

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

**RESOLUTION FLOOD PLAIN DEVELOPMENT**

**Tim Adams, 17308 Iris Circle 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, Bruce Fountain, Planning Director has reviewed Tim Adam'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 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,

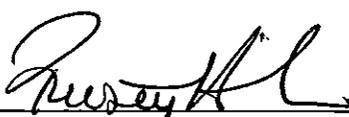
WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the elevation certificate, the Natural Resources District comments, and the site plan of the subject property.

WHEREAS, the Planning Director report also notes that the proposed improvements are only 32% of the market value and thus the proposed improvements are not considered a substantial improvement within the flood plain regulations. However, Section 30.5.2(H) requires flood plain development permits to be calculated cumulatively over time in order to determine whether or not improvements become a substantial improvement.

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.

BE IT FURTHER RESOLVED that the Planning Director maintains records in accordance with Section 30.5 regarding substantial improvements in the flood plain.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 23rd day of October 2012.

  
Sarpy County Board Chairman



Attest

SEAL

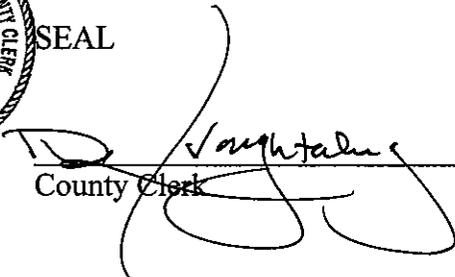
  
County Clerk

EXHIBIT A

Sarpy County Board of Commissioners Report  
Staff Report Prepared: October 16, 2012  
County Board Date: October 23, 2012

Subject	Type	Submitted By
Floodplain Development Permit for a dining room addition, a covered deck and an open deck on a residential structure located at 17308 Iris Circle, Bellevue, NE (Lot 130, Hanson's Lake)	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building

➤ **Application Overview**

- Tim Adams has requested approval of a floodplain development permit for improvements to their residence at 17308 Iris Circle. The improvements include adding a 14'6" x 16' dining room addition, a new 14'6" x 10' covered deck and a new 26' x 12' open deck attached to the existing residence.

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) indicates this area as Urban Residential.

➤ **Zoning / Floodplain Regulations**

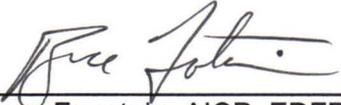
- The property is zoned RD50-FP (Two Family Residential – Floodplain District) – see attached map
- The property is located in an AE Floodplain Zone adjacent to Hanson's Lake #2 – see attached map
- The BFE (Base Flood Elevation) determined at this location is 976 feet (NAVD 1988).
- According to the elevation certificate provided, the finished floor elevation of the addition will be 982.5 feet (NAVD 1988) which is at least one foot above the BFE as required.
- If additions and repairs/maintenance qualify as a substantial improvement (meaning cost of repairs are in excess of 50% of the market value of the structure), the entire structure must then comply with the current floodplain regulations. The current assessed valuation of the existing structure is \$139,663 according to the County Assessor's records. The costs of this proposed work is estimated to be a maximum of \$45,000 (32% of the market value of the structure).
- Upon completion of construction, an elevation certificate must be submitted to the Sarpy County to verify the structure was built according to plans.
- The new construction must meet the minimum setback and zoning requirements at the time of building permit application.
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed project. The NRD recommendation letter is attached.

➤ **Recommendation**

- For the reasons stated above, staff recommends the permit be approved for the construction of a new covered deck attached to the cabin at this location as well as the proposed siding repairs.

  
\_\_\_\_\_  
Bruce Fountain, AICP, EDFP  
Director, Planning & Building Dept.

