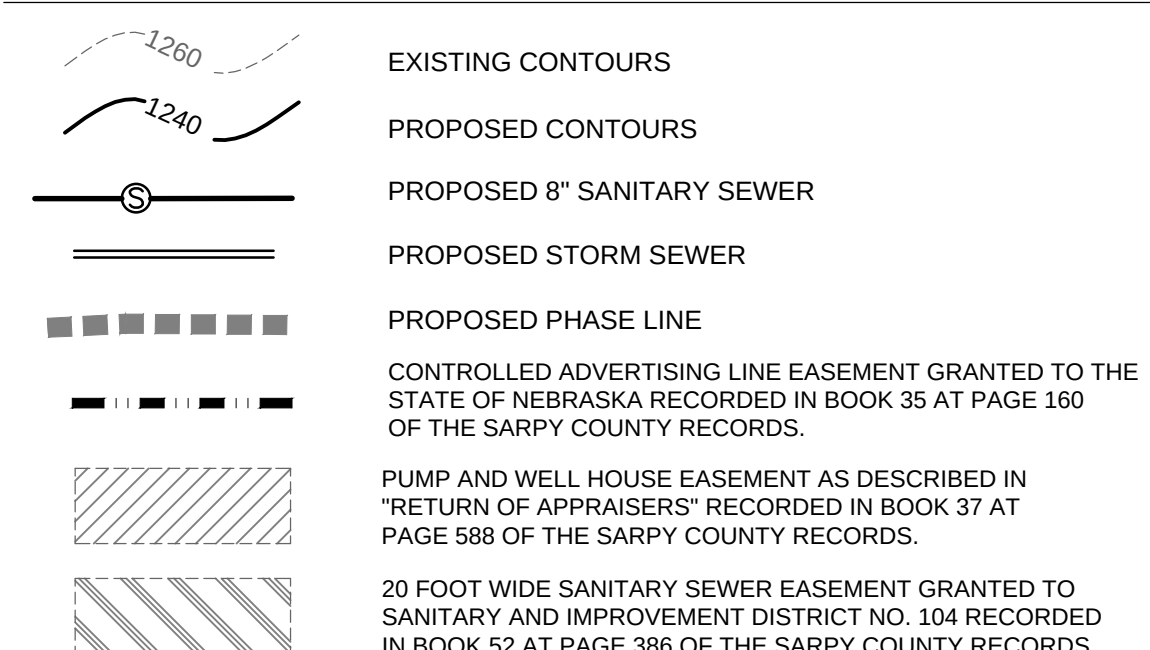
LEGAL DESCRIPTION

LOT 2, BELLA LA VISTA, A SUBDIVISION IN
SARPY COUNTY, NEBRASKA.

NOTES

1. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FOOT INTERVALS AND ARE BASED ON USGS DATUM.
2. EXISTING ZONING IS R-3. PROPOSED ZONING IS R-3.
3. WATER WILL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT. GAS WILL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT OR BLACK HILLS ENERGY. POWER WILL PROVIDED BY OMAHA PUBLIC POWER DISTRICT.
4. ALL ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN PHASES TO COINCIDE WITH BUILDING CONSTRUCTION.
5. THE FINAL GRADING PLAN WILL BE PREPARED IN ACCORDANCE WITH THE CITY OF LA VISTA SOIL EROSION AND SEDIMENT CONTROL MANUAL. ALL PHASE AREAS NOT UNDER CONSTRUCTION SHALL BE PERMANENTLY SEEDED AND MAINTAINED UNTIL SUCH TIME CONSTRUCTION OF THE PHASE BEGINS.
6. ALL YARD SETBACKS SHALL ADHERE TO R-3 ZONING DISTRICT REGULATIONS.
7. RESTRICTION AGAINST DIRECT ACCESS TO AND FROM SUBJECT PROPERTY ONTO INTERSTATE 80 DESCRIBED IN "RETURN OF APPRAISERS" RECORDED IN MISC. BOOK 22 AT PAGE 197 AND CORRECTED BY "CORRECTION AGREEMENT" RECORDED IN MISC. BOOK 53 AT PAGE 749 BOTH OF THE SAPPY COUNTRY RECORDS.
8. DIMENSIONS SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
9. BELLA LA VISTA HOME PARTNERS, LP WILL PROVIDE MAINTENANCE OF COMMON AREA FACILITIES SUCH AS SEWERS AND PRIVATE ROADWAY.

LEGEND



thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Bella La Vista Apartments

Client Name

Garrison Development

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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Drawn By: RTM Reviewed By: DSD
Job No.: 1610-136 Date: 02-07-12

Sheet Title

Preliminary Planned Unit Development Site Plan

Sheet Number

C1.0

PROJECT DENSITIES												
	WITHOUT RIGHT-OF-WAY DEDICATION						WITH RIGHT-OF-WAY DEDICATION					
PHASE	BUILDINGS (SQ. FT)	PAVING (SQ. FT)	TOTAL IMPERVIOUS AREA (SQ. FT)	TOTAL ACRES	TOTAL SQUARE FEET	PERCENT IMPERVIOUS	BUILDINGS (SQ. FT)	PAVING (SQ. FT)	TOTAL IMPERVIOUS AREA (SQ. FT)	TOTAL ACRES	TOTAL SQUARE FEET	PERCENT IMPERVIOUS
PHASE 1	27,420	69,500	96,920	5.49 AC.	239,144	40.53%	27,420	58,658	86,078	4.75 AC.	206,910	41.60%
PHASE 2	79,640	164,400	244,040	12.20 AC.	531,432	45.92%	79,640	126,500	206,140	10.92 AC.	475,675	43.34%
TOTAL	107,060	233,900	340,960	17.69 AC.	770,576	44.25%	107,060	185,158	292,218	15.67 AC.	682,585	42.81%

PARKING SUMMARY						
PHASE	REQUIRED GARAGES	PROVIDED GARAGES	REQUIRED STALLS	PROVIDED STALLS	TOTAL REQUIRED SPACES	TOTAL PROVIDED SPACES
PHASE 1	*30	30	**112	112	142	142
PHASE 2	*72	72	**180	180	252	252
TOTAL	*102	102	**292	292	394	394

SITE SUMMARY

SITE SUMMARY								
PHASE	BUILDINGS	*OFFICE PARKING (1960 SQ. FT)	UNITS	BEDROOMS	ACRES	ACRES WITH R.O.W. DEDICATED	DENSITY WITHOUT R.O.W. DEDICATION	DENSITY WITH DEDICATION
PHASE 1	3 BUILDINGS	10 STALLS	60 UNITS	132 BEDROOMS	5.49 AC.	4.75 AC.	10.93 UNITS/AC.	12.63 UNITS/AC.
PHASE 2	6 BUILDINGS		144 UNITS	252 BEDROOMS	12.20 AC.	10.92 AC.	11.80 UNITS/AC.	13.19 UNITS/AC.
TOTAL	9 BUILDINGS	10 STALLS	204 UNITS	384 BEDROOMS	17.69 AC.	15.67 AC.	11.53 UNITS/AC.	13.02 UNITS/AC.

