

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Don Paltani 2303 Platte River Drive, Bellevue, Sarpy County, 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 Don Paltani'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 further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Director has made a recommendation of approval 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. The Planning Director report notes that the improvements/repairs are calculated cumulatively.

Limited amounts of future renovations may be permitted upon the approval of this flood plain development permit.

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 24th day of May, 2010.

Moved by Rusty Hice seconded by Jim Warren, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hice

none

none

Jim Warren

John Papp

Tom Nichols

ABSTAIN:

none



Dee Voughtal
County Clerk

Sarpy County Board of Commissioners Report
Staff Report Prepared: May 18, 2011
County Board Meeting Date: May 24, 2011

Subject	Type	By
Floodplain Development Permit to reconstruct the foundation of a dwelling on Tax Lot F located in Section 27 T13N R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
 - This is a request for a floodplain development permit to reconstruct a foundation of an existing dwelling at 2303 Platte River Drive.
- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
 - The zoning district is RD-50, Two Family Residential District.
 - The property is located in an AE flood zone along the Platte River.
 - The existing building is non-conforming because it is below the base flood elevation. The repairs are limited to 50% of the market value of the structure. Repairs are calculated cumulatively over a five year period.
 - The proposed reconstruction, including labor is valued at approximately \$8,710. The assessed value of the structure is approximately \$38,212. The cost of reconstruction is less than 50% of the value of the structure and meets the maximum allowed reconstruction for non-conforming structures.
 - The request is in conformance with the Sarpy County Floodplain regulations.
- Natural Resources District
 - The Papio Missouri River Natural Resources District is not opposed to the request provided the repairs do not exceed 50% of the value of the structure. The NRD provided comments which are attached.
- Recommendation
 - For the reasons stated above I recommend approval to construct a single family dwelling on Lot 15, Cedar Hollow located in the SE ¼ of Section 16 T14N R11E, in Sarpy County, NE.

Respectfully submitted by:


Rebecca Horner, AICP
Planning Director

May 12, 2011

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



RE: Donald Paltani – 2303 Platte River Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed improvements to an existing residence on Tax Lot Fin Hanson Lake located at 2303 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 976.6 feet (NAVD 1988).

The District has the following comments based on review of the application package provided by Sarpy County:

- This project consists of repairs to the existing foundation only.
- A determination should be made as to whether the proposed improvements qualify as a substantial improvement (i.e. cost of repairs exceeds fifty percent of the market value of the structure). If it is determined to be a substantial improvement, the entire structure must comply with all current Sarpy County floodplain development standards.

If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\110512-2303 Platte River Dr docx
Project: 534 Plat: 865

MAY 17 2011

SARPY COUNTY
PLANNING DEPARTMENT



Donald Paltani
2303 Platte River Dr

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

May 24, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

Don Paltani

2303 Platte River Drive

Repair Foundation

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 DON PALTANI		For Insurance Company Use
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No 2303 PLATTE RIVER DRIVE		Policy Number
City BELLEVUE State NE ZIP Code 68123		Company/NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TAX LOT F IN SECTION 27, T 13 N, R 13 E, SARPY CO., NE		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>41D 3.66'N</u> Long. <u>95D 56.75'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>5</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) _____ sq ft		a) Square footage of attached garage _____ sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		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 SARPY COUNTY/310190		B2. County Name SARPY		B3. State NE	
B4. Map/Panel Number 31153C0215	B5. Suffix G	B6. FIRM Index Date 12-2-2005	B7. FIRM Panel Effective/Revised Date 12-2-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 976.6
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 checked="" 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 Y277 Vertical Datum NAVD88
Conversion/Comments SEE NEXT PAGE

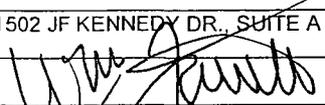
Check the measurement used.

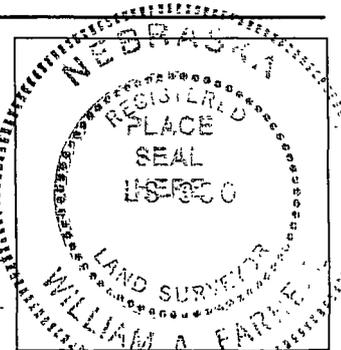
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>977.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>977.6</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<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) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>970.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>970.0</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 <u>NA</u>	<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 WILLIAM A. FARRELL		License Number 330	
Title REGISTERED LAND SURVEYOR	Company Name HILL-FARRELL ASSOCIATES		
Address 1502 JF KENNEDY DR., SUITE A City BELLEVUE	State NE	ZIP Code 68005	
Signature 	Date 10-22-2010	Telephone 402-291-6100	



IMPORTANT: In these spaces, copy the corresponding information from Section A.

For Insurance Company Use

Building Street Address (including Apt, Unit, Suite, and/or Bldg No) or P.O. Route and Box No.