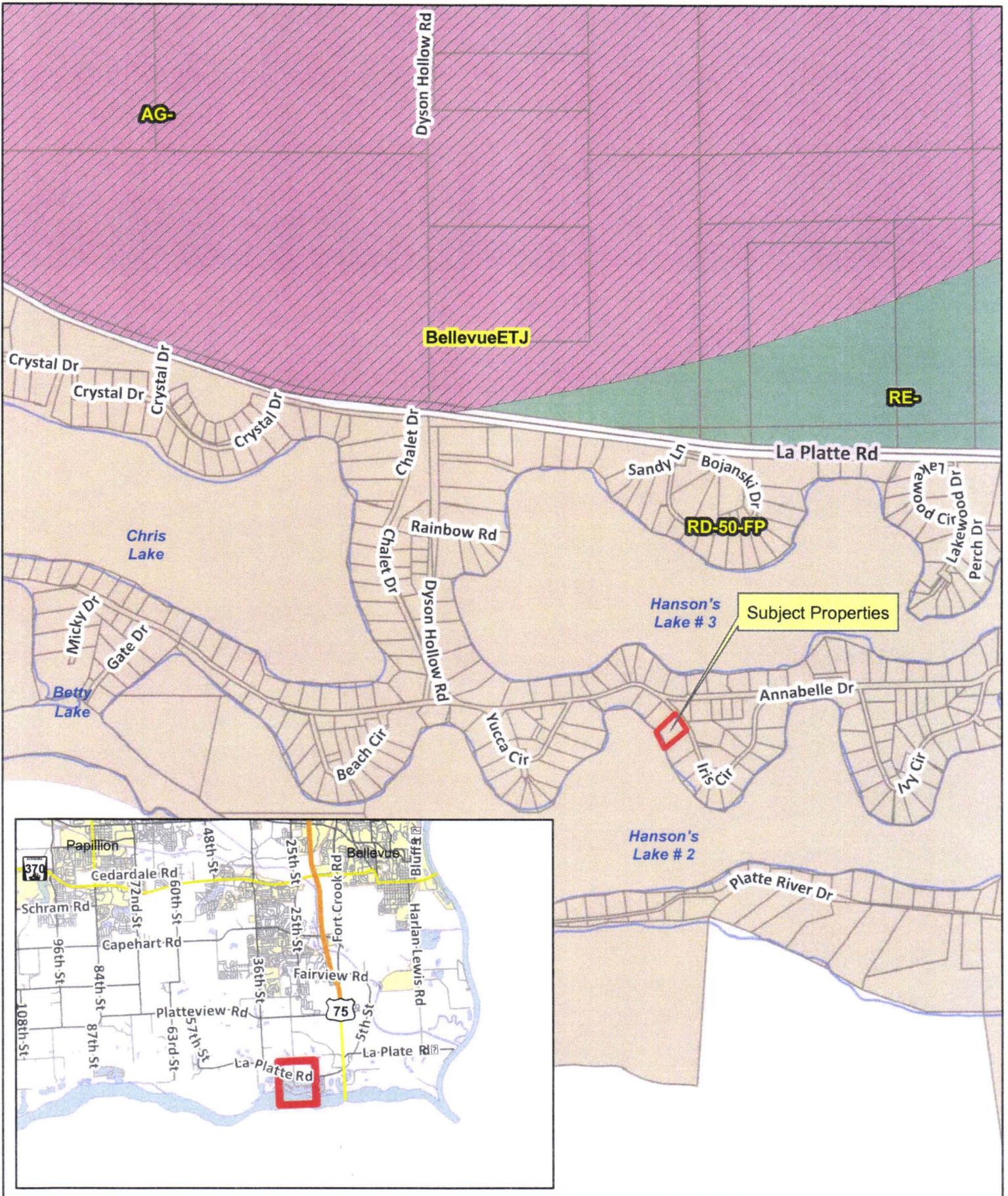


## Vicinity Map - Flood Zones

17308 Iris Cir

Adams Floodplain Development Permit





### Vicinity Map - Zoning

17308 Iris Cir - Lot 130 Hanson's Lakes  
 Adams - Floodplain Development Permit



October 16, 2012

Bruce Fountain, Director  
Sarpy County Planning Department  
1210 Golden Gate Drive  
Papillion, NE 68046



RE: 17308 Iris Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed construction of an addition to an existing residence at 17308 Iris Circle in Hanson's Lake in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 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 976.0 feet (NAVD 1988).

The District has the following comments based on review of the floodplain development permit application and an elevation certificate prepared by Clarence Roger Carrell, RLS, dated September 28, 2012:

- The proposed finished floor elevation of the addition is 982.5 feet (NAVD 1988) which is at least one foot above the base flood elevation.
- A cost estimate for the construction of the addition must be submitted to determine if the addition would qualify as a substantial improvement (i.e., the cost of the addition is greater than fifty percent of the market value of the structure). If the project is deemed to be a substantial improvement, the entire structure will need to comply with all current Sarpy County floodplain regulations.
- The applicant must submit an elevation certificate upon completion of the project to ensure that the structure is built according to plans.