* = PER CITY OF LA VISTA ORDINANCE ONE PARKING STALL IS REQUIRED PER 200 SQUARE FEET OF RESIDENTIAL OFFICE SPACE

PROJECT DENSITIES

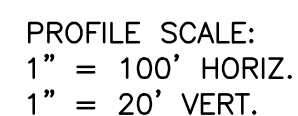
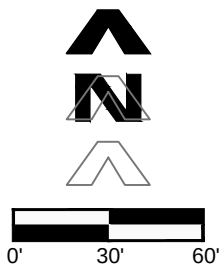
PROJECT DENSITIES												
	WITHOUT RIGHT-OF-WAY DEDICATION						WITH RIGHT-OF-WAY DEDICATION					
PHASE	BUILDINGS (SQ. FT)	PAVING (SQ. FT)	TOTAL IMPERVIOUS AREA (SQ. FT)	TOTAL ACRES	TOTAL SQUARE FEET	PERCENT IMPERVIOUS	BUILDINGS (SQ. FT)	PAVING (SQ. FT)	TOTAL IMPERVIOUS AREA (SQ. FT)	TOTAL ACRES	TOTAL SQUARE FEET	PERCENT IMPERVIOUS
PHASE 1	27,420	69,500	96,920	5.49 AC.	239,144	40.53%	27,420	58,658	86,078	4.75 AC.	206,910	41.60%
PHASE 2	79,640	164,400	244,040	12.20 AC.	531,432	45.92%	79,640	126,500	206,140	10.92 AC.	475,675	43.34%
TOTAL	107,060	233,900	340,960	17.69 AC.	770,576	44.25%	107,060	185,158	292,218	15.67 AC.	682,585	42.81%



Bella La Vista Apartments

Garrison Development

Professional Seal



Drawn By: RTM Reviewed By: DSD
Job No.: 1610-136 Date: 02-07-12

Site Grading and Street Profiles

Sheet Number

C2.0



Bella La Vista Apartments

Garrison
Development

Revision Dates

No.	Description	MM-DD-YY
100		100
101		101
102		102
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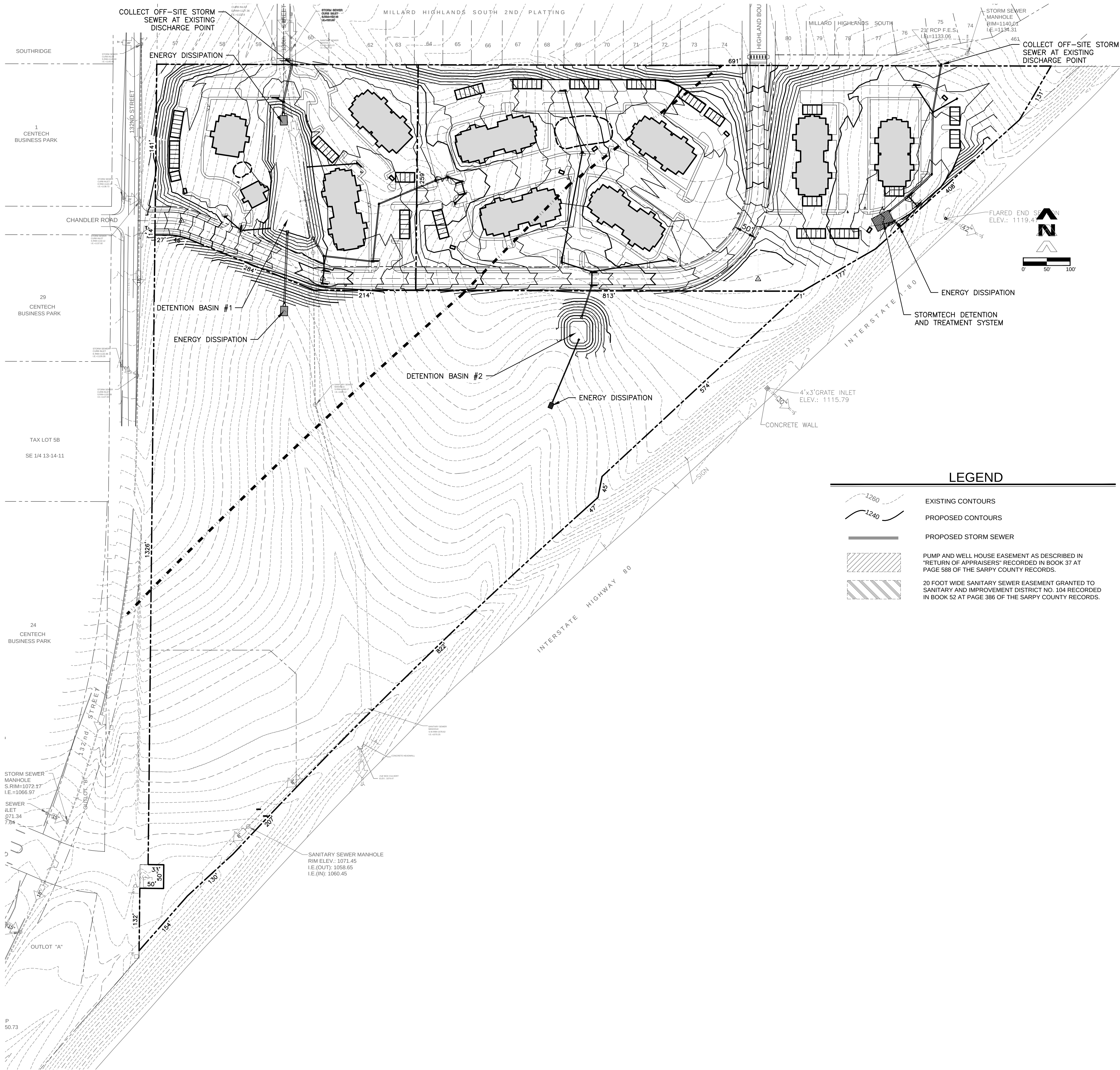
Sheet Title

Sanitary Sewer Plan

Sheet Number

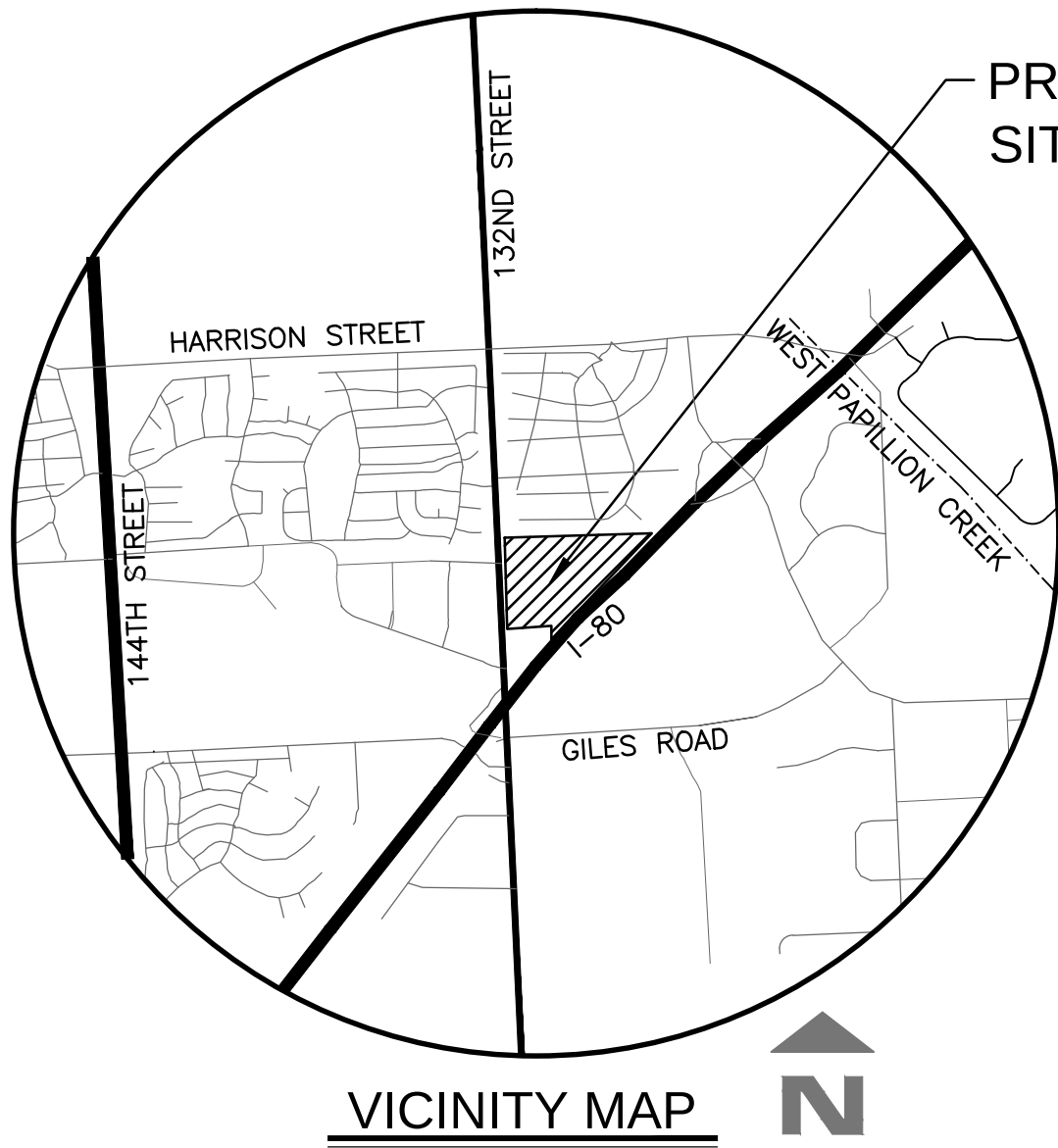
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BELLA LA VISTA REPLAT 1

