

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA****RESOLUTION FLOOD PLAIN DEVELOPMENT****Robert Shaffer 8612 Makaha Circle (Lot 78 Hawaiian Village), Sarpy County, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), 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 2012); and,

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

WHEREAS, Robert Shaffer has applied for a Flood Plain Development Permit to construct a roof structure over an existing deck at 8612 Makaha Circle (Lot 78, Hawaiian Village) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Robert Shaffer'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 the Zoning Regulations; and,

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, 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.

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 6<sup>th</sup> day of May 2014.

  
Sarpy County Board Chairman

Attest  
SEAL

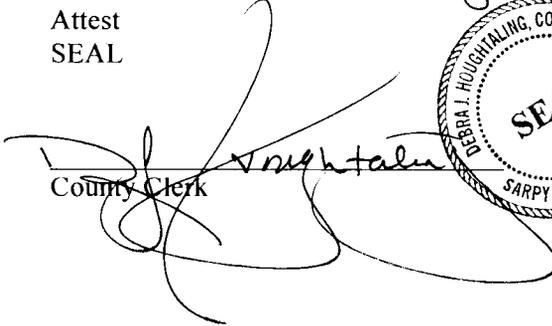
  
County Clerk



EXHIBIT A  
 Planning Department Report  
 Rogers Floodplain Development Permit Application (FDP 14-0003)  
 County Board Date: May 6, 2014

Subject	Type	By
Floodplain Development Permit to construct a roof structure over an existing deck at (Lot 78, Hawaiian Village – 8612 Makaha Circle)	Resolution	Donna Lynam, CFM Zoning Administrator Planning & Building Dept.

➤ **Application Overview**

- Robert Shaffer has requested approval of a floodplain development permit to construct a roof structure over an existing deck at 8612 Makaha Circle (Lot 78, Hawaiian Village)

➤ **Comprehensive Development Plan**

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

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50 FP (Two-Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Hawaiian Village and the Platte River (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 995.1 feet (NAVD 1988).
- According to the elevation certificate submitted, the floor elevation of the existing deck is 996.4 (NAVD 1988) which is at least one foot above the BFE.
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The application information was sent to the Papio-Missouri River Natural Resources District (NRD) for review and comments. Sarpy County has not received a response as of the time of this report.

➤ **Recommendation**

- Staff has reviewed the submittal documents and confirms that the proposed project to construct a roof structure over an existing deck at 8612 Makaha Circle (Lot 78, Hawaiian Village) is in compliance with Sarpy County Zoning and Flood Plain Regulations.



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240  
PAPILLION, NE 68046  
PHONE: 402-593-1555 FAX: 402-593-1558  
E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

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

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of \$300 made payable to Sarpy County
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

**APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department**

### PLANNING STAFF USE ONLY:

APPLICATION #: FPD 14-0003

DATE RECEIVED: 3-28-2014

APPLICATION FEE: \$ 300 RECEIPT NO. 2087

RECEIVED BY: lg

NOTES: \_\_\_\_\_

### RECOMMENDATIONS:

PLANNING & BUILDING DEPT:  APPROVAL  DENIAL

SARPY COUNTY BOARD:  APPROVAL  DENIAL

RESOLUTION #: \_\_\_\_\_ DATE: \_\_\_\_\_

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

NAME: Robert Shaffer E-MAIL: shafferpainting@cox.net

ADDRESS: 8612 Makaha Cr. CITY/STATE/ZIP: Papillion, Ne 68046

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402-596-1065 FAX: 402-596-9780

*Best # to contact.*

### ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

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

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

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

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

### CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: Same E-MAIL: \_\_\_\_\_

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

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

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

**PROJECT DESCRIPTION:** 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.

Deck cover for existing deck

**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: 8012 Makaha Cr. Papillion, Ne 68046

ASSESSOR'S PARCEL NUMBER: \_\_\_\_\_ ADDITIONAL PARCEL NUMBERS \_\_\_\_\_

GENERAL LOCATION: 80<sup>th</sup> & Makaha Cr. (Hawaiian Village)  
(example 189<sup>th</sup> & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 78, Hawaiian Village

SIZE OF PROPERTY: \_\_\_\_\_ acres/sq. ft. CURRENT ZONING: RO-50

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY:  FLOOD FRINGE:  FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE 992.5 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - SID Sewer - SID  
Gas - Black Hills Electric - OPPD