The District has no objections to this project as planned. If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Ann Laster".

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\121016-17308 Iris Circle.docx  
Project: 534 Plat: 865



# 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)

## FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

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. 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.)

### PLANNING STAFF USE ONLY:

APPLICATION NO.: FPD 12-0011  
 DATE RECEIVED: 10-1-12  
 CP DESIGNATION: \_\_\_\_\_  
 ZONING DESIGNATION: RD 50 FP  
 FEE: \$ 100 RECEIPT NO. 734290  
 RECEIVED BY: [Signature]  
 NOTES: \_\_\_\_\_

SENT TO NPD 10/03/12

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

Please check box if attaching separate sheet with owner information.

NAME: TIM ADAMS

E-MAIL: TIMJADAMS@CGX.NET

ADDRESS: 17308 IRIS CIRCLE

CITY/STATE/ZIP: BELLEVUE, NE 68123

MAILING (IF DIFFERENT)

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

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

PHONE: 402-408-1479

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

### ENGINEER INFORMATION:

NAME: CLARENCE ROGER CARRELL

E-MAIL: CARRELL@CARRELLSURVEYING.COM

ADDRESS: 6640 50<sup>TH</sup> 91<sup>ST</sup> STREET

CITY/STATE/ZIP: OMAHA, NE 68127

MAILING (IF DIFFERENT)

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

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

PHONE: 402-331-2333

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

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

NAME: NORTON CUSTOM HOMES

E-MAIL: MARTY@NORTONCUSTOMHOMESINC.COM

ADDRESS: 3307 CHANDLER ROAD

CITY/STATE/ZIP: BELLEVUE, NEBR 68147

PHONE: 402-293-1020

FAX: 402-731-5026

306-3337

**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.

DINING ROOM ADDITION 14'6" X 16'0" ATTACHED COVERED  
DECK 14'6" X 10'0" ATTACHED 26' X 12' OPEN DECK  
ROOM ADDITION WILL BE AT 982.5 - SAME ELEVATION AS HOUSE

**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: 17308 IRIS CIRCLE, BELLEVUE, NE 68123

ASSESSORS PARCEL NUMBER(S) 010752404

SUB DIVISION: HANSON'S LAKES

LOT: 130

NAME OF WATERWAY: \_\_\_\_\_

PROPERTY LIES WITHIN: FLOODWAY: \_\_\_\_\_ FLOOD FRINGE: \_\_\_\_\_

LOWEST FLOOR ELEVATION IS TO BE 982.5 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

**LEGAL DESCRIPTION:** (Describe property to wit:)

\_\_\_\_\_  
\_\_\_\_\_

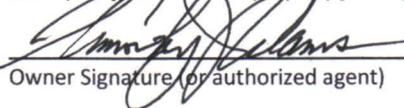
**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

\_\_\_\_\_  
\_\_\_\_\_

**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 Flood Plain Development Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

  
Owner Signature (or authorized agent)

9/29/12  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

# 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 <b>TIM ADAMS</b>		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>17300 IRIS CIRCLE</b>		Policy Number
City <b>BELLEVUE NE</b>	State <b>NE</b>	Company NAIC Number
ZIP Code <b>68123</b>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>LOT 130 HANSON'S LAKE, SARPY COUNTY, NEBRASKA</b>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>Addition</b>		
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input 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 _____		
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) <b>0</b> 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 <b>SARPY County - 310990</b>		B2. County Name <b>SARPY</b>		B3. State <b>NEBRASKA</b>	
B4. Map/Panel Number <b>205</b>	B5. Suffix <b>G</b>	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date <b>12/2/05</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>976.0</b>
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 \_\_\_\_\_ Vertical Datum **1929**  
Conversion/Comments \_\_\_\_\_

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<b>952.5</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	_____	<input 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)	_____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	_____	<input 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 <b>Clarence Roger Carrell</b>		License Number <b>306</b>	
Title <b>Land Surveyor</b>	Company Name <b>Carrell &amp; Assoc</b>		
Address <b>6040 S 91st</b>	City <b>Omaha</b>	State <b>NE</b>	ZIP Code <b>68127</b>
Signature <i>Clarence Roger Carrell</i>	Date <b>12/2/10</b>	Telephone <b>462-331-2333</b>	



