

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Frank Labeledz, 2103 Platte River Drive Bellevue, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Frank Labeledz's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application includes an elevation certificate which is in compliance with Section 30, Flood Plain District of Zoning Regulations; and,

WHEREAS, the Planning Director has made a recommendation as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the elevation certificate, the Natural Resources District comments and the site plan of the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF

COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

Dated this 6<sup>th</sup> day of April, 2010.

Moved by Rich Jansen seconded by Rusty Huke, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Russell B

none

none

Rich Jansen

Tom Jansen

Tom Richard

Patricia Thomas

ABSTAIN:

none



County Clerk

Jansen  
Asst Chief Deputy

Approved as to form:

[Signature]  
County Attorney

# EXHIBIT A

Sarpy County Board of Commissioners Report  
Staff Report Prepared: March 25, 2010  
County Board Meeting Date: April 6, 2010

Subject	Type	By
Floodplain Development Permit for a new residential building on Lot 1, Labeledz's Addition, located in the NW ¼ of Section 34, T13N, R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

This is a request for approval of a floodplain development permit at Lot 1, Labeledz's Addition to build a new residential structure.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
  - The existing zoning is RD-50.
  - The lowest floor elevation of the new building is at least one foot above the base flood elevation.
  - There is an enclosed area below the base flood elevation for a garage. Minimum openings are provided and conform to the requirements of the flood plain regulation. The net area of minimum openings shown on the construction plans meets the minimum opening requirements.
  - The new structure does not exceed the maximum 40% lot coverage.
  - The request meets the Sarpy County Flood Plain regulations.
  - The deck meets the required minimum setbacks of the Sarpy County Zoning Regulations.
- Natural Resources
  - The Natural Resources District indicates the proposed building meets the minimum requirements of the flood plain regulations. Their comments are attached.
  - The Natural Resources District recognizes the request meets the minimum requirements; however, the district supports the proposed updates to the regulations.
  - The application was submitted prior to the drafting of the new flood plain regulations. Planning staff recommends that this request meet the current approval regulations, similarly to other flood plain development permits of this nature and that the request be approved as presented. All applications submitted after the new regulations are adopted shall meet the new standards.
- Recommendation
  - For the reasons stated above I recommend approval to the flood plain development permit for a new residential building on Lot 1, Labeledz's Addition, located in the NW ¼ of Section 34 T13N, R13E.

Respectfully submitted by:



Rebecca Horner, AICP  
Planning Director

March 29, 2010

Rebecca Horner, Director  
 Sarpy County Planning Department  
 1210 Golden Gate Drive  
 Papillion, NE 68046



RE: Frank Labedz-2103 Platte River Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed replacement of a barn on Lot 216 in Hanson's Lake located at 2103 Platte River Drive in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0215 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 976.3 ft (NAVD 1988). The District provided comments regarding this project on September 8, 2009. Additional information was provided to the District on January 20, 2010 and the District Commented on January 29, 2010. A meeting was held with the Applicant, Sarpy County Planning Department, and the District on February 8, 2010 to discuss the project. Based on discussions during that meeting, revised information was received by the District on February 23, 2010. On March 26, 2010, the District was informed that the applicant wishes to use the structure for a new residence.

Based on the review of revised drawings of the proposed barn and a revised elevation certificate prepared by William A. Farrell on January 11, 2010, the District offers the following comments:

- Sarpy County Zoning Regulations Section 44 states that an unfinished enclosure, useable solely for parking of vehicles or storage is not considered as the building's lowest floor of a structure in the floodplain. The elevation drawings provided to the District indicate the enclosure area has a larger footprint than the next highest floor. The structure may meet the minimum requirements of the regulation; however, the District supports the proposed updates to the Sarpy County Floodplain Regulations which state that any enclosed areas below the lowest floor of a structure be no more than 4 feet in height.
- Fully enclosed area below the BFE must have a minimum of two flood openings to automatically equalize hydrostatic forces from flood waters. At a minimum, there must be a total net area of one square inch of flood opening for every square foot of enclosed area. The openings shall be no higher than one foot above grade.
- The County may want to consider that the applicant sign a waiver indicating that the enclosed area below the BFE shall be used only for storage of removable items and is not intended as living space.
- The lowest elevation of machinery or equipment servicing the building, including electrical and sanitary facilities, must be at least one foot above the BFE. Therefore, no utilities should be allowed in the fully enclosed area below the BFE.