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

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Robert J. Sheff  
Applicant Signature

3/25/2014  
Date

I, the undersigned, understand the Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Robert J. Sheff  
Owner Signature (or authorized agent)

3/25/2014  
Date

Owner Signature (or authorized agent)

Date

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME <b>ROBERT SHAFFER</b>		Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <b>8612 MAKAHA CIRCLE</b>		Company NAIC Number
CITY <b>PAPILLION</b>	STATE <b>NE</b>	ZIP CODE <b>68046</b>
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>LOT 78, HAWAIIAN VILLAGE</b>		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) <b>RESIDENTIAL</b>		
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##.##" or ##.#####)	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): _____ <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other _____

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <b>SARPY COUNTY 310190</b>		B2. COUNTY NAME <b>SARPY</b>	B3. STATE <b>NE</b>
B4. MAP AND PANEL NUMBER <b>31153C0200</b>	B5. SUFFIX <b>G</b>	B6. FIRM INDEX DATE <b>12-2-05</b>	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 depth of flooding) <b>995.1</b>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe): \_\_\_\_\_

B11. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe): \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
Designation Date: \_\_\_\_\_

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.

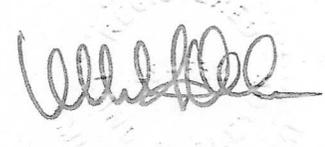
C2. Building Diagram Number 3 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. 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 C3.a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
Datum NAVD 88 Conversion/Comments \_\_\_\_\_

Elevation reference mark used PREV. ESTABLISH Does the elevation reference mark used appear on the FIRM?  Yes  No

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	<u>992</u>	<u>5</u> ft.(m)
<input type="checkbox"/> b) Top of next higher floor	<u>996</u>	<u>4</u> ft.(m)
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	_____	_____ ft.(m)
<input type="checkbox"/> d) Attached garage (top of slab)	<u>999</u>	<u>4</u> ft.(m)
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area )	<u>992</u>	<u>5</u> ft.(m)
<input type="checkbox"/> f) Lowest adjacent (finished) grade (LAG)	<u>992</u>	<u>4</u> ft.(m)
<input type="checkbox"/> g) Highest adjacent (finished) grade (HAG)	<u>1000</u>	<u>0</u> ft.(m)
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade _____		
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3 h _____ sq in. (sq. cm)		

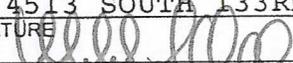
License Number, Embossed Seal, Signature, and Date



LS-532 3/21/06

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 in Sections A, B, and C 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.

CERTIFIER'S NAME <b>MICHAEL J. OEHME</b>	LICENSE NUMBER <b>LS-532</b>
TITLE <b>PRESIDENT</b>	COMPANY NAME <b>BOUNDARYLINE SURVEYS</b>
ADDRESS <b>4513 SOUTH 133RD STREET</b>	CITY <b>OMAHA</b>
SIGNATURE 	STATE <b>NE</b>
DATE <b>3/21/06</b>	ZIP CODE <b>68137</b>
TELEPHONE <b>(402) 334-2032</b>	

Job Shaffer deck cover. Details:

Roof Joists 2x6 16" O.C.

