

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Mr. Pharr 12605 North Shore Drive (Lot 32 Villa Springs) Springfield, 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, Mr. Pharr applied for a Flood Plain Development Permit for remodeling, repair, and landscaping improvements to an existing residence at 12605 North Shore Drive, Springfield, NE (Lot 32, Villa Springs) and legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Mr. Pharr'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

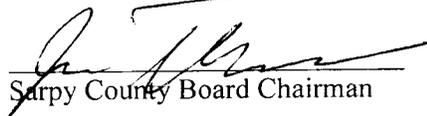
WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

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 \$41,800 which is less than 50% of the structure's value of \$191,648; 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 4th day of November 2014.


Sarpy County Board Chairman

Attest
SEAL


County Clerk

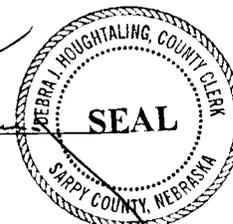


EXHIBIT A

Planning Department Report
Pharr Floodplain Development Permit Application (FDP 14-0018)
County Board Date: November 4, 2014

Subject	Type	By
Floodplain Development Permit for remodeling, repairs, and landscaping improvements to an existing residence at 12605 North Shore Drive, Springfield, NE (Lot 32 Villa Springs)	Resolution	Donna Lynam, CFM Assistant Director

➤ **Application Overview**

- This request is for the approval of a floodplain development permit (FDP) for the remodeling, repair, and landscaping improvements to an existing residence at 12605 North Shore Drive, Springfield, NE (Lot 32, Villa Springs)
- The lowest floor of the existing structure is at 1008.0 feet (NGVD 1929) which is below the base flood elevation (BFE).
- Proposed construction does not constitute a substantial improvement as the estimated cost does not exceed 50% of the market value of the structure. Applicant has submitted a cost estimate not to exceed \$41,800 and the structure is valued at \$191,648 per the Sarpy County Assessors records. The existing footprint will not increase.

➤ **Comprehensive Development Plan**

- The Sarpy County Comprehensive Plan (Development Structure Plan – Figure 5.1) indicates this area to be Greenway.

➤ **Zoning / Floodplain Regulations**

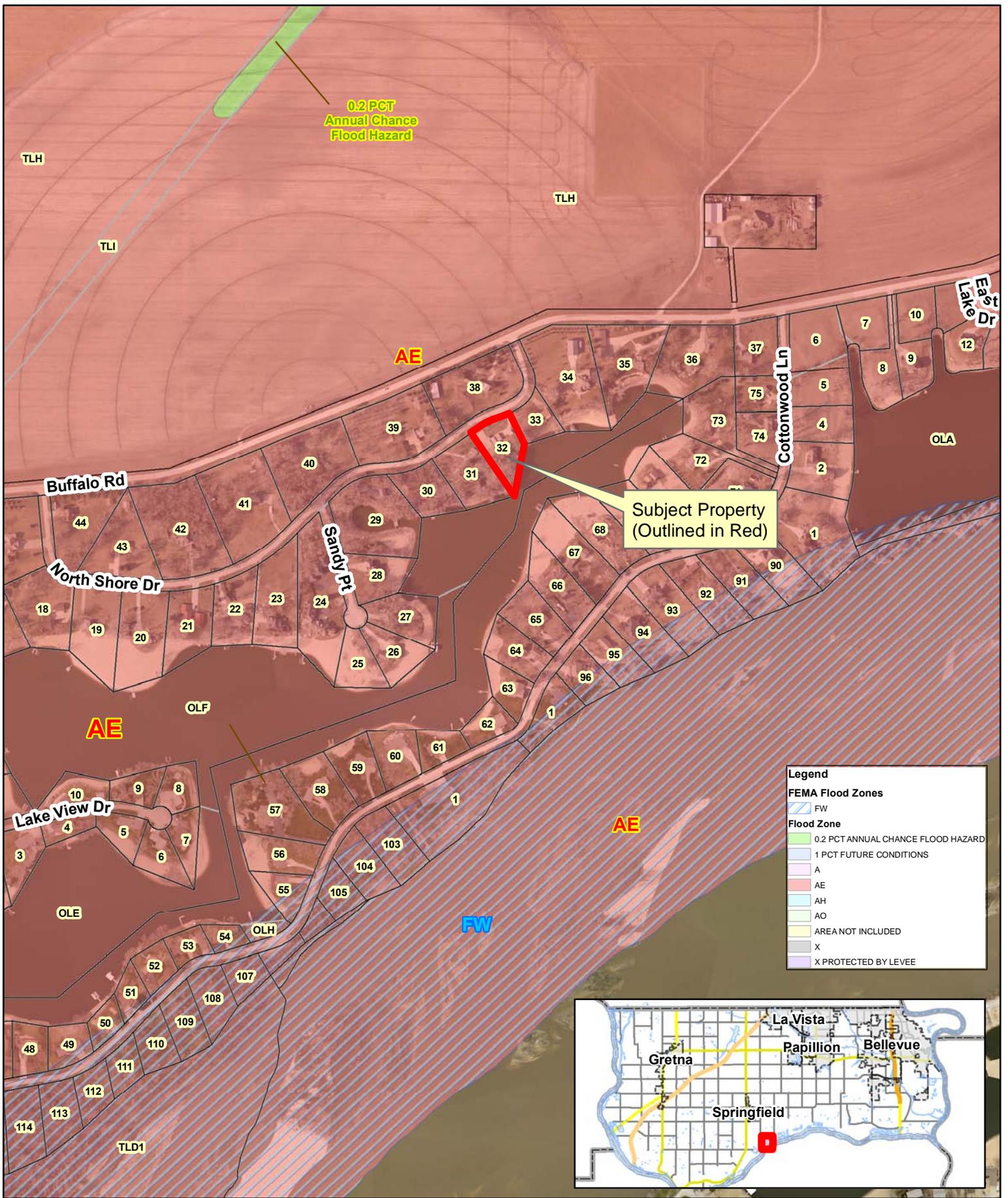
- The area is zoned RD-50 FP (Two-Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Villa Springs and the Platte River. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 1008.5 feet (NGVD 1929).
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the application.