If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papiionrd.org](mailto:llaster@papiionrd.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Ann Laster', with a large, stylized flourish at the end.

Lori Ann Laster  
Stormwater Management Engineer

Cc: LML Properties, Applicant, 2017 S. 182<sup>nd</sup> Circle, Omaha, NE 68130  
Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\2103 Platte River Drive 3.29.10.docx  
Project: 534 Plat: 865

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Tim Labeledz</u>		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>2119 Platte River Dr.</u>		Policy Number
City <u>Bellevue</u> State <u>NE</u> ZIP Code <u>68123</u>		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Tax Lot C2 in a portion of Sec. 27-13-13 and a portion of Sec. 34-13-13, as surveyed and recorded in Sarpy County, Nebraska.</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Resd.</u>		
A5. Latitude/Longitude: Lat. <u>41°03'37"N</u> Long. <u>95°56'33"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>6</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s)	<u>2,604</u> sq ft	A9. For a building with an attached garage:
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>N/A</u>	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	<u>N/A</u> sq in	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		c) Total net area of flood openings in A9.b
		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>Bellevue</u>		B2. County Name <u>Sarpy</u>		B3. State <u>NE</u>	
B4. Map/Panel Number <u>31153C0215</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>Dec. 2, 2005</u>	B7. FIRM Panel Effective/Revised Date <u>Dec. 2, 2005</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>976.3'</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
Benchmark Utilized USGS Vertical Datum NAVD88  
Conversion/Comments \_\_\_\_\_

Check the measurement used.

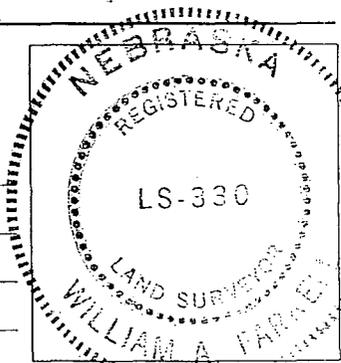
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>970.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>980.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	<u>969.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	<u>969.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name <u>William A. Farrell</u>	License Number <u>330</u>
Title <u>Registered Land Surveyor</u>	Company Name <u>Hill-Farrell Associates, Inc.</u>
Address <u>1820 Hillcrest Dr.</u>	City <u>Bellevue</u> State <u>NE</u> ZIP Code <u>68005</u>
Signature 	Date <u>January 11, 2010</u> Telephone <u>(402) 291-6100</u>



<b>IMPORTANT: In these spaces, copy the corresponding information from Section</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2119 Platte River Dr.	Policy Number
City Bellevue State NE ZIP Code 68123	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (HFA Project# 09-154) Benchmark used was USGS Y277. Brass disc located in top of concrete headwall north side of LaPlatte Rd. near southwest corner of Section 30, Township 13 North, Range 13 East, Sarpy County, Nebraska. Elevation 1016.52' (NAVD88)  
Set Benchmark on-site (set in power pole on west side of Labeledz Dr.), one foot above base flood elevation. (Elevation=977.3')

Signature	Date 1/11/2010 <div style="text-align: right;"><input checked="" type="checkbox"/> Check here if attachments</div>
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**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.  
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	
Comments _____			