Policy Number

2303 PLATTE RIVER DRIVE

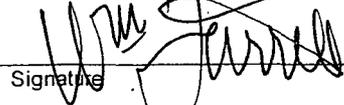
City BELLEVUE State NE ZIP Code 68123

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 #10-180. BENCHMARK USED WAS USGS Y277. BRASS DISC LOCATED IN TOP OF CONCRETE HEADWALL NORTH SIDE OF LAPLATTE RD. NEAR S.W. CORNER OF SECTION 30-13-13. SARPY CO., NE ELEVATION 1016.52' (NAVD88) SET BENCH MARK IN POWER POLE NEXT TO HOUSE LOCATION ONE FOOT ABOVE THE BFE OR AT 977.6

Signature 

Date 10-22-10

Check here if attachments

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



07/30/2010

To Whom It Concerns

4/18/11

The foundation on my house at 2303 Platte River Dr needs to be replaced. I have had estimates from three contractors and they all say I need a new foundation.

See the photos on CD marked 2303 Platte River Dr. The foundation is falling apart and starting to lean about 1 ½ inches out of plumb.

I am sure if I do not do something soon the house will fall over

I am not going to change anything just putting a new foundation under my house it will be just the same as the old one only better.

Four courses of block below the ground to the frost line and four above the ground. Every fourth block at ground level will be turned sideways to let the water in and out just as it is now.

The front of the house will be the same as see in the photo's with the exception of the three pillars across the front will be 24" wide instead of 16" wide..

Don Paltani
402-291-6804

Dear Sir

I will need a work /building permit to fix the foundation on my building/ house at 2303 Platte River Drive 68123.

The foundation is cracking and settling to the point that the blocks are coming out of the walls.

I will fix repair and replace the block work as needed.

See Morford Const. EST.

Donald Paltani
1719 Pinecrest.Rd.
Bellevue. NE. 68123
402-291-6804

Proposal

Roger Morford
402-679-6734

RAW Hide New AT

Proposal Submitted To: <u>DOW</u>	Job Name	Job # <u>AOL Comm</u>
Address <u>2303 PHATT RIVER DR HANSON LAKE</u>	Job Location <u>SAME</u>	Date of Plans
Phone # <u>402-291-6804</u>	Date <u>4-3-11</u>	Architect

We hereby submit specifications and estimates for: 36' X 26' Building (Footing + 8)
3-24" Columns

Remove old Block + Footing \$485⁰⁰

Dig Footing wide ^(sand) down to 16" \$890⁰⁰

Pour Footing - Rebar 2#4 5 yd concrete \$1,280⁰⁰

Materials 650 Block - Del sand - MASON \$1,085⁰⁰

Labor on Block Lay \$1,550⁰⁰

Fill holes + Rebar 32 holes \$305⁰⁰

8" Treated Lumber \$115⁰⁰

5710
+ 3000
\$8710
Dollars

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

RAM

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Christensen House Moving

stars

3524 S 66th St Omaha, NE 68106

(402) 393-2062

To lift house @ 2303 Platte River Dr. and set back down \$ 3,000



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL:

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Flood Plain Development Permit Application 2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer 3. 2 full size site/construction plan drawing 4. 6 reduced size site/construction plan drawings (8.5 x 11) 5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.) 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FPS 11 - 0006</u> DATE RECEIVED: <u>4-19-11</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: \$ <u>100</u> RECEIPT NO. <u>734160</u> RECEIVED BY: <u>Cindy</u> NOTES: _____</p>
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PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: DONALD J. PALTANI E-MAIL: RAWHIDEKEN @ AOL.COM
ADDRESS: 2303 PLATE RIVER DRIVE CITY/STATE/ZIP: BELLEVUE, NE 68123
* MAILING (IF DIFFERENT) ADDRESS: 1719 PINECREST RD. CITY/STATE/ZIP: BELLEVUE, NE 68123
PHONE: 402-291-6804 FAX: 402-291-5718

ENGINEER INFORMATION:

NAME: HILL-FARRELL E-MAIL: _____
ADDRESS: 1502 J.F. KENNEDY DR. SUITE A CITY/STATE/ZIP: BELLEVUE, NE 68005
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: _____ FAX: _____

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

NAME: ROGER MORFORD E-MAIL: _____
ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-679-6734 FAX: _____

APR 19 2011

SARPY COUNTY
PLANNING DEPARTMENT

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 EXISTING FOUNDATION -

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: 2303 PLATE RIVER DRIVE - BELLEVUE, 68123

ASSESSORS PARCEL NUMBER(S) _____

SUB DIVISION: HANSON LAKE LOT: _____

NAME OF WATERWAY: PLATE RIVER

PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE: X

LOWEST FLOOR ELEVATION IS TO BE _____ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: REPLACE EXISTING FOUNDATION

TAX LOT F 27-13-13

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.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.
2. After the Flood Plain Permit Approval please provide a signed resolution to the Building Department to begin the Building Permit Process. **PLEASE NOTE** prior to the final inspection a Finished Construction Elevation Certificate will be required by the Building Department.

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.

[Handwritten Signature]

4-18-11

Owner Signature (or authorized agent)

Date

Owner Signature (or authorized agent)

Date