1/2" o.s.b. sheathing with residential steel roofing to match dock

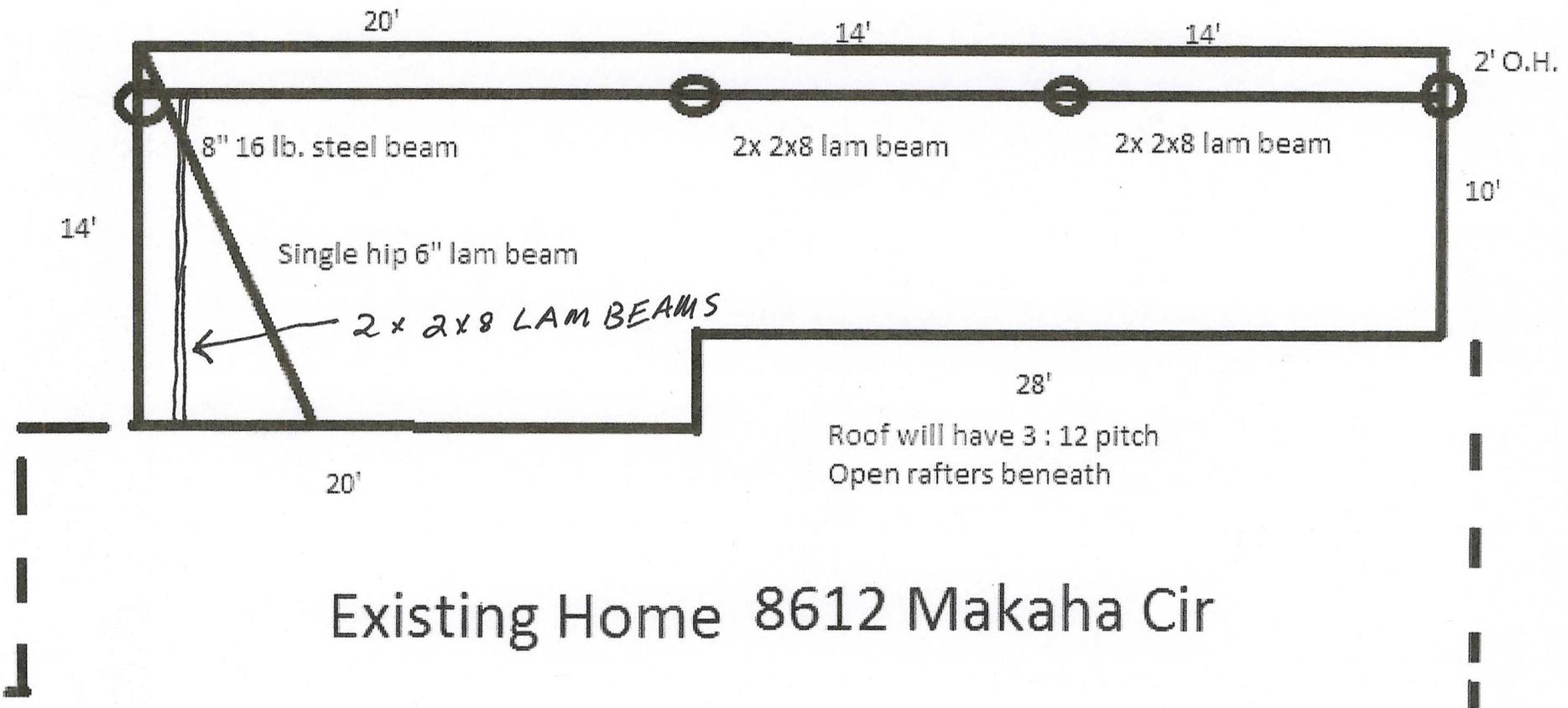
Footings will be 24" x 42"

Gutter will be installed full length with 2 downspouts

Posts will be 6x6 cedar with post bases

Project Cost: \$2,800

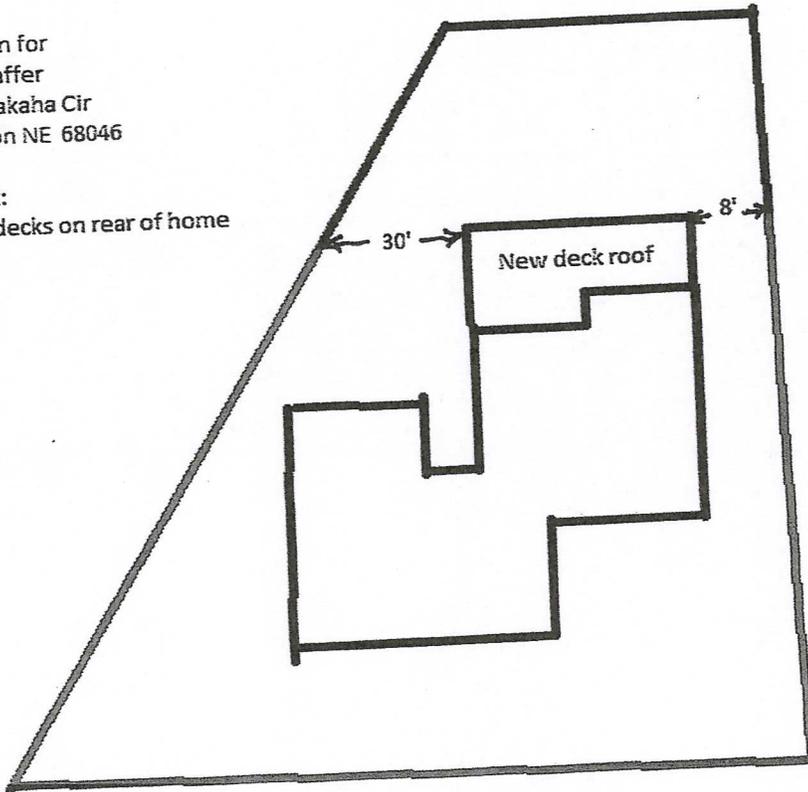
Beam sizes determined by engineers at Builders and Steel and Iron

