

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Steve and Ruth Kros 17311 Iris Circle (Lot 139, Hanson's Lake) 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, Steve and Ruth Kros have applied for a Flood Plain Development Permit to replace the asphalt shingles on an existing residence located at 17311 Iris Circle (Lot 139, Hanson's Lake) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Steve and Ruth Kros' 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 further, the Natural Resources District has no objection to the development permit; and,

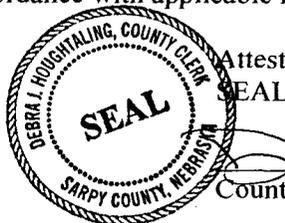
WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately \$5,500.00 which is less than 50% of the structure's value of \$72,030; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon 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 subject to the following condition:

1. Improvements are calculated cumulatively and as 50% of the value of the structure is reached for improvement costs, limited amounts of future renovations may be permitted.

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 20th day of May 2014.


Sarpy County Board Chairman



Attest
SEAL

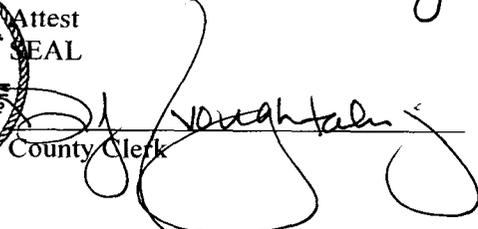

County Clerk

EXHIBIT A
 Planning Department Report
 Rogers Floodplain Development Permit Application (FDP 14-0005)
 County Board Date: May 20, 2014

Subject	Type	By
Floodplain Development Permit to replace asphalt shingles (Lot 139 Hanson's Lake – 17311 Iris Circle)	Resolution	Donna Lynam, CFM Zoning Administrator Planning & Building Dept.

➤ **Application Overview**

- Steve and Ruth Kros have requested approval to replace the asphalt shingles on an existing residence at 17311 Iris Circle (Lot 139, Hanson's Lake).

➤ **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 Hanson's Lake and the Platte River (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 976.5 feet (NAVD 1988).
- The applicant has provided a contractors estimated cost indicating an estimated cost of \$5,550.00 for construction. The value of the structure, pursuant to the Sarpy County Assessors records, is \$72,030.
- This project is not considered to be a substantial improvement, therefore it does not require the structure to be elevated to one foot above the BFE, as the estimated cost of construction does not exceed 50% of the value of the existing structure.
- 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 and they have no comments or objections.

➤ **Recommendation**

- Staff has reviewed the submittal documents and confirms that the proposed project to replace the asphalt shingles on an existing single-family dwelling at 17311 Iris Circle (Lot 139, Hanson's Lake) is in compliance with Sarpy County Zoning and Flood Plain Regulations.



Subject Property
(Highlighted in Red)



Legend	
DFIRM	
[Light Yellow Box]	0.2 PCT ANNUAL CHANCE FLOOD HAZARD,
[Light Orange Box]	1 PCT FUTURE CONDITIONS,
[Orange Box]	A,
[Light Orange Box]	AE,
[Blue Hatched Box]	AE, FLOODWAY
[Green Box]	AH,
[Purple Box]	AO,
[White Box]	AREA NOT INCLUDED,
[Green Box with X]	X PROTECTED BY LEVEE,
[White Box with X]	X,