<b>IMPORTANT: In these spaces, copy 1</b>	<b>Corresponding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, _____, and/or Bldg. No.) or P.O. Route and Box No. 17308 IRIS CIRCLE		Policy Number
City State ZIP Code BELLEVUE NE 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

Signature \_\_\_\_\_ Date \_\_\_\_\_  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  
TIM ADAMS

Address 17308 IRIS CIRCLE City Bellevue State NE ZIP Code 68123

Signature \_\_\_\_\_ Date 9/29/12 Telephone 402-408-1479

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
-------------------	------------------------	---

- 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

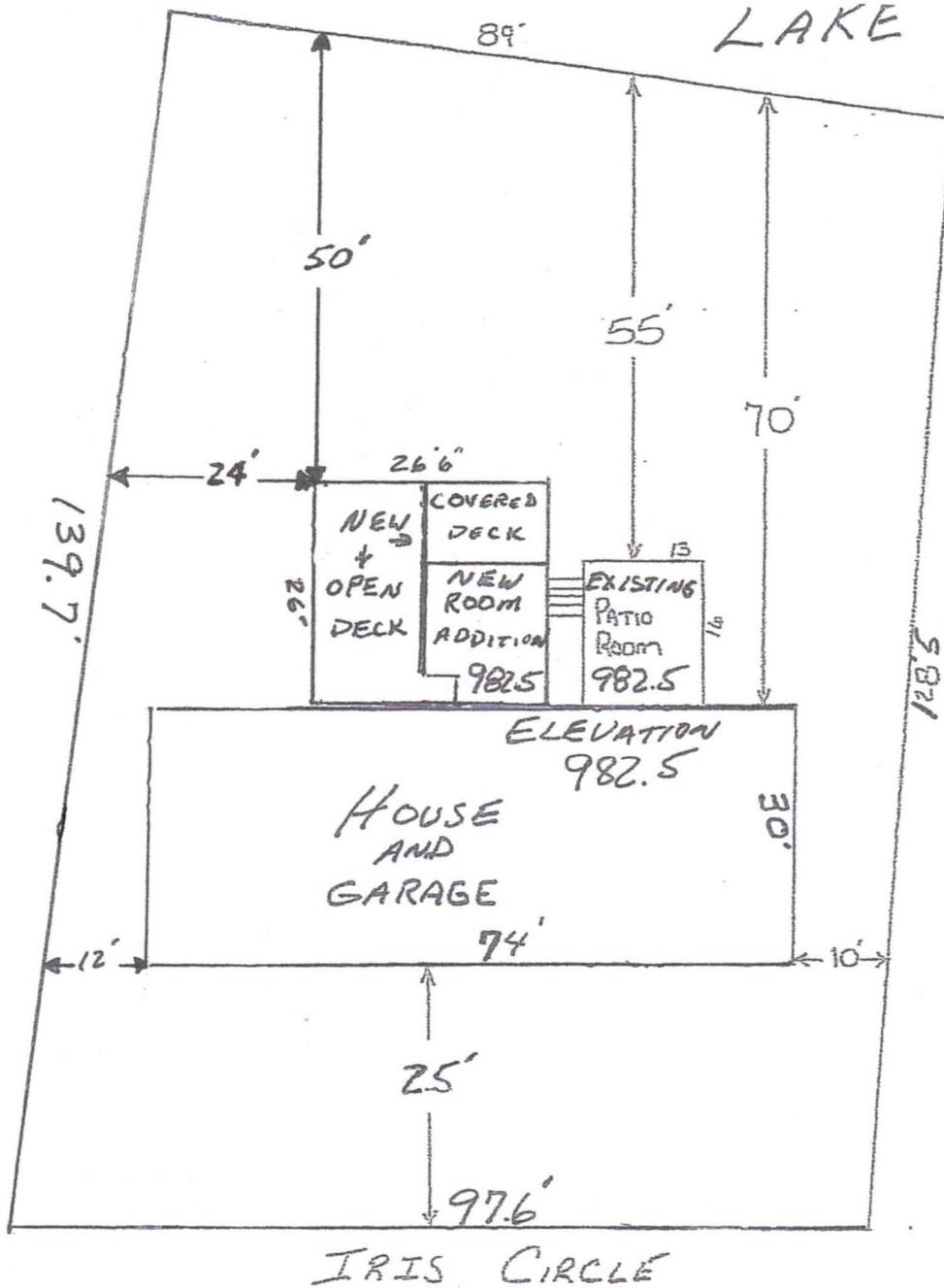
Check here if attachments

Finish Carpentry \* Counters \* Cabinets \* Room Conditions \* Remodeling

# Norton Custom Homes, Inc

3307 Chandler Road Bellevue, NE 68147  
Phone (402)293-1020 Fax (402)731-5026

*Custom Built... just the way you want it!*



3/32 EQUALS 2 FEET

ADAMS  
17308 IRIS CIR.  
BELLEVUE NE 68123  
LOT 130 HAYSONS LAKE

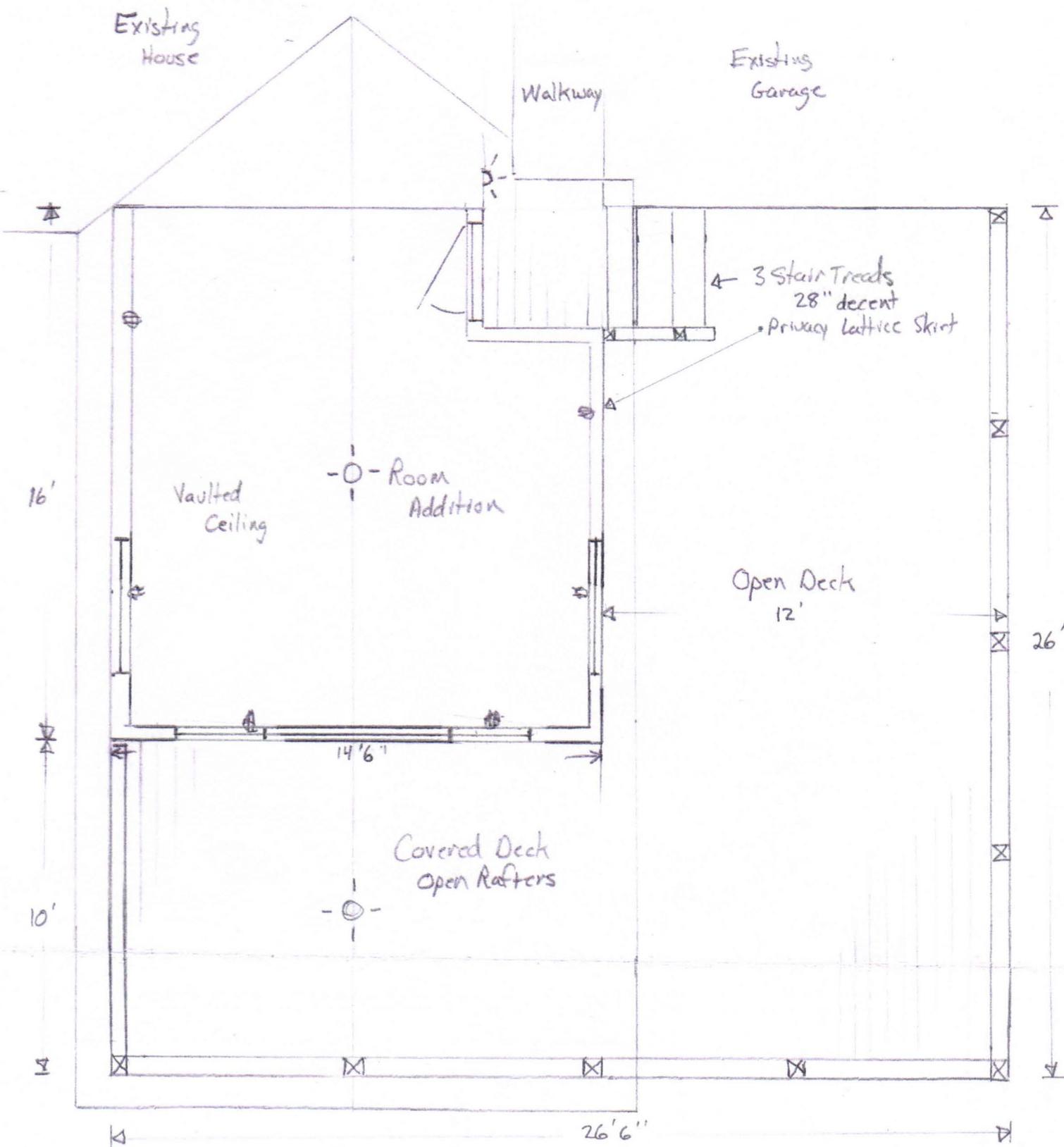
• Finish Carpentry \* Counters \* Cabinets \* Room Conditions \* Remodeling