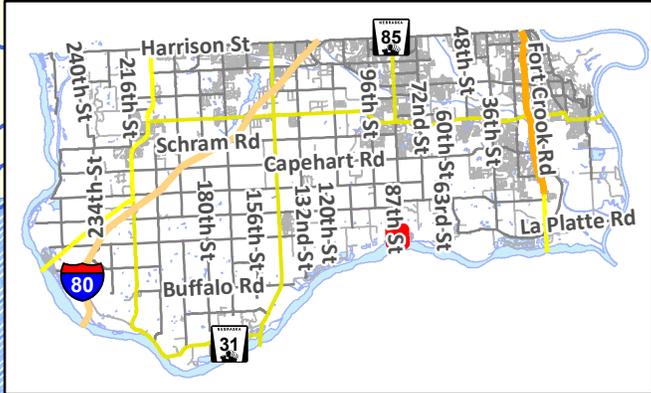
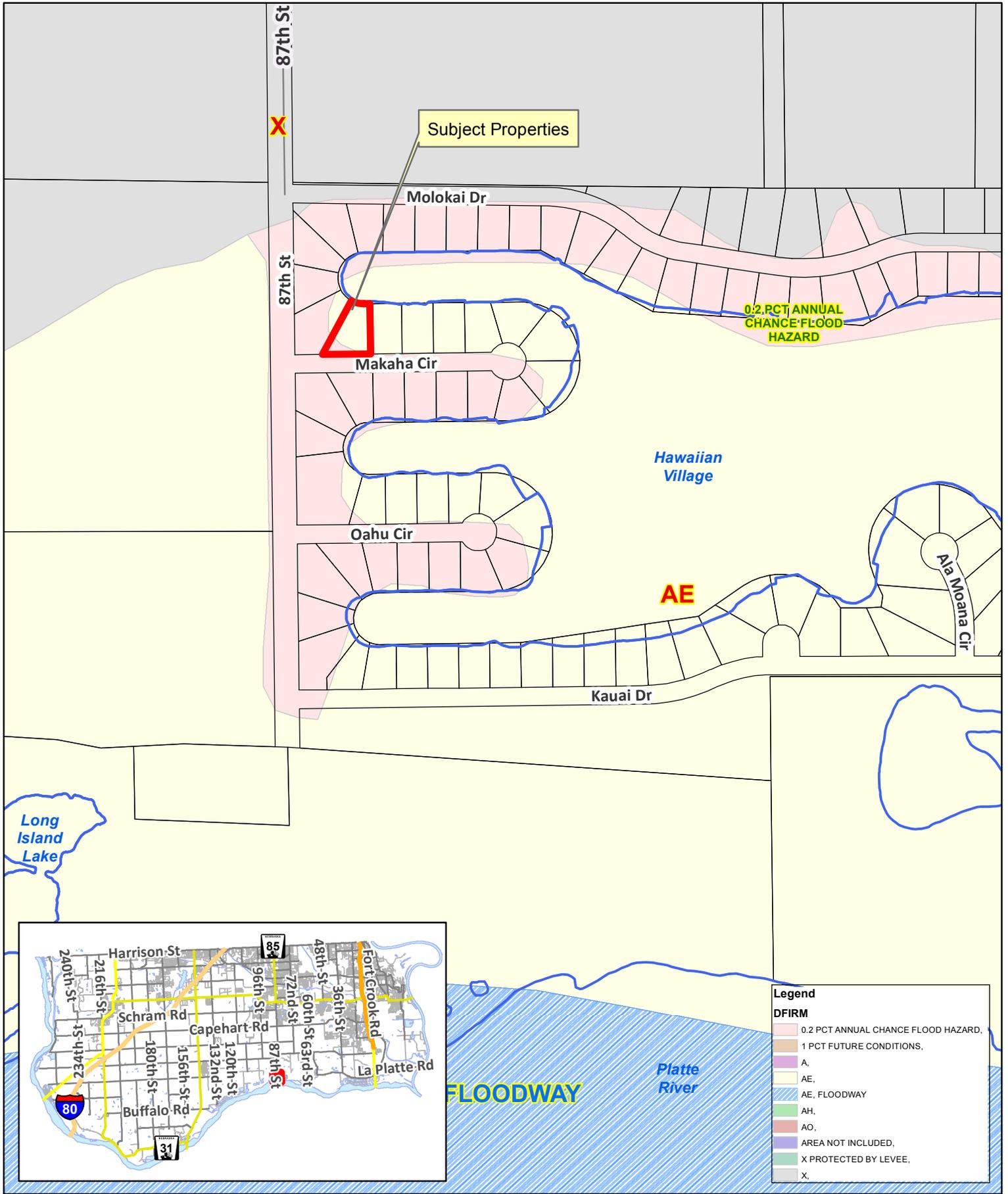