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

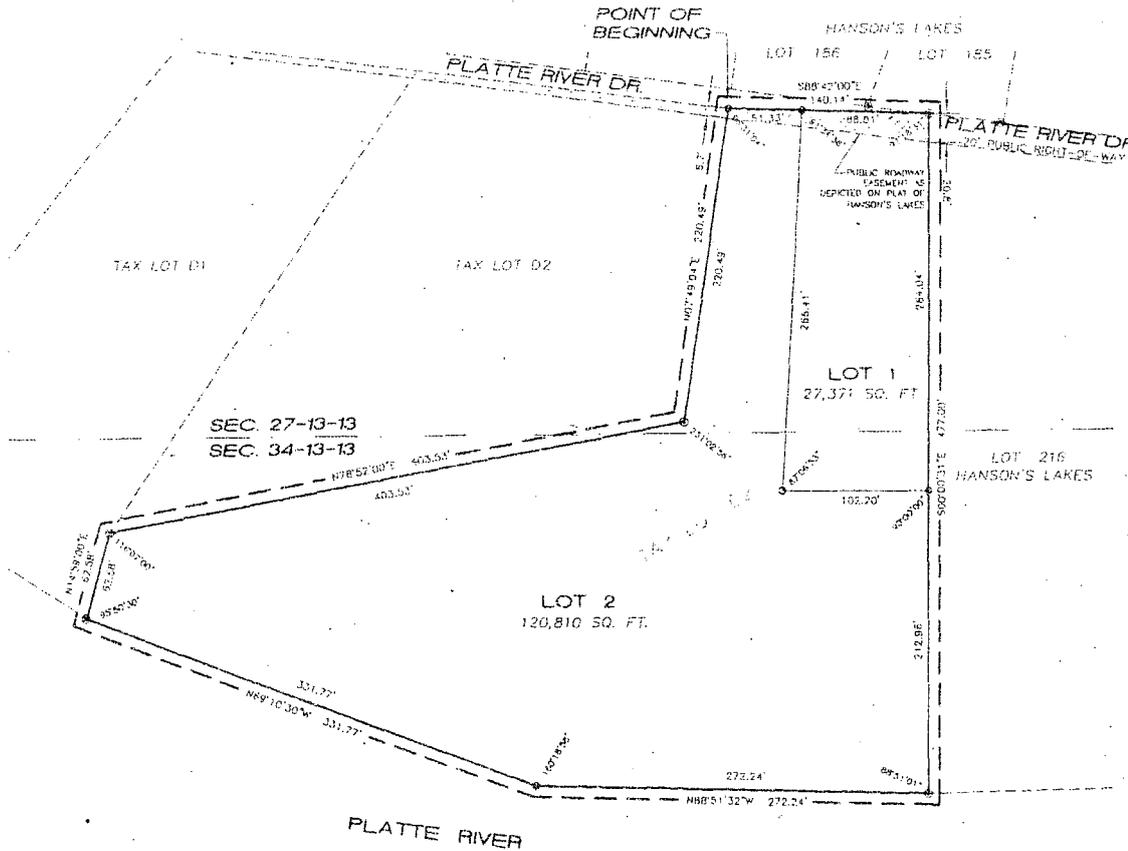
Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

Check here if attachments

# LABEDZ'S ADDITION

BEING A REPLAT OF TAX LOT G2, LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 13 EAST AND A PORTION OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 13 EAST, OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

LOTS 1 AND 2



### OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

DATE: \_\_\_\_\_  
 OWNER:  
 LML PROPERTIES  
 DR. FRANK LABEDZ, GENERAL PARTNER

### SURVEYOR'S CERTIFICATE

I, WILLIAM A. FARRELL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND OR SET AT ALL CORNERS OF ALL LOTS IN 'LABEDZ'S ADDITION', BEING A REPLAT OF TAX LOT G2, LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 13 EAST AND A PORTION OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF TAX LOT D2, THENCE S88°42'00"E (ASSUMED BEARING) 148.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLATTE RIVER DR.; THENCE S00°00'30"E 477.00 FEET ALONG THE WEST LINE OF LOT 216, HANSON'S LAKES; THENCE N85°51'32"W 272.24 FEET ALONG THE SOUTH LINE OF AFORESAID TAX LOT D2; THENCE CONTINUING ALONG SAID SOUTH LINE N69°10'30"W 331.27 FEET TO THE SOUTHEAST CORNER OF TAX LOT D1; THENCE N14°56'10"E ALONG THE EASTERLY LINE OF SAID TAX LOT D1 82.56 FEET TO THE SOUTHWEST CORNER OF TAX LOT D2; THENCE N78°52'00"E 403.53 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT D2; THENCE N07°49'04"E 272.24 FEET ALONG THE EAST LINE OF SAID TAX LOT D2 TO THE POINT OF BEGINNING.

DESCRIBED TRACT CONTAINS 148.14 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.

DATE: MARCH 22, 2010  
 WILLIAM A. FARRELL, R.L.S. NE REG. NO. 330



### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF SARPY ) 355

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME FRANK LABEDZ REPRESENTING LML PROPERTIES, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS IN THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF 'LABEDZ'S ADDITION' WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

SARPY COUNTY PLANNING DIRECTOR

### REVIEW OF SARPY COUNTY SURVEYOR

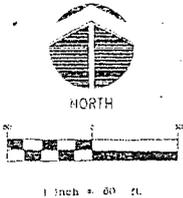
I HAVE REVIEWED THIS PLAT OF 'LABEDZ'S ADDITION' THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