➤ **Recommendation**

- For the reasons stated above, staff recommends a FPD be approved for the remodeling, repair, and landscaping improvements to an existing residence at 12605 North Shore Drive, Springfield, NE.

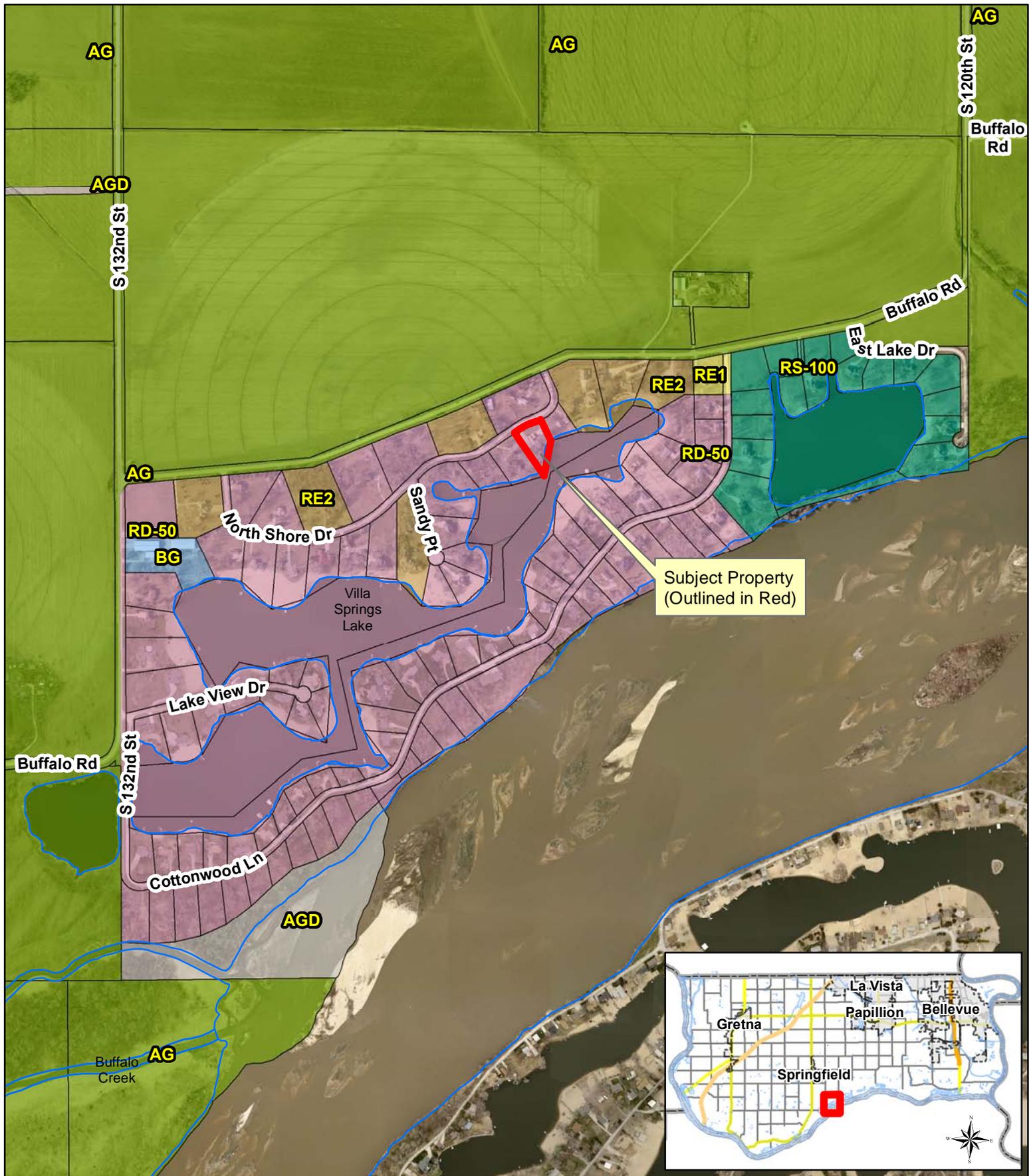


Legend	
FEMA Flood Zones	
	FW
Flood Zone	
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
	1 PCT FUTURE CONDITIONS
	A
	AE
	AH
	AO
	AREA NOT INCLUDED
	X
	X PROTECTED BY LEVEE



Vicinity Map - Flood Zones
 12605 North Shore Drive – Lot 32 Villa Springs
 Pharr Flood Plain Development Permit