LOTS 1, 2, AND 3
BEING A REPLATTING OF LOT 2, BELLA LA VISTA,
A SUBDIVISION IN SARPY COUNTY, NEBRASKA



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PUMP AND WELL HOUSE EASEMENT AS DESCRIBED IN "RETURN OF APPRAISERS" RECORDED IN BOOK 37 AT PAGE 588 OF THE SARPY COUNTY RECORDS.
- 20 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 104 RECORDED IN BOOK 52 AT PAGE 386 OF THE SARPY COUNTY RECORDS.

SUBDIVIDER

BELLA LAVISTA HOUSING PARTNERS, LP
416 EAST 3rd STREET
KANSAS CITY, MISSOURI 64106

ENGINEER

THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

LEGAL DESCRIPTION

LOT 2, BELLA LA VISTA, A SUBDIVISION IN
SARPY COUNTY, NEBRASKA.

TD2

engineering
& surveying

thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Bella La Vista
Apartments

Garrison
Development

Revision Dates		
No.	Description	MM-DD-YY

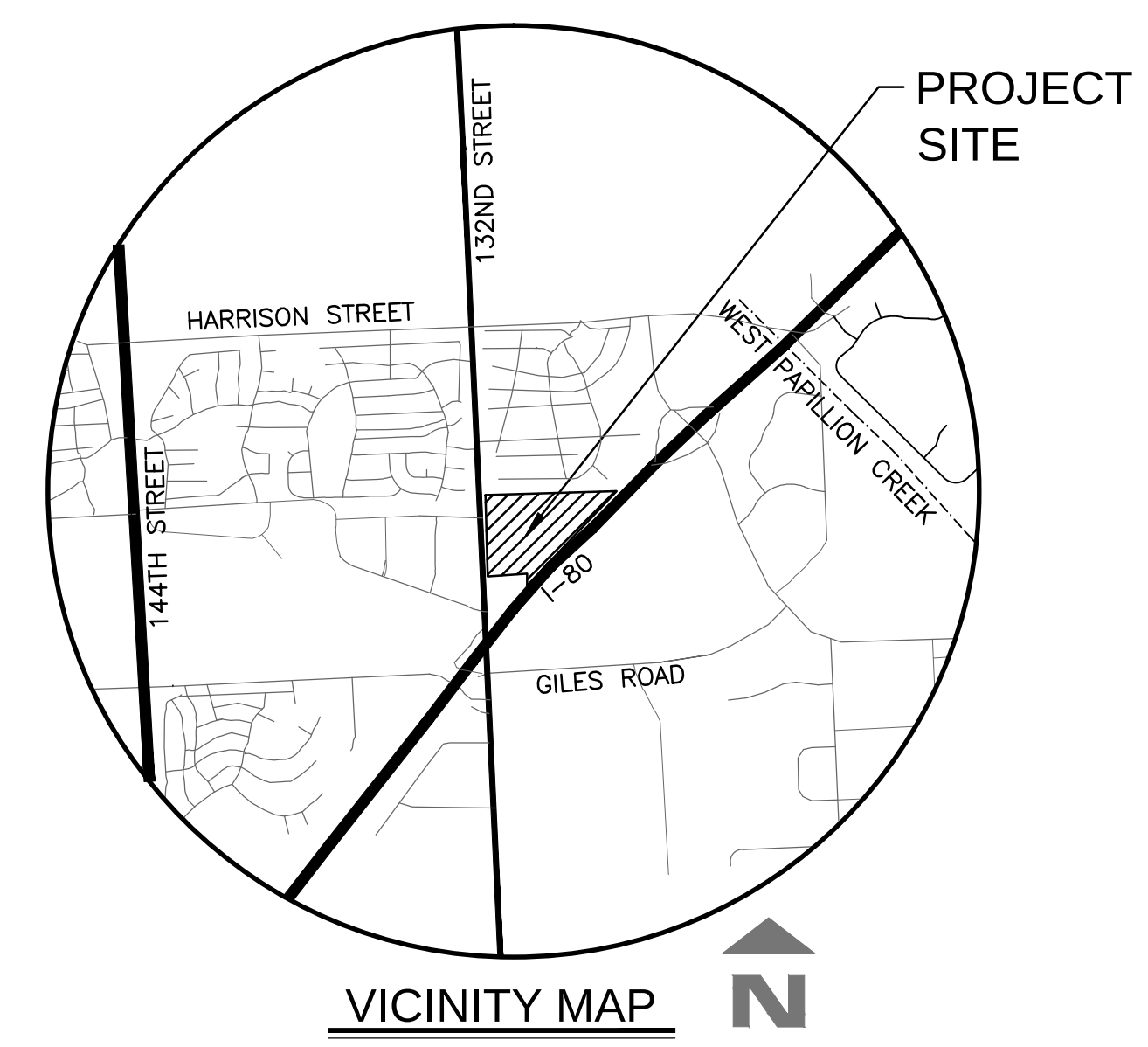
Drawn By: RTM Reviewed By: DSD
Job No.: 1610-136 Date: 02-07-12

Sheet Title

Post Construction
Stormwater
Management Plan

Sheet Number

C4.0



LEGEND

- Diagram illustrating various boundary types and easements:

 - EXISTING CONTOURS (Dashed line with elevation 1260)
 - PROPOSED CONTOURS (Solid line with elevation 1240)
 - PROPOSED SILT FENCE (Two parallel lines with 'X' markers)
 - PROPOSED STORM SEWER (Two parallel lines)
 - CONTROLLED ADVERTISING LINE EASEMENT GRANTED TO THE STATE OF NEBRASKA RECORDED IN BOOK 35 AT PAGE 160 OF THE SARP COUNTY RECORDS. (Dashed line)
 - PUMP AND WELL HOUSE EASEMENT AS DESCRIBED IN "RETURN OF APPRAISERS" RECORDED IN BOOK 37 AT PAGE 588 OF THE SARP COUNTY RECORDS. (Hatched area)
 - 20 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 104 RECORDED IN BOOK 52 AT PAGE 386 OF THE SARP COUNTY RECORDS. (Hatched area)

SUBDIVIDER

BELLA LAVISTA HOUSING PARTNERS, LP
416 EAST 3rd STREET
KANSAS CITY, MISSOURI 64106

ENGINEER

THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

LEGAL DESCRIPTION

LOT 2, BELLA LA VISTA, A SUBDIVISION IN
SARPY COUNTY, NEBRASKA.



thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Bella La Vista Apartments

Client Name

Garrison
Development

Professional Seal

Revision Dates

[illegible]