SARPY COUNTY SURVEYOR

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE, OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: \_\_\_\_\_  
 SARPY COUNTY TREASURER



### LEGEND

- \* = PROPERTY CORNER EMBOD
- = PROPERTY CORNER SET (NO. 1 PERMANENT 3/5, WALLER NOTED)

PLANNED HERE  
 DRAWN HERE  
 CHECKED HERE  
 DATE: 03/22/10

LABEDZ'S ADDITION  
 SARPY COUNTY, NEBRASKA  
 ADMINISTRATIVE REPLAT

HILL-FARRELL ASSOCIATES, INC.  
 Architects • Engineers • Surveyors  
 1620 Hillcrest Drive, Suite F, Bellevue, NE 68005 (402) 291-6100

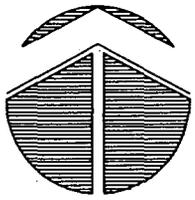
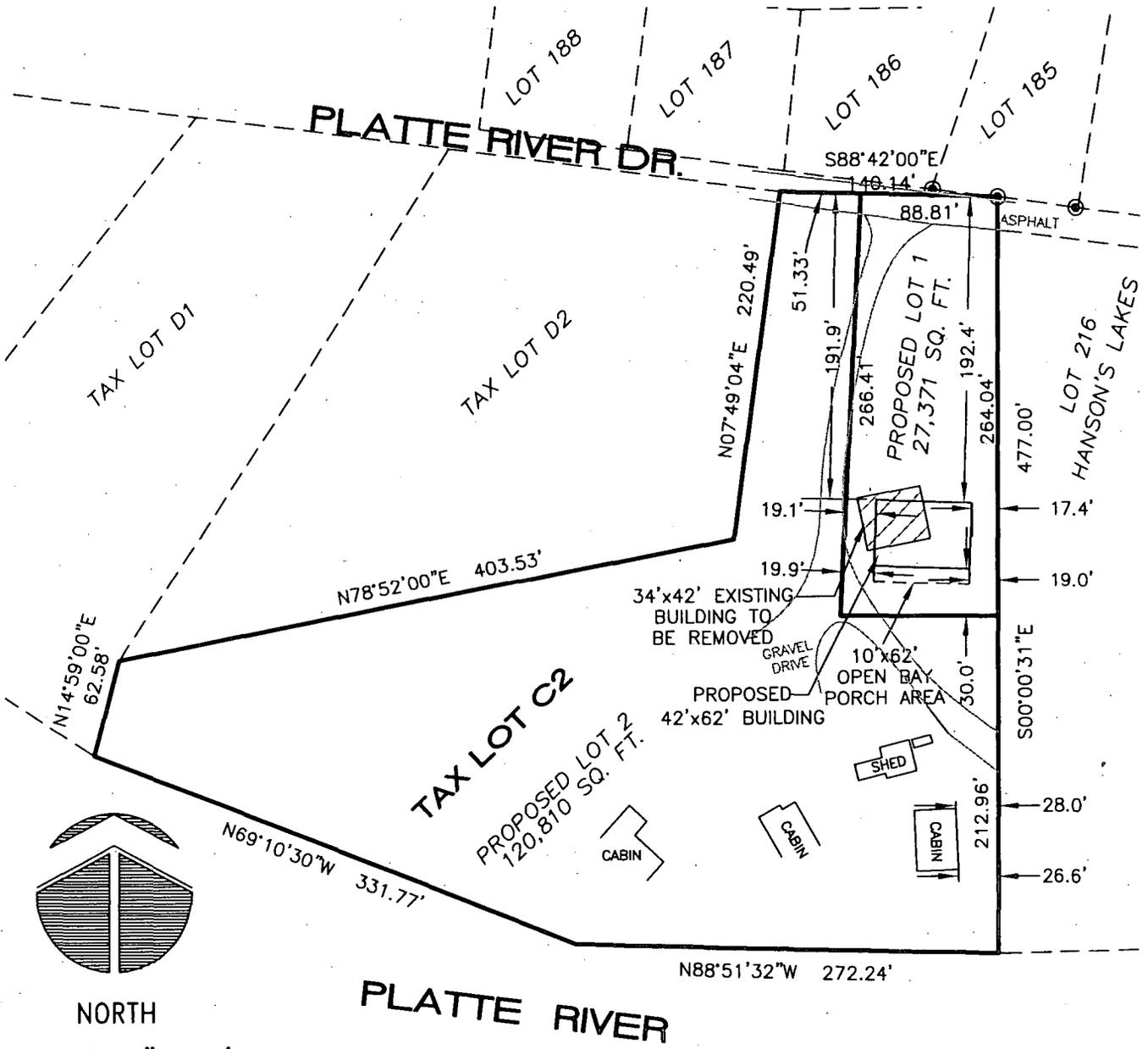
PROJECT NO.  
 10-107

SHEET NO.  
 1 OF 1

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 This plat was prepared by Hill-Farrell Associates, Inc. and should not be used for any other purpose without the written permission or consent of Hill-Farrell Associates, Inc. a professional corporation.