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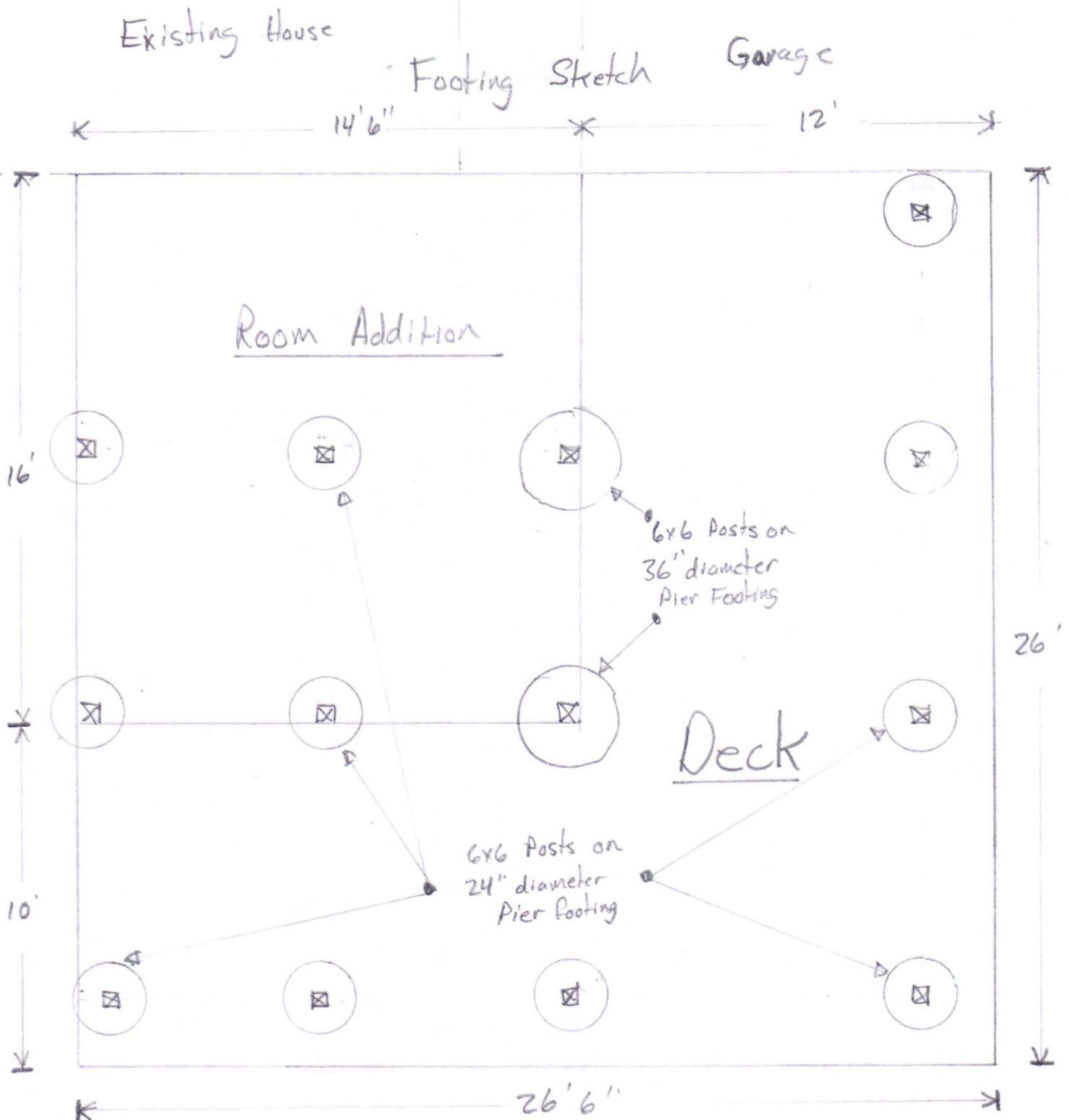


# Norton Custom Homes, Inc

3307 Chandler Road Bellevue, NE 68147

Phone (402)293-1020 Fax (402)731-5026

*Custom Built... just the way you want it!*



# Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>17308 IRIS CIRCLE</b>	For Insurance Company Use: Policy Number
City State ZIP Code <b>BELLEVUE NE 68123</b>	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."