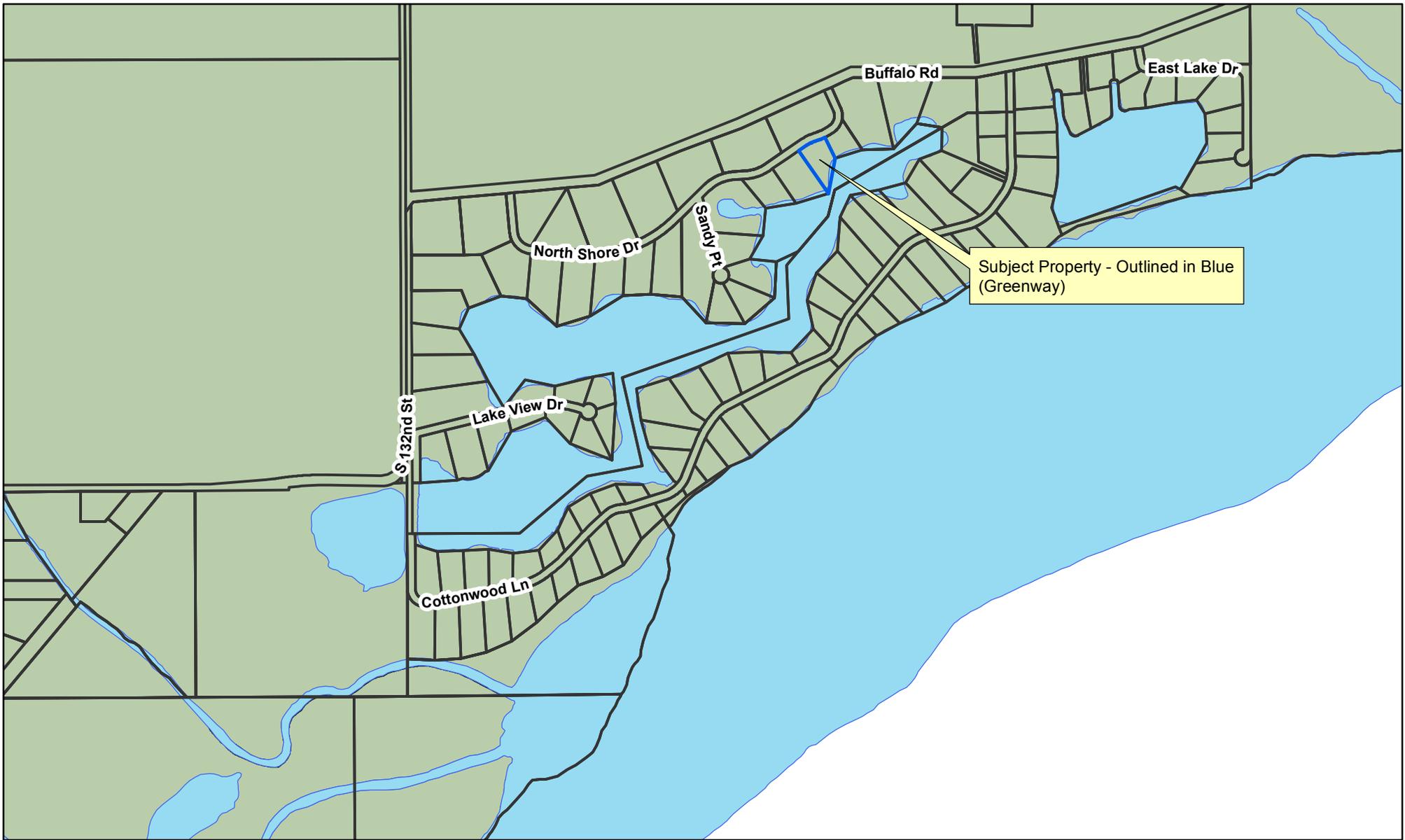


Vicinity Map - Current Zoning

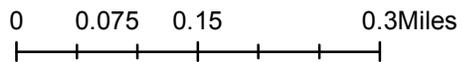
12605 North Shore Drive – Lot 32 Villa Springs

Pharr Flood Plain Development Permit





Current FLU - Sarpy Co



Pharr Flood Plain Development Permit



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

Legend

Zoning District	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	

Amended 3-07-2012



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 \$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 14-0018
DATE RECEIVED: 10-16-14
APPLICATION FEE: \$300 RECEIPT NO. 2670
RECEIVED BY: [Signature]
NOTES: CL18092

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 + Christine Pharr E-MAIL: stevenpharr@gmail.com
ADDRESS: 12605 North Shore Drive CITY/STATE/ZIP: Springfield, NE 68059
MAILING ADDRESS: Same CITY/STATE/ZIP: _____
(IF DIFFERENT)
PHONE: 402-972-7711 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: owner 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.

Please see attached "Project Description"

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. *Sarpy County Property Information Sheet is Attached*

PROPERTY ADDRESS: 12605 North Shore Drive Springfield, NE 68059

ASSESSOR'S PARCEL NUMBER: 010437398 **ADDITIONAL PARCEL NUMBERS** none

GENERAL LOCATION: Villa Springs 132nd Street and Buffalo Road
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 32 Villa Springs Subdivision #60132

SIZE OF PROPERTY: 9137 acres/sq. ft. **CURRENT ZONING:** RD-50

NAME OF ADJACENT WATERWAY: Platte River / Villa Springs Lake

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

LOWEST FLOOR ELEVATION IS TO BE 1008.0 **FEET ABOVE MEAN SEA LEVEL.** (Including Basement)

SOURCE OF UTILITY SERVICES: Water - Private Well Sewer - Private Septic system
Gas - Farmers Union Coop of Gretna, onsite LP tank Electric - Omaha Public Power District

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.

Steven W Phaw
Applicant Signature

10-10-2014
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.