# SITE PLAN

**LEGAL DESCRIPTION** TAXLOT C2 IN A PORTION OF SEC. 27-13-13 AND A PORTION OF SEC. 34-13-13, AS SURVEYED AND RECORDED IN SARPY COUNTY, NEBRASKA.



NORTH

SCALE: 1"=100'

DESIGNED: DRAWN: RRS CHECKED: WAF DATE: 03/22/10 PROJECT NO. 10-107



**HILL-FARRELL ASSOCIATES, INC.**  
 Architects • Engineers • Surveyors  
 1820 Hillcrest Drive, Suite F, Bellevue, NE 68005 (402)291-6100

SHEET NO.

1 OF 1

# **ADDITIONAL INFORMATION**

**SARPY COUNTY BOARD OF COMMISSIONERS**

**APRIL 6, 2010**

**FLOOD PLAIN DEVELOPMENT PERMIT**

**FRANK LABEDZ**

**LMLPROPERTIES**



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

SEP 17 2009

## FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

SARPY COUNTY

PLANNING DEPARTMENT

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Flood Plain Development Permit Application
2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer
3. 1 full size site/construction plan drawing
4. 6 reduced size site/construction plan drawings (8.5 x 11)
5. Elevation Certificate (From registered professional engineer or architect.)

### PLANNING STAFF USE ONLY:

APPLICATION NO.: FPD 09 - 0018  
 DATE RECEIVED: 9/17/09  
 CP DESIGNATION: Urban Residential  
 ZONING DESIGNATION: RD-50/FP  
 FEE: \$100.00 RECEIPT NO. 6262  
 RECEIVED BY: MA  
 NOTES: \_\_\_\_\_

### PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

*→ New Address will be assigned to new lot.*

NAME: LMI Properties (2119)

E-MAIL: FrankL@TeamFinancial.com

\* ADDRESS: 2110 Platte River Dr

CITY/STATE/ZIP: Bellevue, NE 68123

### MAILING (IF DIFFERENT)

ADDRESS: 2017 S 182nd Circle

CITY/STATE/ZIP: Omaha, NE 68130

PHONE: 402-578-4330

FAX: 402-661-3199

### ENGINEER INFORMATION:

NAME: Cleary Building Corp

E-MAIL: \_\_\_\_\_

ADDRESS: 220 Sheryl Ave.

CITY/STATE/ZIP: Fremont, NE 68025

### MAILING (IF DIFFERENT)

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### CONSTRUCTION INFORMATION: This individual/company is responsible for meeting construction standards.

NAME: Same as Engineer

E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

\* Corrected for applicant per conversation with applicant on 9/22/09. MA

**PROPOSED DEVELOPMENT INFORMATION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

~~Replace red barn that is over 70 years old~~

**PROJECT SITE INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 2110 Platte River Dr  
ASSESSORS PARCEL NUMBER(S) 010751475  
SUB DIVISION: Hanson Lakes LOT: 216  
NAME OF WATERWAY: Platte River  
PROPERTY LIES WITHIN: FLOODWAY: \_\_\_\_\_ FLOOD FRINGE: \_\_\_\_\_  
LOWEST FLOOR ELEVATION IS TO BE 970.0 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

~~Lot 16 Hanson Lake~~ Tax Lot C.2  
Lot 1, Labedz's Addition

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

See attached

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Frank Labedz  
Owner Signature (or authorized agent)

9/17/2009  
Date

Frank Labedz  
Owner Signature (or authorized agent)