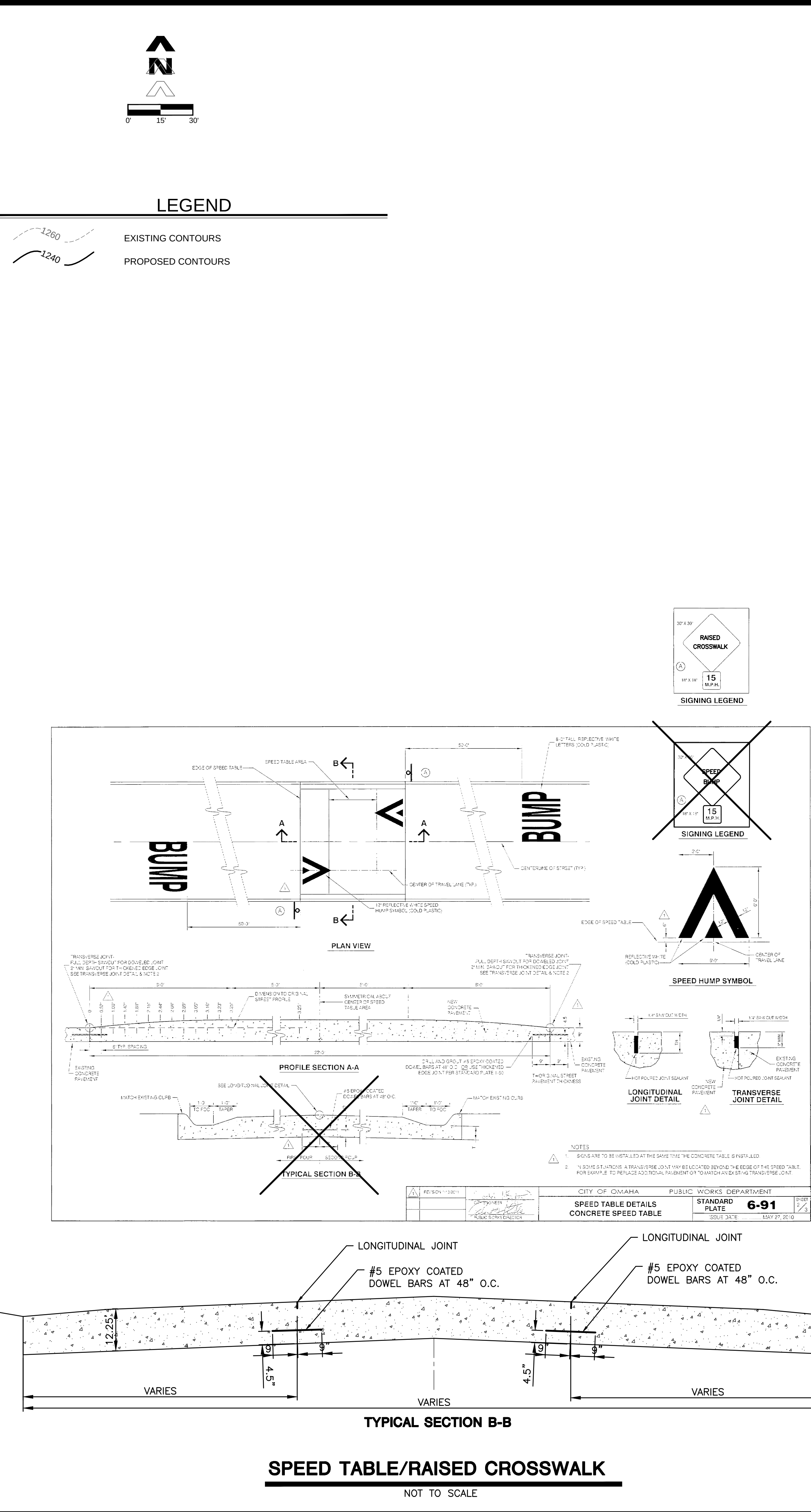
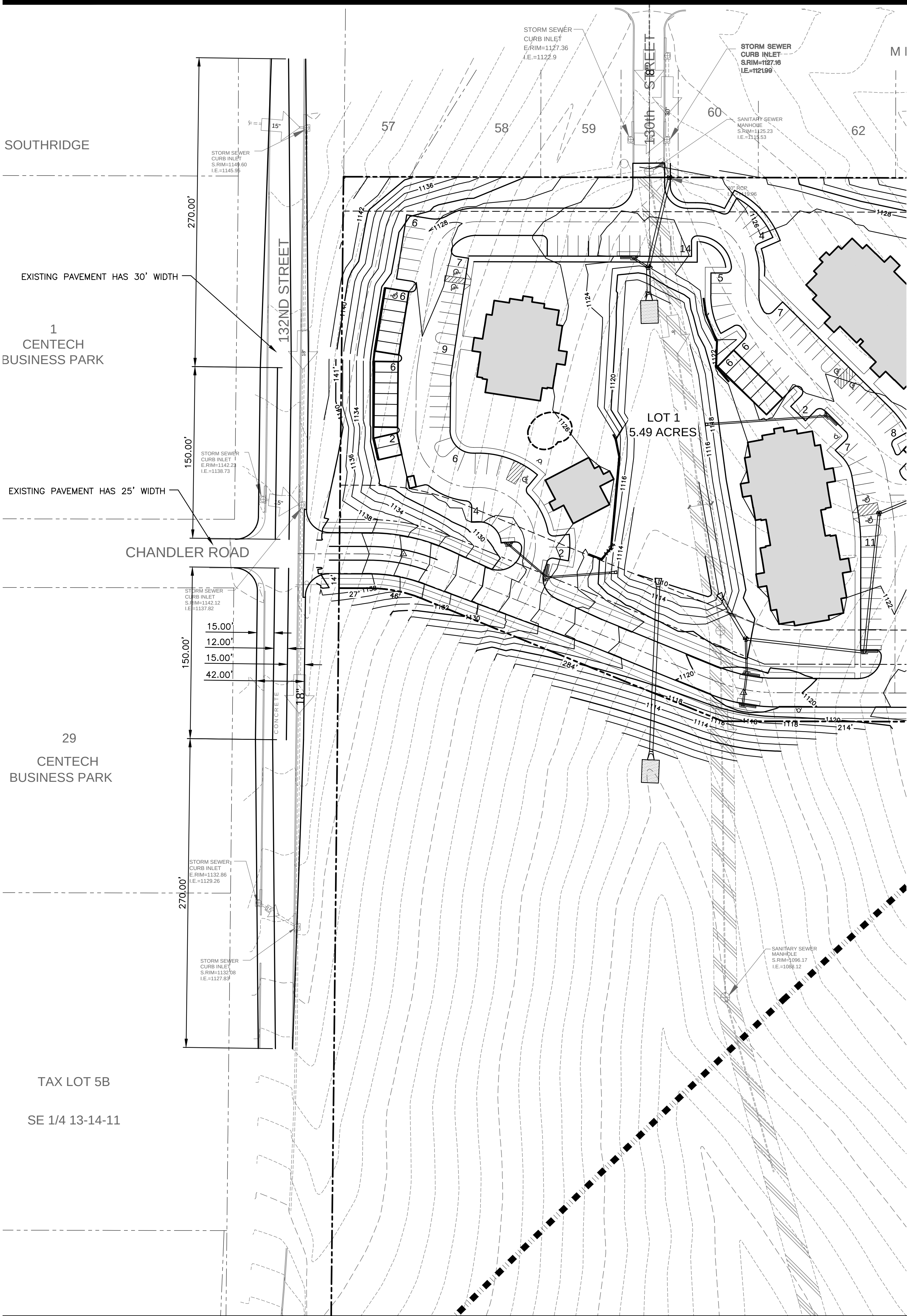
Drawn By: RTM Reviewed By: DSD
Job No.: 1610-136 Date: 02-07-12

Sheet Title

Erosion Control Plan

Sheet Number

C6.0



thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name
**Bella La Vista
Apartments**