Steven W Phaw
Owner Signature (or authorized agent)

10-10-2014
Date

Christina Phaw
Owner Signature (or authorized agent)

10-15-2014
Date

702# 200-334-114
 BOOK 05-16
 PAGES 53-54

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 KEN PATRY			Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 12805 NORTH SHORE DRIVE			Company NAIC Number	
CITY SPRINGFIELD	STATE NE	ZIP CODE 68059		
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 32, VILLA SPRINGS, A SUBDIVISION IN SARPY COUNTY, NE				
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) RESIDENTIAL				
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. FIP COMMUNITY NAME & COMMUNITY NUMBER SARPY COUNTY, NE UNINCORPORATED AREAS 310190		B2. COUNTY NAME SARPY		B3. STATE NE	
B4. MAP AND PANEL NUMBER 31153 C 0120	B5. SUFFIX F	B6. FIRM INDEX DATE 01-19-95	B7. FIRM PANEL EFFECTIVE/REVISED DATE 01-19-95	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 1008.5

- 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, ARIA, ARIA/E, ARIA1-A30, ARIA/H, ARIA/O
 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 NGVD 1929 Conversion/Comments _____
 Elevation reference mark used 1009.53 Does the elevation reference mark used appear on the FIRM? Yes No
- a) Top of bottom floor (including basement or enclosure) 1008.0 ft(m)
 - b) Top of next higher floor 1017.4 ft(m)
 - c) Bottom of lowest horizontal structural member (V zones only) NA. ft(m)
 - d) Attached garage (top of slab) 1016.7 ft(m)
 - e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 1008.0 ft(m)
 - f) Lowest adjacent (finished) grade (LAG) 1006.6 ft(m)
 - g) Highest adjacent (finished) grade (HAG) 1016.7 ft(m)
 - h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 0
 - i) Total area of all permanent openings (flood vents) in C3.h 0 sq. ft. (sq. cm)



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 RICHARD M BROYLES LICENSE NUMBER NE R.L.S. 477

TITLE REGISTERED LAND SURVEYOR		COMPANY NAME THOMPSON, DRESSSEN, & DORNER INC.	
ADDRESS 10836 OLD MILL ROAD	CITY OMAHA	STATE NE	ZIP CODE 68154
SIGNATURE <i>Richard M. Broyles</i>	DATE 06-08-05	TELEPHONE 402-330-8860	

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. 12605 NORTH SHORE DRIVE			Policy Number
CITY SPRINGFIELD	STATE NE	ZIP CODE 68059	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
C3.e) FURNACE ETC. ON FINISHED LOWEST LEVEL

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number __ (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.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is __ ft.(m) __ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is __ ft.(m) __ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is __ ft.(m) __ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).
- E5. For 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, C (Items C3.h and C3.i only), 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, C, 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.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local 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 is: _____ ft.(m) Datum: _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE

COMMENTS

Check here if attachments

Active

Parcel Number: 010437398
 Location: 12605 \NORTH SHORE DR
 Owner: PHARR/STEVEN W & CHRISTINE M
 C/O
 Mail Address: 12605 NORTH SHORE DR
 SPRINGFIELD NE 68059-
 Legal: LOT 32 VILLA SPRINGS
 Tax District: 46016
 Map #: 2973-31-0-60132-000-0032



Click Picture/Sketch for Larger View.
 Use arrows to view Picture/Sketch.

THIS IS NOT A PROPERTY RECORD FILE [What does this mean?](#)



Subdivision: VILLA SPRINGS
 Zoning District: RD-50 - Two-Family Residential District
 Future Land Use: GRNWX
 Flood Zone: AE
 School District: Springfield Platteview

Style:	Multi-Level		
Year Built:	1978	#Bedrooms above Grade	3
#Bathrooms Above Grade	2.5	Total Sqft	1902
Total Bsmt Finish Sqft	762	Bsmt Total Sqft	762
Garage Type	Attached	Garage Sqft	528
Lot Depth	1	Lot Width	47712
Exterior 1		Exterior 2	

Roofing

Comp Shingle

Misc	
Description	Sqft or Quantity
ROOF ONLY	114
WOOD DECK	467
COV SCREEN PORCH	135
DBLE 2/S FIREPLACE	1
BSMT OUTSIDE ENT	1
DECK,WOOD	99
DECK,WOOD	312
SHED,WOOD YARD	64
TENNIS/BB CT	4600
DRIVEWAY,3 CAR	1
ROOF ONLY	99
PORCH,SCREEN,ROOF	120

Sales Information (Updated 10/9/2014)

Sale Date B & P	Grantor	Grantee	Total Sale Price	Adjusted Sale Price
5/17/2009 2009-18508	PATRY/KENNETH F & JERRY A 12605 NORTH SHORE DR SPRINGFIELD NE 68059-5147	PHARR/STEVEN W & CHRISTINE M 12605 NORTH SHORE DR SPRINGFIELD NE 68059-	\$300,000	\$300,000
3/2/1997 1997-10145			\$227,500	\$227,500

Valuation Information

Valuation
PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2014	\$80,000	\$191,648	\$0	\$271,648	NO
2013	\$80,000	\$199,230	\$0	\$279,230	NO
2012	\$80,000	\$212,126	\$0	\$292,126	NO
2011	\$80,000	\$213,204	\$0	\$293,204	NO
2010	\$80,000	\$218,728	\$0	\$298,728	NO
2009	\$80,000	\$267,293	\$0	\$347,293	NO
2008	\$80,000	\$250,170	\$0	\$330,170	NO
2007	\$80,000	\$232,102	\$0	\$312,102	NO
2006	\$80,000	\$233,894	\$0	\$313,894	NO
2005	\$80,000	\$225,868	\$0	\$305,868	NO
2004	\$80,000	\$196,637	\$0	\$276,637	NO
2003	\$80,000	\$195,780	\$0	\$275,780	NO
2002	\$57,500	\$202,614	\$0	\$260,114	NO
2001	\$50,000	\$161,932	\$0	\$211,932	NO
2000	\$48,500	\$150,396	\$0	\$198,896	NO
1999	\$52,800	\$157,380	\$0	\$210,180	NO
1998	\$47,000	\$152,826	\$0	\$199,826	NO
1997	\$155,495			\$155,495	NO
1996	\$152,256			\$152,256	NO
1995	\$138,266			\$138,266	NO
1994	\$128,848			\$128,848	NO
1993	\$123,892			\$123,892	NO
1992	\$123,892			\$123,892	NO
1991	\$84,235			\$84,235	NO
1990	\$80,395			\$80,395	NO
1989	\$80,395			\$80,395	NO
1988	\$78,130			\$78,130	NO