9/17/2009  
Date



Platte River Dr

Area of Request



Lot 1, Labeledz's Addition, Platte River Drive  
Flood Plain Development Permit

FEB 11 2010

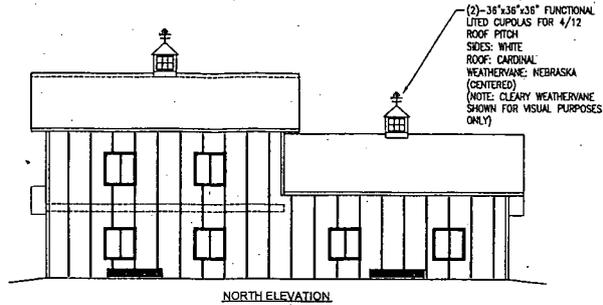
SARPY COUNTY  
PLANNING DEPARTMENT

GENERAL NOTES AND SPECIFICATIONS

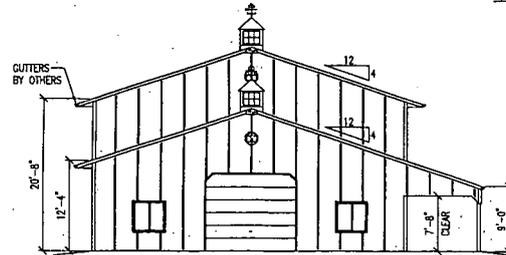
1. All lumber, unless otherwise noted, shall be S4S #2 SPF or better.
2. Lumber embedded in, or in contact with, the ground shall be treated per AWPA standards:  
Embedded in Ground: 0.6 lbs/ft<sup>3</sup> retention  
Ground Contact: 0.4 lbs/ft<sup>3</sup> retention
3. Steel panels and flashings shall be 28 gauge, 80,000 PSI, painted galvanized.
4. All nails are to be threaded, hardened steel unless otherwise noted. Fasteners used in treated lumber shall be hot dipped galvanized stainless steel, or rated by the manufacturer for the application.
5. Soil shall be graded to provide drainage away from the building. Maintain the grade levels shown on plans around the building.
6. Fill used for concrete floor slab and grade, if present, shall be reasonably graded granular material. Fill used in columns holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
7. Heating, ventilating, air conditioning, plumbing, and electrical work is not a part of this set of drawings and shall be installed as per applicable codes.

BUILDING LOCATION

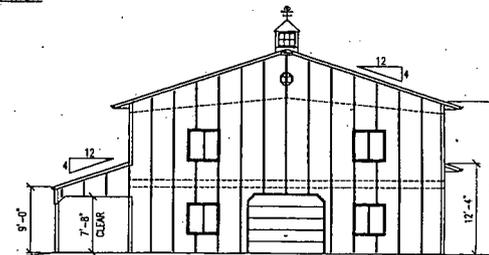
2103 PLATTSRIVER DR.  
BELLEVUE, NE 68123  
COUNTY: SARPY



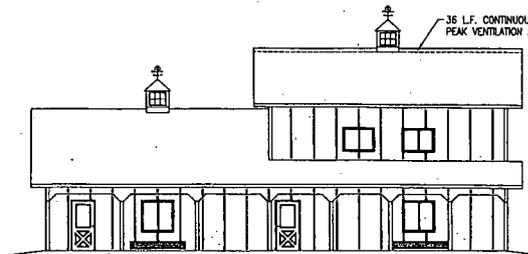
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

TABLE OF CONTENTS

1. ELEVATIONS
2. FLOOR PLAN
3. CONCRETE BRACKET LAYOUT PLAN
4. DECK FRAMING PLAN
5. TYPICAL SECTION "A"
6. TYPICAL SECTION "B"
7. TYPICAL SECTION "C"
8. TYPICAL SECTION "D"
9. TYPICAL SECTION "E"
10. STAIR DETAILS
11. FLOOD DOOR OPENING DETAILS
12. TRUSS DIAGRAMS

DATE: 01/17/09

DRAWN BY: A. JORENBY

SCALE: NONE

SALES SPECIALIST: NELSON

FREMONT

REVISIONS:

NO.	DATE	BY
1	8-28-09	TK
2	11-4-09	AJ
3	2-9-10	AJ

FRANK LABELZ  
42' x 32' x 20' - 8" ENERGY MIZER with 42' x 30' x 12' - 4" PRO-LAM  
ELEVATIONS

**CLEARY**  
BUILDING CORP.  
www.clearybuilding.com  
140 PAKU STREET  
P.O. BOX 930220  
VERONA, WI 53583  
(800) 375-5550

JOB NO.  
2009400100

SHEET  
1 OF 12