Client Name
**Garrison
Development**

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
01	ISSUED FOR PERMIT	05-15-10
02	REVISED TO ADD SIGNAGE	05-15-10
03	REVISED TO ADD SIGNAGE	05-15-10
04	REVISED TO ADD SIGNAGE	05-15-10
05	REVISED TO ADD SIGNAGE	05-15-10
06	REVISED TO ADD SIGNAGE	05-15-10
07	REVISED TO ADD SIGNAGE	05-15-10
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18	REVISED TO ADD SIGNAGE	05-15-10
19	REVISED TO ADD SIGNAGE	05-15-10
20	REVISED TO ADD SIGNAGE	05-15-10

Drawn By: RTM Reviewed By: DSD
Job No.: 1610-136 Date: 02-07-12

Sheet Title
**132nd Street
Improvements**

Sheet Number

C7.0



Client Name
Garrison
Development

Professional Seal

Revision Dates

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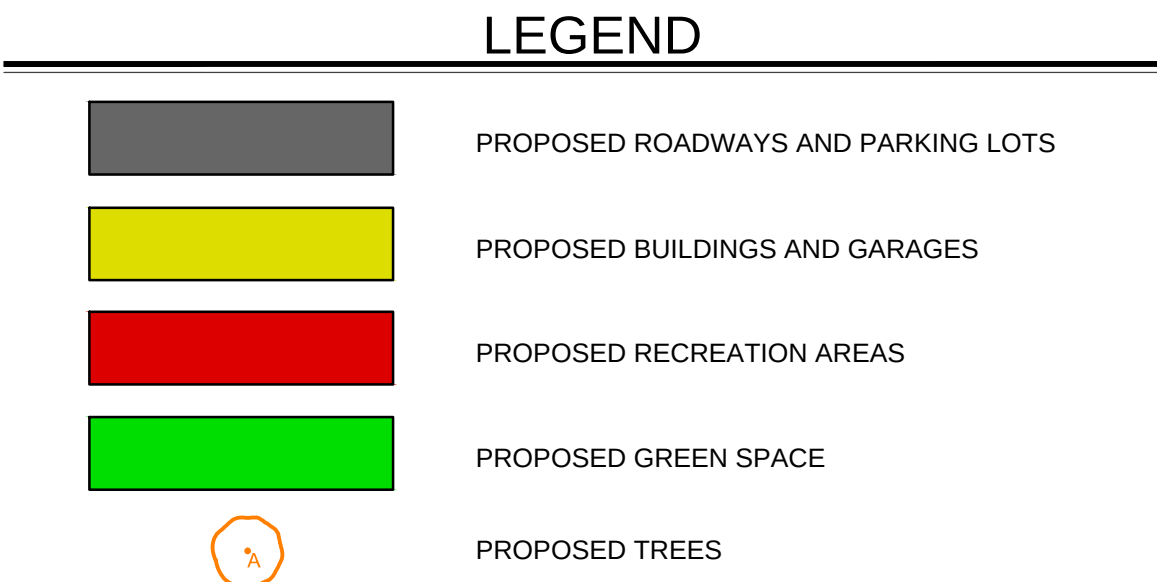
Drawn By: JJP Reviewed By: DSD
Job No.: 1610-136 Date: 09-13-11

Sheet Title

Preliminary Planned Unit Development Landscape Plan

Sheet Number

L1.0



QUANTITY	SYMBOL								
				MATURE SIZE		PLANTING SIZE		PLANT	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CALIPER	HGT	O.C.	METHOD
OVERSTORY TREES									
06	A	EMERALD QUEEN MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	35	50	2"		30'	BB/S-30
15	B	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES 'COLUMNARE'	20	50	2"		15'	BB/S-30
04	C	GREEN MOUNTAIN MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	30	35	2"		25'	BB/S-30
39	D	SHADEMASTER LOCUST	GLEDTISIA TRICANTHOS INERMIS 'SHADEMASTER'	35	50	2"		35	BB/S-30
06	E	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	15	25		5'	18'	BB/S-30
256	TOTAL OVERSTORY TREES			BB/S -30 Balled & Burlaped or Spaded - size of ball in inches					
UNDERSTORY/ORNAMENTAL									
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CAL	HGT	O.C.	METHOD
50	AS	APPLE SERVICEBERRY	AMALANCHIER GRANDIFLORA	20	25	1.5"		15'	BB/S-20
50	TOTAL UNDERSTORY/ORN. TREES			BB/S -20 Balled & Burlaped or Spaded - size of ball in inches					





Project Name

ient Name

Garrison Development

Professional Seal

Revision Dates

[illegible]

Drawn By: JJP Reviewed By: DSD
Job No.: 1610-136 Date: 09-13-11

Sheet Title

Preliminary Planned Unit Development Landscape Plan

Sheet Number

L1.0



PROPOSED ROADWAYS AND PARKING LOTS

PROPOSED BUILDINGS AND GARAGES

PROPOSED RECREATION AREAS

PROPOSED GREEN SPACE

PROPOSED TREES

PLANT SCHEDULE

QUANTITY	SYMBOL							MATURE SIZE		PLANTING SIZE		PLANT	
		COMMON NAME		BOTANICAL NAME		SPRD	HGT	CALIPER	HGT	O.C.	METHOD		
		OVERSTORY TREES											
63	☒ A	EMERALD QUEEN MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	35	50	2"		30'	BB/S-30				
	15 B	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES 'COLUMNARE'	20	50	2"		15'	BB/S-30				
53	☒ C	GREEN MOUNTAIN MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	30	35	2"		25'	BB/S-30				
	39 D	SHADEMASTER LOCUST	GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	35	50	2"		35	BB/S-30				
110	☒ E	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	15	25		5'	18'	BB/S-30				
256	TOTAL OVERSTORY TREES		BB/S -30 Balled & Burlaped or Spaded - size of ball in inches										

		UNDERSTORY/ORNAMENTAL		MATURE		PLTG SIZE		PLANT	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CAL	HGT	O.C.	METHOD
50	AS	APPLE SERVICEBERRY	AMALANCHIER GRANDIFLORA	20	25	1.5"		15'	BB/S-20
50	TOTAL UNDERSTORY/ORN. TREES			BB/S -20 Balled & Burlaped or Spaded - size of ball in inches					



Memorandum

Jan. 25, 2012 - Phone conversation with Don Heine, SID 104 Engineer. Discussed calculation method for unit equivalency and easement agreement for sanitary sewer connections for the proposed Bella La Vista development. Don asked whether detention upstream of Chandler stayed wet and to look at how cover over the sanitary outfall was affected. Don also asked some questions regarding 2035 traffic information. I referred him to Jim Jussel of Benesch Company for the traffic questions.

Feb. 2, 2012 – Phone conversation with Don Heine getting e-mail address to transmit sanitary calculations for review and to ask if any other issues had arisen. Don said no new issues had come up.

Feb. 13, 2012 – Phone conversations with Gary Hassenflu and Pat Sullivan (SID 104 Attorney) regarding potential SID involvement with the development. Mr. Sullivan indicated the SID would be willing to listen to any proposals and look at the costs involved. Phone conversation with Don Heine. Mr. Heine indicated he concurred with the TD2 sanitary sewer calculations and if the detention basin was usually dry, he didn't have major concerns with it. Mr. Heine had not spoken with Jim Jussel yet regarding the traffic questions.

PERPETUAL EASEMENT

(herein called "Grantor" whether one or more), and SANITARY AND IMPROVEMENT DISTRICT NO.
104 OF SARPY COUNTY, NEBRASKA, and xxxxxxxxxxxxxxxxx
Nebraska, a Municipal Corporation (hereinafter collectively called "Grantee" except as
otherwise noted).