Levy Information

Levy Information 2013
View Past Levy Information

Fund	Description	Levy
1	COUNTY LEVY	0.2999
146	SPRINGFIELD PLAT.SCH	0.1
147	SPRINGFIELD PLATT.-BOND	0.027909
199	LEARN COMM-GENERAL	0.95
202	ELEM LEARN COM	0.01

306	SPRINGFIELD FIRE	0.024175
314	SPRINGFIELD FIRE BOND	0.058939
501	PAPIO NATURAL RESRCE	0.024224
502	PAPIO NRD BOND	0.008529
801	METRO COMMUNITY COLL	0.095
901	AGRICULTURAL SOCIETY	0.002104
1003	ED SERVICE UNIT 3	0.015
	Total Levy	1.61578

Treasurer Information

Property Class	1000	Foreclosure #	
Mortgage Company #	0	Foreclosure Date	
Mortgage Company			
Exemption Code		Exemption Amount	\$0
Specials	No Specials Found.		
Tax Sales	No Tax Sale Entry(s) Found or All Tax Sales Entry(s) Redeemed.		
Tax Sale #		Tax Sale Date	
Redemption #		Redemption Date	

Tax Information

*Click Statement Number to see Treasurer information for paying your taxes with a credit card or Echeck or to print your receipt for a payment you have made by mail or online.

Year	Statement	Tax District	Source	Taxes Due	Total Due	Balance
2013	2013-010437398	46016	REAL	\$4,327.54	\$4,327.54	\$0.00
2012	2012-010437398	46016	REAL	\$4,458.06	\$4,458.06	\$0.00
2011	2011-0053524RP	46016	REAL	\$4,444.52	\$4,444.52	\$0.00
2010	2010-0056538RP	46016	REAL	\$4,511.50	\$4,511.50	\$0.00
2009	2009-0058439RP	46016	REAL	\$5,203.90	\$5,203.90	\$0.00
2008	2008-0004936RP	46016	REAL	\$4,798.34	\$4,798.34	\$0.00
2007	2007-0005483RP	46016	REAL	\$4,566.16	\$4,566.16	\$0.00
2006	2006-0006099RP	46016	REAL	\$4,798.56	\$4,798.56	\$0.00
2005	2005-0006775RP	46016	REAL	\$4,669.70	\$4,669.70	\$0.00
2004	2004-0007208RP	46016	REAL	\$4,265.68	\$4,265.68	\$0.00
2003	2003-0437398RP	46016	REAL	\$4,234.34	\$4,234.34	\$0.00
2002	2002-0437398RP	46016	REAL	\$4,018.56	\$4,018.56	\$0.00
2001	2001-0437398RP	46016	REAL	\$3,109.92	\$3,109.92	\$0.00
2000	2000-0437398RP	46016	REAL	\$2,845.40	\$2,845.40	\$0.00
1999	1999-0437398RP	46016	REAL	\$3,327.28	\$3,327.28	\$0.00
1998	1998-0437398	46016	REAL	\$3,299.70	\$3,299.70	\$0.00
1997	1997-0437398	46016	REAL	\$2,913.24	\$2,913.24	\$0.00
1996	1996-0437398	46016	REAL	\$2,986.84	\$2,986.84	\$0.00
1995	1995-0437398	46016	REAL	\$2,958.86	\$2,958.86	\$0.00
1994	1994-0437398	46016	REAL	\$2,881.22	\$2,881.22	\$0.00
1993	1993-0437398	46016	REAL	\$2,655.38	\$2,655.38	\$0.00
1992	1992-0437398	46016	REAL	\$2,516.66	\$2,516.66	\$0.00
1991	1991-0437398	46016	REAL	\$1,545.60	\$1,545.60	\$0.00
1990	1990-0437398	46016	REAL	\$1,559.74	\$1,559.74	\$0.00
1989	1989-0437398	46016	REAL	\$1,850.81	\$1,850.81	\$0.00
1988	1988-0437398	46016	REAL	\$2,059.12	\$2,059.12	\$0.00

**FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
STEVEN PHARR, 12605 NORTH SHORE DRIVE, SPRINGFIELD, NE 68059
PROJECT DESCRIPTIONS**

These proposed projects involve remodeling, repairs, and landscaping to an existing residential structure/home located on Lot 32 of the Villa Springs subdivision.

The house was constructed in 1978. Figure 1 shows the site plan as of 1989/1990 when a two story addition was made to the original structure. Figure 2 shows the current site which includes an outside deck and screened gazebo which were also added at the time of the two story addition, and concrete block (Keystone-type) retaining walls/terrace which was added sometime in the early to mid-1990s.

Project 1: Remodel main-floor bathroom and laundry room

Figure 3 shows the location of the bathroom and laundry room in relation to adjacent living areas based on the original house plans dated September 1975.

Figure 4 shows an enlarged view of the original bathroom and laundry room configuration as built in 1978. It actually included two separate bathrooms: one in the top half of the drawing which was accessible to the main living area through the laundry room, and a second in the lower left-hand corner of the drawing that is accessible to the bedroom/study in the lower level through the stairs on the left-hand side of this bathroom. These two bathrooms were connected by a pocket door located between the two toilets.