Vicinity Map - Flood Zones

17311 Iris Cir - Lot 139 Hanson's Lake

Kros Flood Plain Development Permit



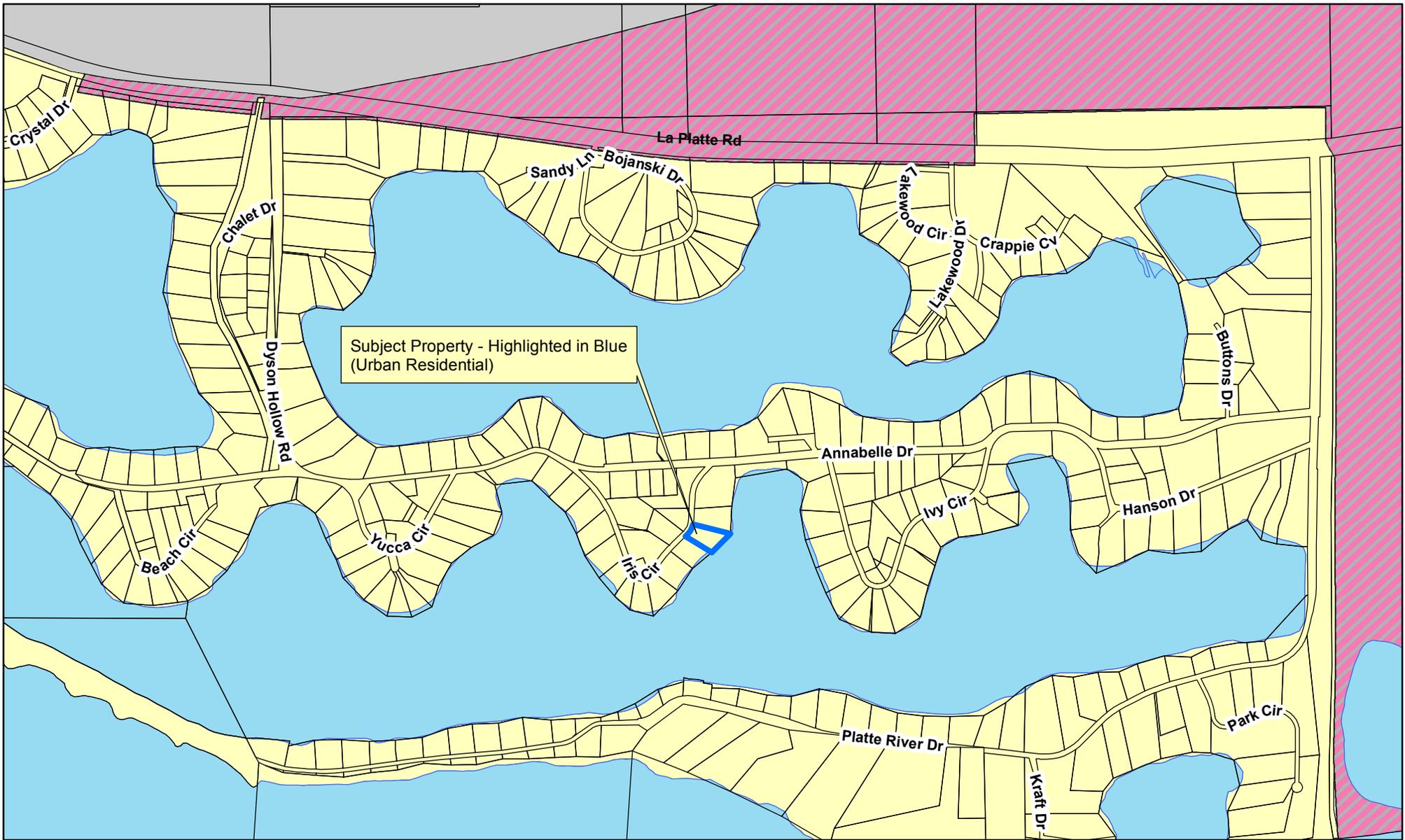


Vicinity Map - Current Zoning

17311 Iris Cir - Lot 139 Hanson's Lake

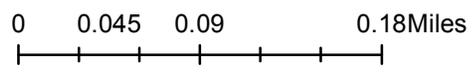
Kros Flood Plain Development Permit





Subject Property - Highlighted in Blue
(Urban Residential)

Current FLU - Sarpy Co



Kros Flood Plain Development Permit

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
Sarpy County, Nebraska

Legend

- | | | |
|--------------------------|---------------------------------|-----------------------|
| TaxLot11 | Light Industrial/Storage | Cross County Arterial |
| Highway Corridor Overlay | Long Term Residential Growth | City Limit |
| Land Use Proposed | Mixed Use | City ETJ |
| Bellevue Future Growth | Mixed Use Center | |
| Business Park | New Richfield Village | |
| Civic | Park/School Site | |
| Conservation Residential | Plug Interchange Development | |
| Estate Residential | Residential - Community Systems | |
| Greenway | Urban Residential | |
| Industrial | Urban Residential II | |