Existing Home 8612 Makaha Cir

Plat plan for  
Bob Shaffer  
8612 Makaha Cir  
Papillion NE 68046

Project:  
Cover decks on rear of home





**Legend**

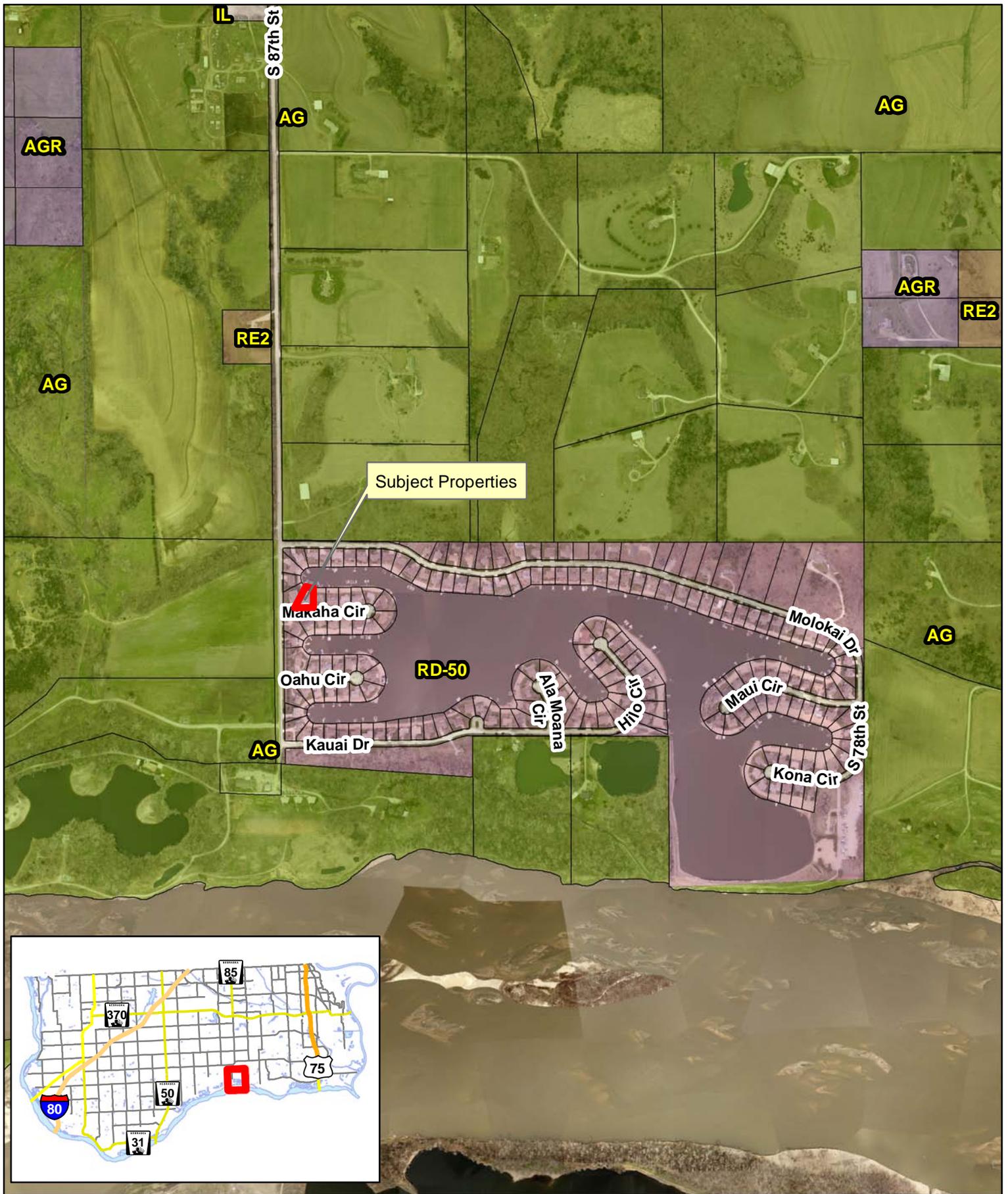
**DFIRM**

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD,
- 1 PCT FUTURE CONDITIONS,
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- AREA NOT INCLUDED,
- X PROTECTED BY LEVEE,
- X,

# Vicinity Map - Flood Zones

8612 Makaha Cir - Lot 78 Hawaiian Village  
 Shaffer Flood Plain Development Permit





**Vicinity Map - Current Zoning**  
 8612 Makaha Cir - Lot 78 Hawaiian Village  
 Shaffer Flood Plain Development Permit





# Sarpy County Planning Department

Bruce Fountain, AICP, EDFP - Director Phone: (402)593-1555 Fax: (402) 593-1558

Sarpy County Administration Offices  
 1210 Golden Gate Drive  
 Papillion, NE 68046  
 www.sarpy.com

## PLANNING/ZONING REVIEW

**DATE:** April 16, 2014

**TYPE OF APPLICATION:** Flood Plain Development Permit

**PROJECT DESCRIPTION:** Robert Shaffer has submitted an application for consideration of a Flood Plain Development Permit for the construction of a deck cover over an existing deck at 8612 Makaha Circle, legally described as Lot 78, Hawaiian Village, Sarpy County, NE.

This application is slated to be reviewed by the Sarpy County Board on April 29, 2014; therefore, we would like to have any comments back prior to April 22, 2014. If additional information is required to complete your review, please contact our office by e-mail with a description of the information needed.