Figure 5 shows the current configuration of the bathroom and laundry room following a major remodel that took place around 1990. The bathroom located at the top of Figures 3 and 4 was removed, including the toilet, tub and vanity/sink. A sewing table is currently located in the space previously occupied by the vanity/sink.

Figure 6 shows the proposed bathroom and laundry room design. Major components of the remodel include:

- The stairway down to the bedroom/study on the lower level will be eliminated/closed off,
- The washer and dryer will be moved around the corner and facing the outside wall on the west (top of the drawing),
- The wall between the bathroom and the laundry room will be removed to expand the size of the current bathroom,
- Installation of an exhaust fan,
- A new bathtub will be installed in the current location of the toilet,
- The toilet will be moved to the current location of the shower, facing the bathtub,
- The sink/vanity will be positioned along the east wall (bottom of the drawing),
- A partial wall will be built between the sink/vanity and the toilet, with the first 12 inches extending from the east wall being floor to ceiling, and tapering down to approximately

3.5 feet (the floor to ceiling section of this wall will accommodate the vent riser for the toilet and sink/vanity),

- Replacing the 30" X 24" window above the current location of the toilet with a smaller 26" X 10" acrylic block window.

The window above the toilet had been leaking for some time. While removing the old window, I found several wall studs that need to be replaced. I continued removing sheetrock, door and window trim to identify the extent of the water/rot damage. One thing led to another, and since we had contemplated remodeling the bathroom a few years ago, the project is now a full remodel of the bathroom and laundry room area.

The location of the bathroom window to be replaced is indicated in the drawing in Figure 7. Since it will be necessary to remove several courses of shingles from the top of the roof where it meets the bathroom wall in order to replace some sheathing boards and to properly flash the roof/wall intersection, and problems with the flashing along the intersection of the downward slope of the roof and the adjoining wall, I will re-roof this entire section. (Roof Section A in Figure 7). In addition, due to the elimination of old, and the addition of new vent risers for the new bathroom design, I will also re-roof the area above the bathroom (Roof Section B in Figure 7).

Estimated cost to remodel main-floor bathroom and laundry room is approximately \$12,000.

Project 2: Repair and re-screen the main-floor screened deck

Figure 8 presents an overhead/floor plan view of the main floor screened deck and Figure 9 presents a side view. Some of the screen panels were blow out this spring and summer during a number of windstorms. There are also several rotted deck floor boards, cross/railing pieces, and possibly a few 4x4's as well. My plan is to replace the rotted boards, re-paint, re-stain, and re-screen the deck area.

Estimated cost to repair and re-screen main-floor deck is approximately \$1,800.

Project 3: Remodel master bath & bedroom

Figure 10 shows the location of the master bedroom, master bathroom and garage as originally constructed in 1978. To the best of my knowledge, no changes have been made since the original construction.

This bathroom/bedroom remodel will involve no structural changes. The new toilet, bathtub and sink/vanity will be installed in the same locations, and an exhaust fan will be added as well. In addition to the new bathroom fixtures, new floor and wall covering will be installed (carpet, tile, wallpaper, paint, etc.).

Three windows on the east wall (two in the master bedroom and one in the master bath) will also be replaced. The location of these windows is shown in Figure 11. The new windows will be no larger than the current windows (rough openings equal to or smaller than the current size).

Estimated cost of master bath & bedroom project is approximately \$8,000.

Project 4: Repair/replace garage roof

The garage is covered by a flat roof. Figure 11 shows structural details of the garage roof. It was leaking when we were negotiating the purchase of the house and the seller covered the cost of repair. A commercial roofer made the repairs at a cost of approximately \$2,500. I plan to get estimates to repair the roof, and if that is not a viable solution, estimates to replace the roof. Work may be done this fall, but most likely next spring. If it has to be replaced, I will have to decide if we will contract with a roofing company or do it ourselves.

Estimated cost to repair/replace garage roof is approximately \$3,500 to \$10,000.