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

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 \$ 100 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 14-0005
 DATE RECEIVED: 5-1-2014
 APPLICATION FEE: \$ 100 RECEIPT NO. 2352
 RECEIVED BY: [Signature]
 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: Steven + Ruth Knos E-MAIL: rknos@cox.net
 ADDRESS: 17311 205 Circle CITY/STATE/ZIP: Bellevue NE 68123
 MAILING ADDRESS: 4967 S 176th Circle CITY/STATE/ZIP: Omaha NE 68118
 (IF DIFFERENT)
 PHONE: 402 896-9841 FAX: _____

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: Cody Restoration E-MAIL: chelm@rustobyrsa.com
 ADDRESS: 5074 S 107th Street CITY/STATE/ZIP: Omaha NE 68127
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402/718-9220 FAX: 402 718-9221

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.

remove existing roof down to deck and install new asphalt shingles

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: 17311 Iris Circle Bellevue NE 68123

ASSESSOR'S PARCEL NUMBER: 010782307 ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: 17311 Iris Circle in Hanson's Lake Subdivision
(example 189th & Giles Rd - include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot # 139 Hanson's Lakes

SIZE OF PROPERTY: 0.21002 acres/sq. ft. CURRENT ZONING: Sarpy County

NAME OF ADJACENT WATERWAY: Hanson's Lake

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

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

SOURCE OF UTILITY SERVICES: Water - _____ Sewer - _____
Gas - _____ Electric - _____

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.

[Signature]
Applicant Signature

4/30/14
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.

[Signature]
Owner Signature (or authorized agent)

4/30/14
Date

Owner Signature (or authorized agent)

Date

AGREEMENT



NE LIC# 37145

402-718-9220

5074 S. 107th St. • Omaha, NE 68127



NE LIC # 37192

REP: Christine Bolan
PHONE: 402-512-1756

OWNER <u>Ruth Kros</u>	DATE <u>4/25/14</u>	EMAIL ADDRESS	
STREET <u>17311 Iris Circle</u>	CELL PHONE <u>402-319-6179</u>	WORK PHONE	
CITY <u>Bellevue</u>	STATE <u>NE</u>	ZIP <u>68123</u>	HOME PHONE <u>402-896-9841</u>

We hereby submit scope of work for:

- Tear Off 3 tab / epdm
- # of Squares Off 15
- Recover roof with 30 year architectural / modified Bit
- # of Squares On 17
- Shingle/color grey
- Protect Property as Needed Daily
- Decking OSB CDX Other as needed
- Underlayment 15 lb. 30 lb. Other _____
- Metal Edge Color grey
- Valley n/a Closed Open
- Hip and Ridge _____ Standard Enhanced
- Nails 6 per shingle Open Eaves
- Pipe Flashings replace 3/1 Lead
- Ventilation Box Ridge Other add 2 box vents
- Seal around all vents, pipes, and flashings
- Ice & Water Shield to local code
- 5 Year Workmanship Warranty
- Furnish all materials, labor and necessary permits
- Delivery Instructions: Left Right Other barn across road

- CLEAN ALL GUTTER DEBRIS
- HAUL OFF CONSTRUCTION DEBRIS
- ROLL MAGNET THROUGH YARD
- LIEN WAIVERS PROVIDED UPON FINAL PAYMENT
- SIDING SPECS (Circle one)
 - # of Squares Off _____ # of Squares On _____
 - Type: Vinyl } Aluminum } Other: _____
 - Size: D4 } D4.5 } D5 } Other: _____
 - Profile: Dutch Lap } Straight Lap
 - Color: _____ Trim Coil Color: _____
 - House Wrap or Insulation Board
- GUTTER SPECS - Linear Feet _____
 - Gutter Size: 5" } 6" } Color: _____
 - Downspout Size: 2x3" } 3x4" } Color: _____
- Gutter Screens or Helmet Style
- MISC SPECS

- additional vents \$25 ea
- plywood \$45 / sheet as needed

Extended Warranty Manufacturer's Extended Warranty _____

Terms: This Agreement is contingent upon insurance company price and approval. This Agreement does not obligate the Customer or Company in any way unless it is approved by Customer's insurance company and accepted by Company. Customer's signature below also signifies acceptance of all terms and conditions of this Agreement, including all terms on the reverse side hereof. In situations where supplements for additional work are necessary outside of the original scope of work (ex. additional layers or mismeasurements), Company will seek approval from insurance company. Customer's out of pocket expense not to exceed deductible plus upgrades for non-insurance related claim items. Payment Method: Payment Upon Completion Of Each Trade.