WITNESSETH:

2. The scope and purpose of said easement is for the construction, use, repair, maintenance, replacement and renewal of a sanitary sewer line, including all related or necessary appurtenances thereto and the transmission through said sewers of sanitary sewage. The Grantee and its contractor and engineers shall have full right and authority to enter upon said easementway in order to perform any of the acts and functions described within the scope and purposes of such easement;

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Grantor shall have a temporary construction easement in, through, under, over, on, across and upon that portion of said real property owned by Grantor described and identified as a temporary construction easement on said EXHIBIT "A" attached hereto, which said temporary construction easement shall commence on date hereof and terminate with the completion of construction of said sanitary sewer facilities, or one (1) year from date hereof, whichever first occurs.

3. By accepting and recording this permanent easement grant, said Grantee, Sanitary and Improvement District No. 104 of Sarpy County, Nebraska, covenants and agrees to cause any trench made on said real property to be properly refilled and shall cause the restoration as nearly as practicably possible of all landscaping materials and plantings damaged or destroyed during the course of said construction and/or maintenance work in said real property to such condition(s) as exists on date hereof.

4. Grantor herein, for himself or itself, his heirs, personal representatives, successors and assigns, does hereby covenant and agree with the said Grantee and its successors and assigns that at the time of the execution and delivery of these presents, Grantor is lawfully seized of said premises; that they are free from encumbrances; that Grantor has good right and lawful authority to grant said easementway(s) and Grantor further hereby covenants to warrant and defend said easementway(s) against the lawful claims of all persons whomsoever.

5. This Agreement shall be binding on the heirs, personal representatives, successors and assigns of the respective parties hereto.

EXECUTED on the day and year first above written.

SANITARY AND IMPROVEMENT DISTRICT
NO. 104 OF SARPY COUNTY, NEBRASKA

By: Chaitman Chairman

Harvey L. Rice

Lauretta V. Rice

05342

Supplemental Memorandum #3

TO: Mark Meisinger (FHU)

FROM: John Kottmann (LaVista) Gary Hassenflu (Garrison Development) Jim Jussel (Benesch), Austin Yates (Benesch) Doug Dreessen (TD2)

SUBJECT: Bella La Vista Traffic Impact Study

DATE: February 24, 2012

Per the request of the City, Benesch has completed additional traffic analysis to address the concerns of the residents that live adjacent to the proposed Bella LaVista development.

Highland Boulevard Traffic:

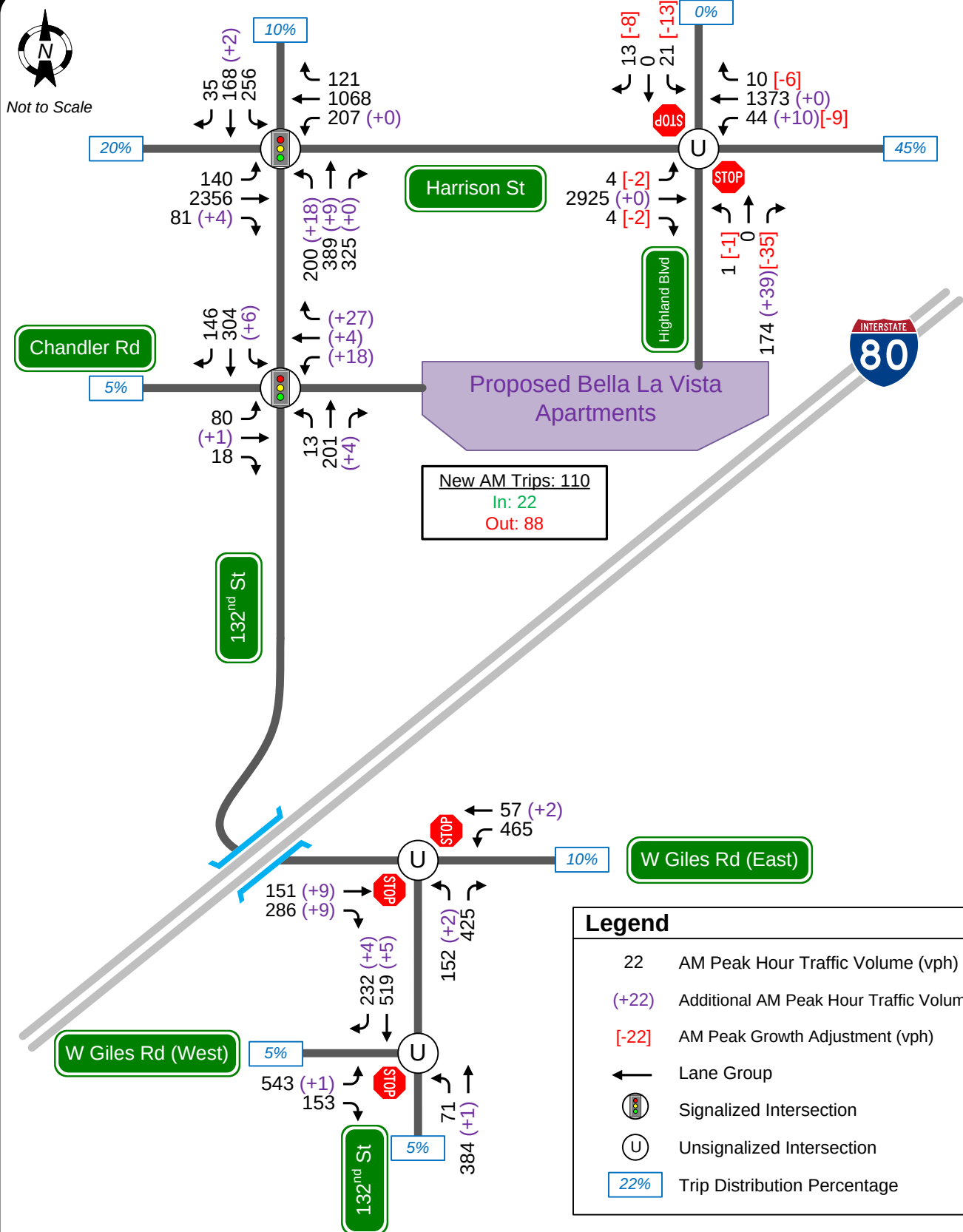
Benesch reassigned all of the traffic that is destined to the northeast of the development (Harrison Street East external) to the intersection of Highland Boulevard & Harrison Street. This procedure was completed to analyze the possibility that 45 percent of the site-generated traffic will use Highland Boulevard to access Harrison Street, see the revised **Figures 11** and **12**. As part of our discussion with the SID 104 engineer, Don Heine, he made the observation that a growth rate was applied to the existing traffic on Highland Blvd. The existing neighborhood is fully developed; therefore no additional traffic growth should occur. The volumes illustrated in **Figures 11** and **12** take into the account the removal of the growth traffic. A two percent growth rate was used in the previous traffic study. This growth rate was still applied to the through traffic on Harrison Street.

The amount of site-generated traffic on Highland Blvd during the morning peak period is estimated to be about 49 vehicles per hour (vph) and the afternoon peak hour would be about 61 vph.

Capacity Analysis:

Benesch recalculated the capacity analysis for the study intersections. **Figures 13** and **14** summarize the results of the capacity calculations. The results of the capacity analysis were similar to the January 2012 traffic study. During the AM peak period, the northbound right-turn movement would be expected to operate with a LOS F. This is not uncommon for an unsignalized intersection on an arterial street to experience a poor level of service during the peak commuter periods. The poor level of service is due to the limited number of acceptable gaps in the traffic. The traffic signal warrants were checked for the Peak Hour Warrant (Warrant 3) and the signal warrant would not be expected to be met. Even if the Peak Hour Warrant was met, a traffic signal at this location would not be approved by the City of Omaha or Douglas and Sarpy County Public Works Departments because it does not meet current access management guidelines for an urban arterial.