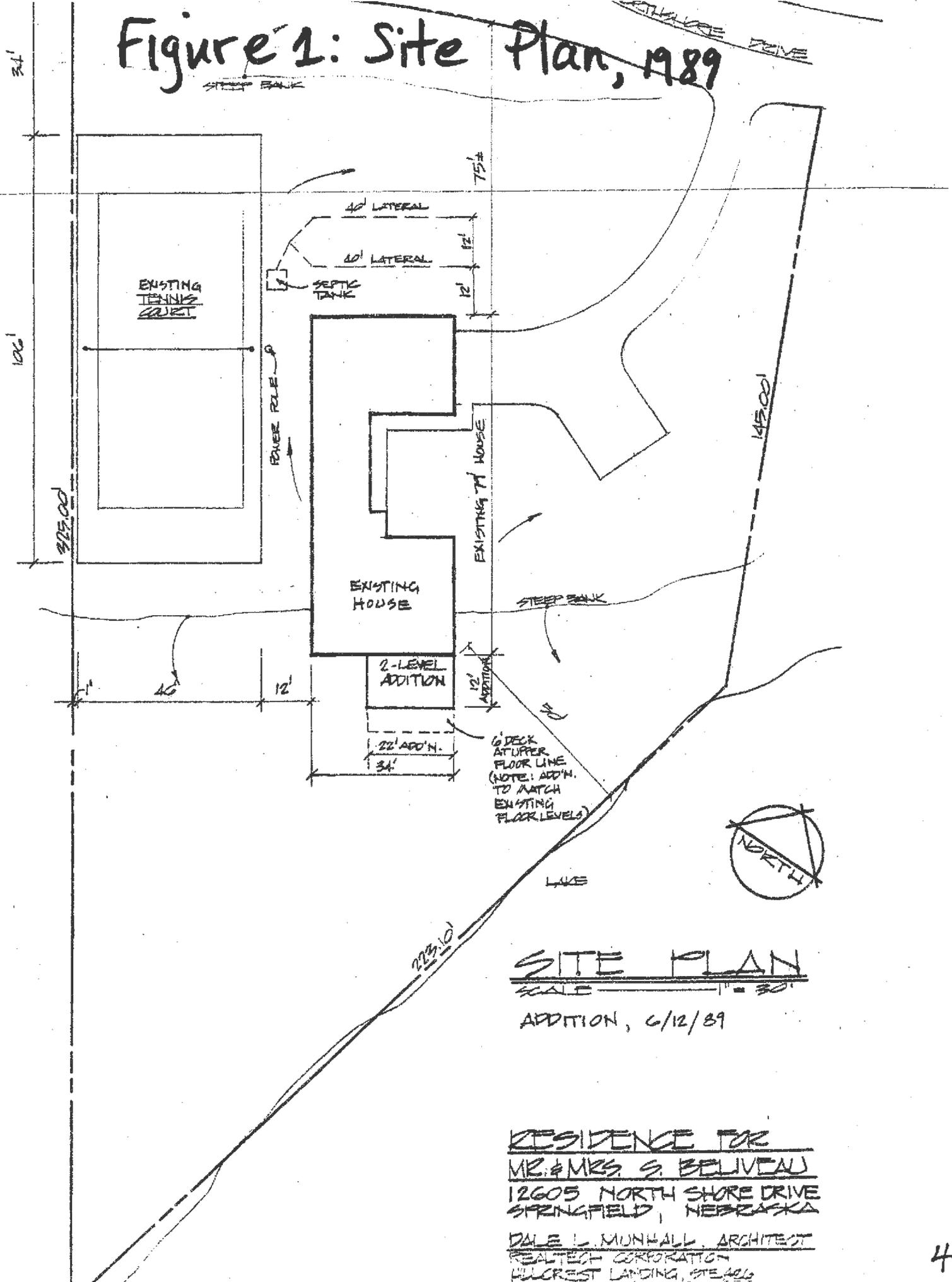
Project 5: Extend retaining wall, remove deck and gazebo, install pavers and drain lines

Once again, Figure 2 shows the current site plan. The area beneath the outside wood deck is an unsupported, sloped bank. This year's heavy rains have begun to erode this bank and wash dirt and sand into the lake. The goal of this project is to raise and reinforce the grade around the front of the house and channel runoff away from the structure. Figure 12 shows the proposed landscaping upgrades. Following removal of the outside deck and gazebo, the lower retaining wall/terrace level would be extended 80 to 90 feet along the top of the beach/base of the bank/hill. The current section of the lower retaining wall is 7 courses tall with 5 to 6 courses exposed above ground and 1 to 2 below grade. Six inch drain lines would be installed to channel water (runoff from the tennis court and drain spouts on the house) away from the house to the lake, as indicated in Figure 12. Finally, paving stones/bricks would be installed to create patio space between the front of the house and the new retaining wall.

Estimated landscaping costs are approximately \$10,000.

Total estimated costs for all 5 projects is approximately \$35,300 to \$41,800.