Customer Initial			
<input type="checkbox"/> Repair	Roofing Estimate	<input checked="" type="checkbox"/> Replacement	\$ <u>5500.00</u>
<input type="checkbox"/> Repair	Siding Estimate	<input type="checkbox"/> Replacement	\$ _____
<input type="checkbox"/> Repair	Gutter Estimate	<input type="checkbox"/> Replacement	\$ _____
<input type="checkbox"/> Replacement	Misc Costs for: <u>vents</u>		\$ <u>50.00</u>
	Additional Upgrades or Non-Insurance Related Items		\$ _____
	Overhead & Profit for the Complexity of Multiple Trades		\$ _____
	Total Cost (tax included)		\$ <u>5550.00</u>

Accepted by Owner By: Ruth Kros Date: 4/25/14
Representative Signature: Christine Bolan Date: 4/25/14

RIGHT OF CANCELLATION PURSUANT TO FEDERAL REGULATION AND NEB. REV. STAT. § 69-1604: YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

WORK ORDER

RRSA 157 - Cody Construction

Customer: Ruth Kros
Phone #: 402 319-6179
Address: 17311 Iris Circle
Bellevue NE 68123

Job #: _____

Salesman: Christine Bolan
Phone #: 402 512-1756

Delivery Instructions: Across road in front of shed/garage (she owns that also)

Pay Instructions - Total SQ: 16.67 **Pitch:** 5/12 **# SQ:** 9
Stories: _____ **# SQ:** _____ **Pitch:** 2/12 **# SQ:** 5
Layers: _____ **# SQ:** _____ **Pitch:** _____ **# SQ:** _____
Shake: _____ **# SQ:** _____

Shingles:	10 SQ	Type:	OC Duration	Color:	Estate Grey
Ridge:	2 BD	Type:	OC Supreme AR	Color:	Estate Grey
Starter:	2 BD	Type:	GAF Prostart		
Starter:	BD	Type:		Color:	
Underlayment:	3 RL	Type:	15lb felt		
Ice & Water:	2 RL	Type:	Tarco		
Valley Metal:	PC	Type:		Color:	
Roofing Nails:	1 BX	Type:	1 1/4" Coil		
Plastic Caps:	1 BX	Type:			
Roof to Wall	11 PC	Type:	4x4	Color:	White
Gutter Apron:	16 PC	Type:		Color:	White
Step Flashing:	BD	Type:		Color:	
Pipe Flashing:	1 EA	Type:	3-4"		neoprene
Slant Backs:	3 EA	Type:	lomanco	Color:	Black
Ridgevent:	EA	Type:			
Paint:	1 Cans	Type:		Color:	shingle match
Caulk:	2 Tubes	Type:		Color:	shingle match
Mod Bit:	6 RL	Type:	GAF Liberty	Color:	Grey
Base Sheet:	3 RL	Type:	GAF Liberty	Color:	
Plywood	Sheets	Type:	7/16 OSB	Color:	

Special Instructions (Supplier):

Special Instructions (Crew): use the roof to wall flashing as the term bar on the flat roof sections

2 Rows of ice & water shield along eaves. 1 Row of ice & water shield along valleys. Seal vents, pipe jacks, and all flashing with ice & water shield, especially roof-to-wall flashing.

May 14, 2014

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



RE: 17311 Iris Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed re-roofing of an existing residential structure at 17311 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 District has the following comments based on review of the floodplain development permit application:

- This application is for the replacement of the roof of an existing residential structure. No other construction will be completed as part of this project.

The District has no objections to this application. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Project: 534 Plat: 865