<b>Sarpy County</b> Admin. – Mark Wayne Deputy Adm. – Scott Bovick Fiscal – Brian Hanson GIS – Eric Herbert GIS – Nikki Lampe	X X   X	<b>Sewer</b> Omaha – Bob Stubbe Gretna – Steve Perry	       	<b>Municipalities</b> Bellevue – Chris Shewchuck Gretna – Kris Faris La Vista – Chris Solberg Papillion – Mark Stursma Springfield – Kathleen Gottsch Omaha – David Fanslau	      X
<b>Sarpy County Engineer</b> Denny Wilson Pat Dowse		<b>Water</b> MUD – Jeff Schovanec Lincoln – Jerry Obrist		<b>School District</b> Springfield Platteview	
<b>Sarpy County Attorney</b> Nicole O’Keefe	X	<b>OPPD</b> Steve Fanslau		<b>Fire District</b> City of Papillion	
<b>Sarpy County Sherriff</b> Jeff Davis		<b>Papio Missouri NRD</b> Lori Laster Amanda Grint	X X	<b>NE Humane Society</b> Kelli Brown <b>State Department of AG</b> Dr. Dennis Hughes	

Please provide any comments or recommendations you have to the Sarpy County Planning Department no later than **April 22, 2014**. Comments may be submitted to:

Bruce Fountain or Donna Lynam  
 Sarpy County Planning  
 1210 Golden Gate Drive  
 Papillion NE 68046

E-MAIL to:  
 bfountain@sarpy.com  
 dlynam@sarpy.com  
Telephone: 402/593-1555

Fax to:  
 402-592-1558

If we do not receive your comments by April 22, 2014, the Planning Department will assume you have no position on this matter and will proceed accordingly.