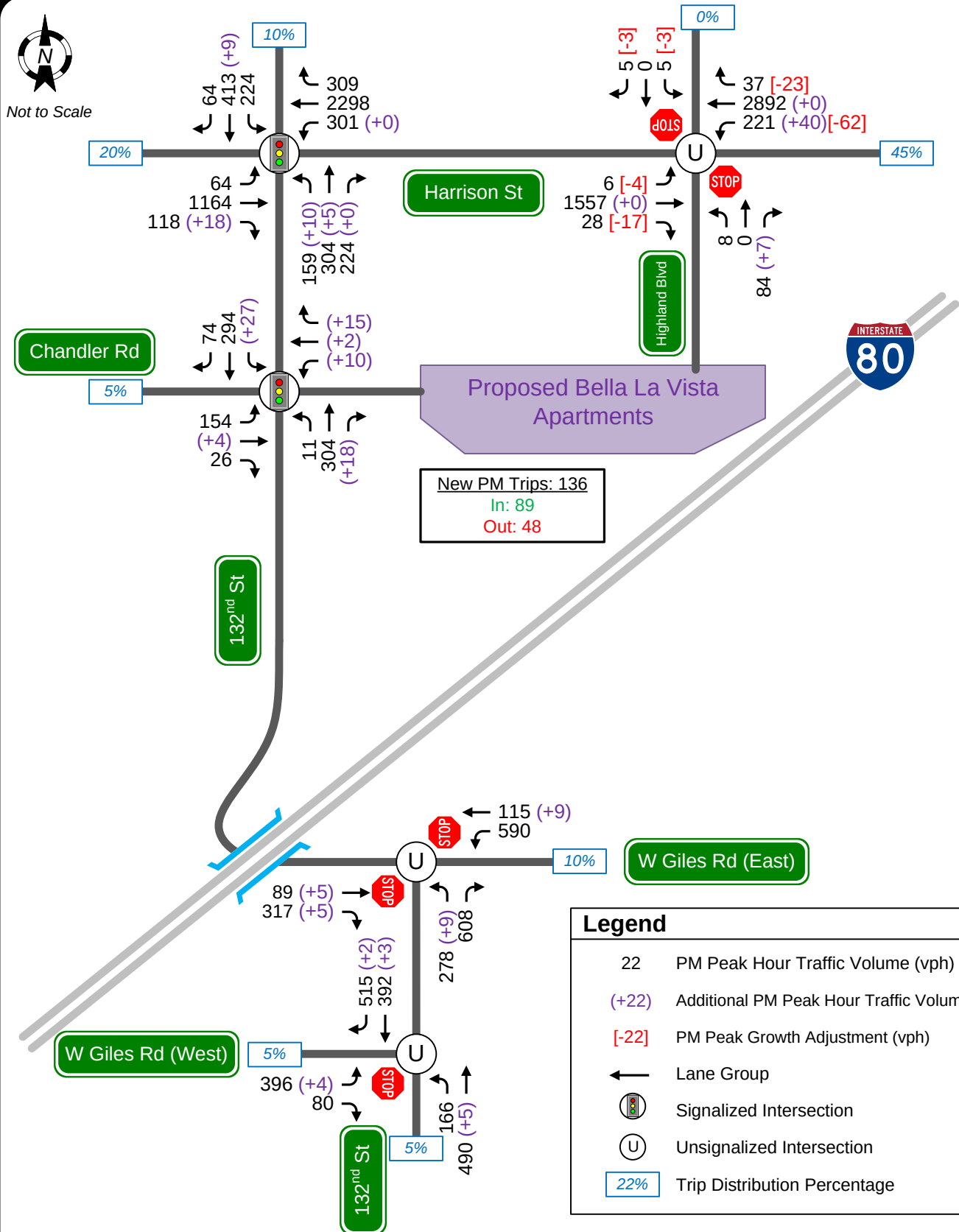
In summary, there are no new recommendations based on the additional traffic analysis. The recommendations originally identified in the January 2012 Traffic Study still stand.



Traffic Impact Study
Bella La Vista Apartments
La Vista, NE

Year 2035 Future plus Full Development
AM Peak Hour Traffic Volumes - Revised

Figure 11

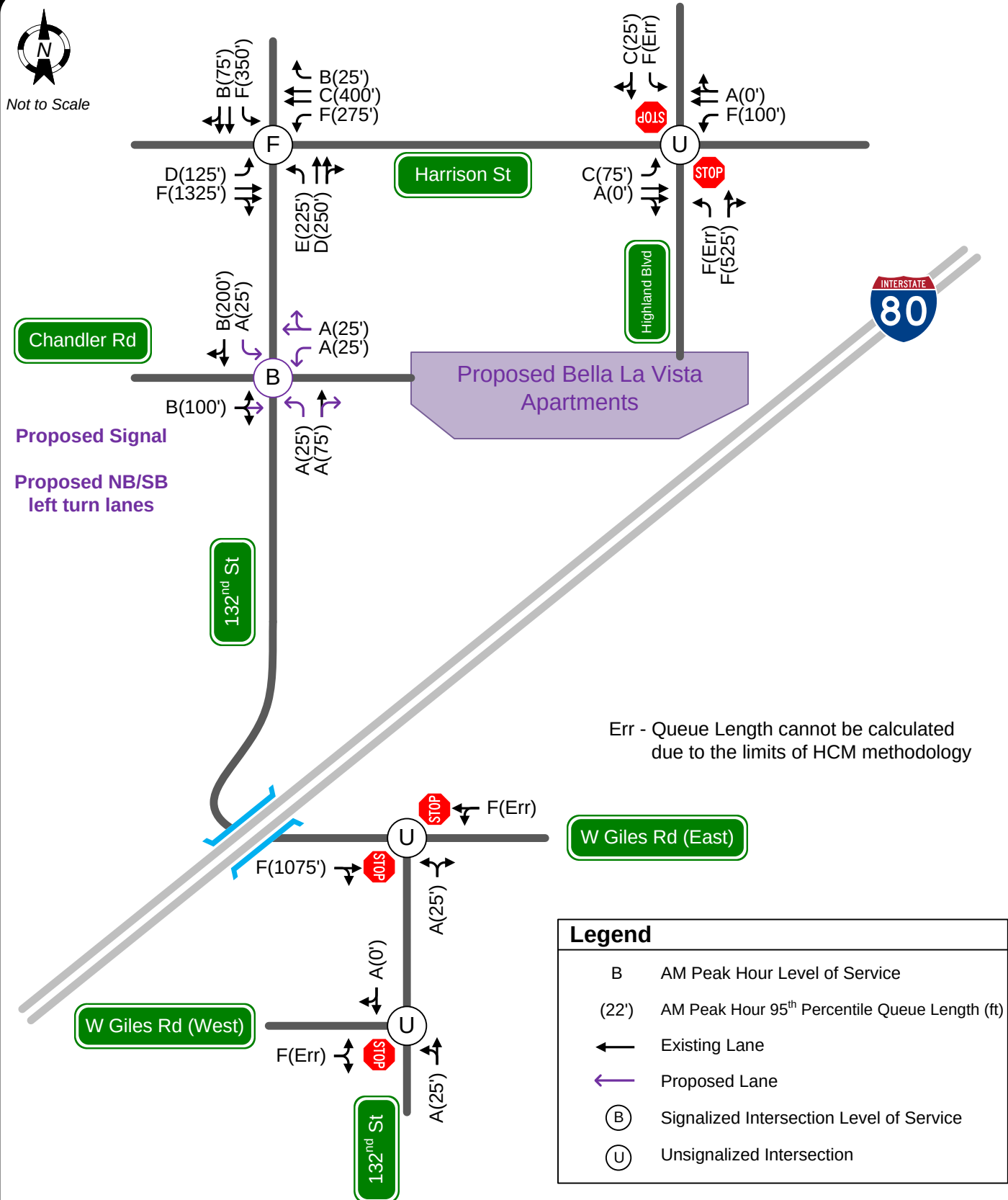


Traffic Impact Study
Bella La Vista Apartments
La Vista, NE

Year 2035 Future plus Full Development
PM Peak Hour Traffic Volumes - Revised

Figure 12

Y:\omaha\1200005\120092.00\Office_Docs\Exhibits\Exhibits - 2012 02\Bella La Vista Fig 13 F+Dev AM LOSQ Revised.vsd, 2/24/2012