PICTURE  
TAKEN  
9/27/2012

REAR



FRONT

# Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>17308 IRIS CIRCLE</i>	For Insurance Company Use: Policy Number
City State ZIP Code <i>BELLEVUE NE 68123</i>	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



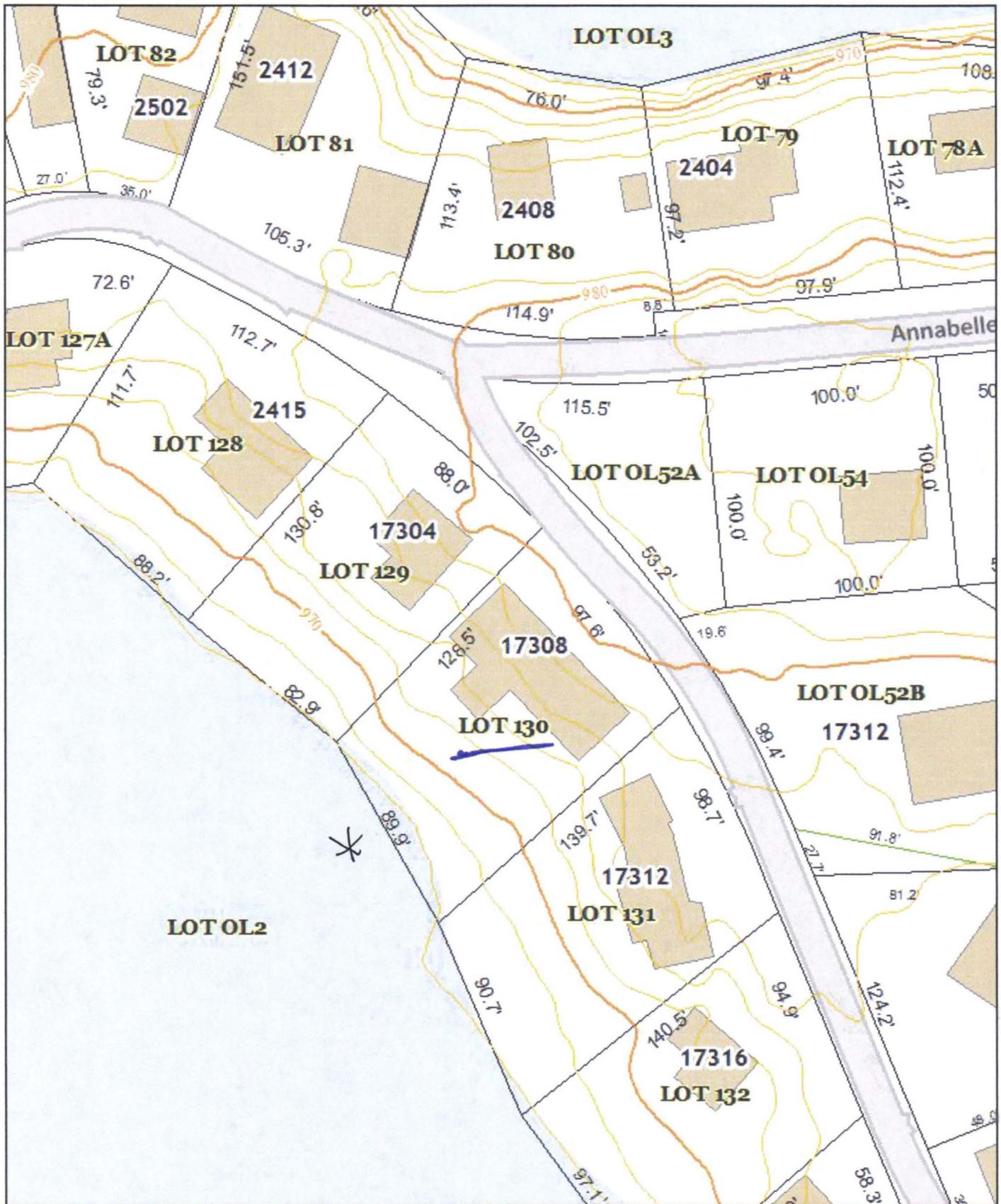
*PICTURE  
TAKEN  
9/27/2012*

*LEFT  
VIEW*



*RIGHT  
VIEW*

Sarpy County, Nebraska



Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale  
1 inch = 57 feet

9/25/2012