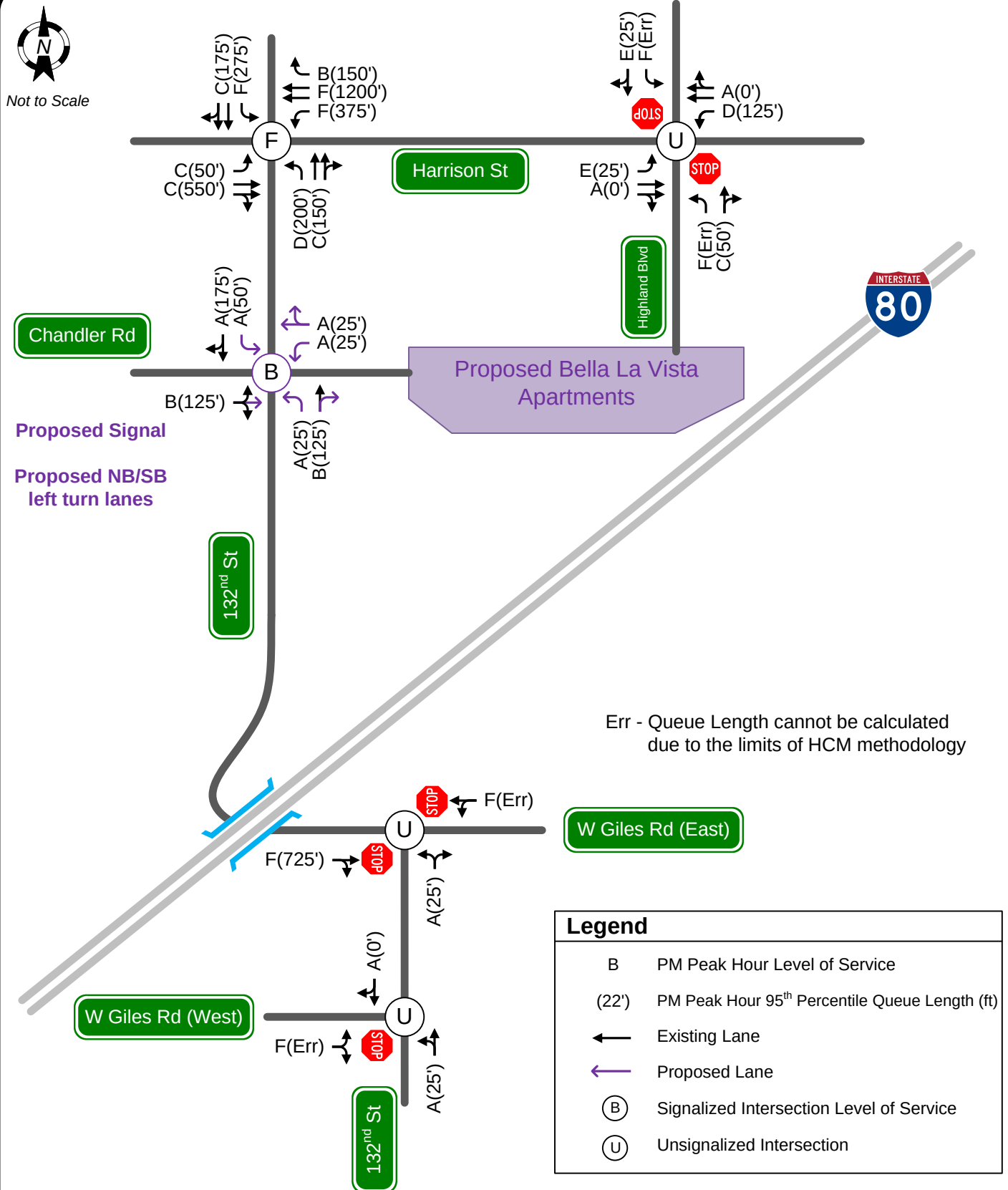


Traffic Impact Study
Bella La Vista Apartments
La Vista, NE

Year 2035 Future plus Full Development
AM Peak Hour Level of Service and Queue Length - Revised

Figure 13

Y:\omaha\1200005\120092.00\Office_Docs\Exhibits\Exhibits - 2012 02\Bella La Vista Fig 14 F+Dev PM LOSQ Revised.vsd, 2/24/2012



Traffic Impact Study

Bella La Vista Apartments

La Vista, NE

Year 2035 Future plus Full Development

PM Peak Hour Level of Service and Queue Length - Revised

Figure 14



LA VISTA POLICE DEPARTMENT INTER-DEPARTMENT MEMO

TO: Chris Solberg, City Planner

FROM: Chief Robert S. Lausten

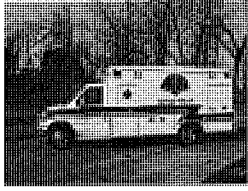
DATE: 21 FEB 2012

RE: Bella Vista Street access

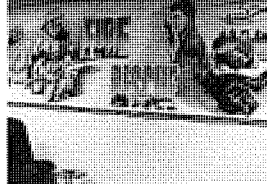
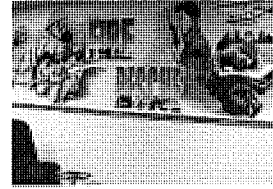
CC:

The Police Department has reviewed the proposed layout of the Bella Vista project and recommends the project have the three proposed access points remain open and a part of the final project plan. At a minimum, AT LEAST two unobstructed access points in and out of the complex, those being 132 Street and Highland Blvd should be included.

When the City approved the Pointe Apartments project in the late 1980s-early 1990s, one major regret from the public safety point of view was not having egress and ingress at the intersection of Elm Drive and Brentwood Drive. At the time of the project, Brentwood Drive terminated at 87th Street, however, it was always proposed Brentwood Drive would be improved to the west. Eventually it was, and a three-way stop is at the intersection of Brentwood-Elm. Due to not having egress and ingress from Brentwood Drive, first responders have to enter the complex from 87th Street just north of Giles or at 90th/Giles. There are no entry points from the north or west. This has an impact on response time to the complex as well as tactical deployment to calls for service. If the Pointe project was being developed today, the public safety review would include a recommendation of an access point at Brentwood and Elm. I use this example as it directly relates to the Bella Vista project. Access to and from the complex from 132 St, Highland Blvd and 130st Street is strongly recommended by public safety. Having only access from 132nd Street severely limits the basic response from police and fire units and absolutely creates a tactical disadvantage for police and fire if an incident is in progress. This proposed project must have at least two access points...those being at least 132 St and Highland Blvd.



**LA VISTA VOLUNTEER
FIRE & RESCUE
DEPARTMENT**



**MEMORANDUM TO:
Chris Solberg**

**FROM: Rich Uhl – Fire Chief
DATE: 03/02/2012**

The La Vista Fire & Rescue Department has reviewed the proposed layout of the Bella La Vista project and recommends the project have the three proposed access points remain open and a part of the final project plan. I am in agreement with the La Vista Police Department that a minimum of two unobstructed access points in and out of the complex, those being 132 Street and Highland Blvd should be incorporated.

The thoroughways are needed for fire and EMS apparatus navigation into and out of the complex, as well as the deployment of firefighting apparatus. As the La Vista Police Department has identified in their memorandum, projects formerly approved without proper access points have proven to be problematic in regard to emergency response, including fire suppression and response times.

I strongly recommend a minimum of two unobstructed access points as listed above. Thank you,

**Chief Uhl
La Vista Fire & Rescue Department**

Any questions, please contact me at any of the numbers below. Thank you.

Rich Uhl, Fire Chief

La Vista Volunteer Fire & Rescue Dept
8116 Park View Blvd, La Vista NE 68128
Phone: (402) 331-4748 Fax: (402) 331-0410
E-Mail: ruhl@cityoflavista.org