Figure 1: Site Plan, 1989



SITE PLAN

SCALE 1" = 30'
 ADDITION, 6/12/89

RESIDENCE FOR
MR. & MRS. S. BELIVEAU
 12605 NORTH SHORE DRIVE
 SPRINGFIELD, NEBRASKA

DALE L. MUNHALL ARCHITECT
REALTECH CORPORATION
 411 CREST LANDING, STE. 406

Figure 4: ORIGINAL BATHROOM DESIGN

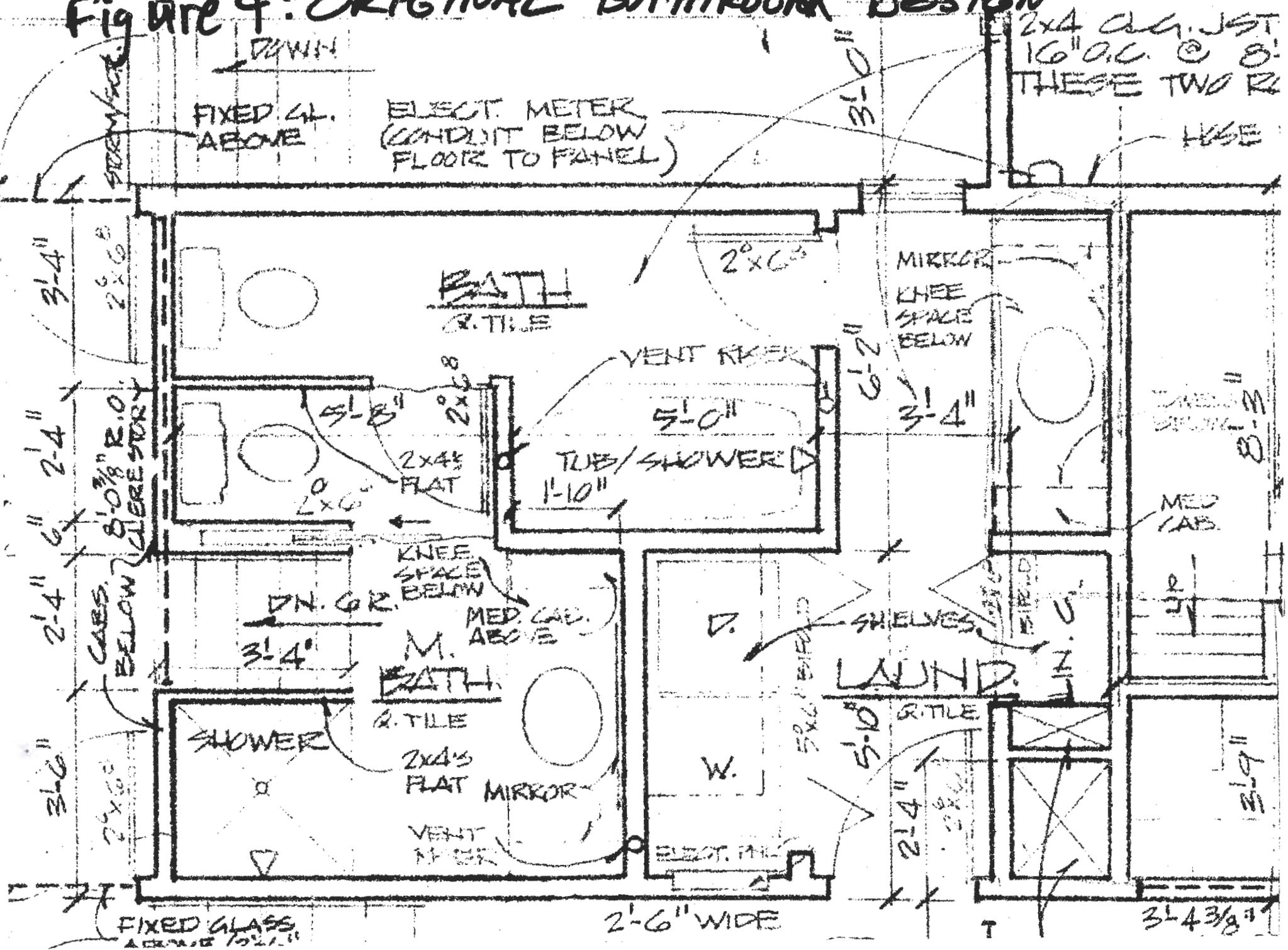
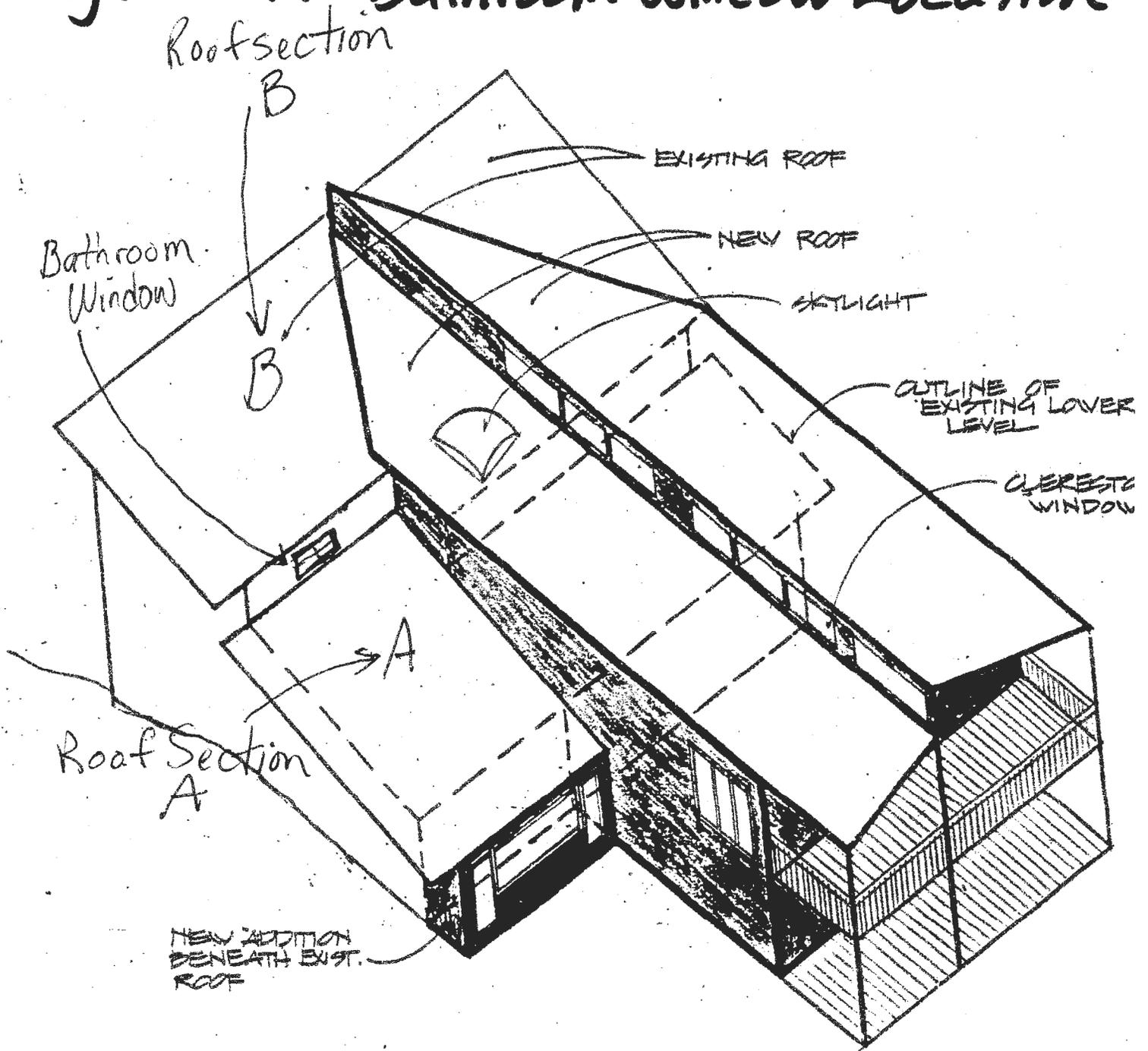
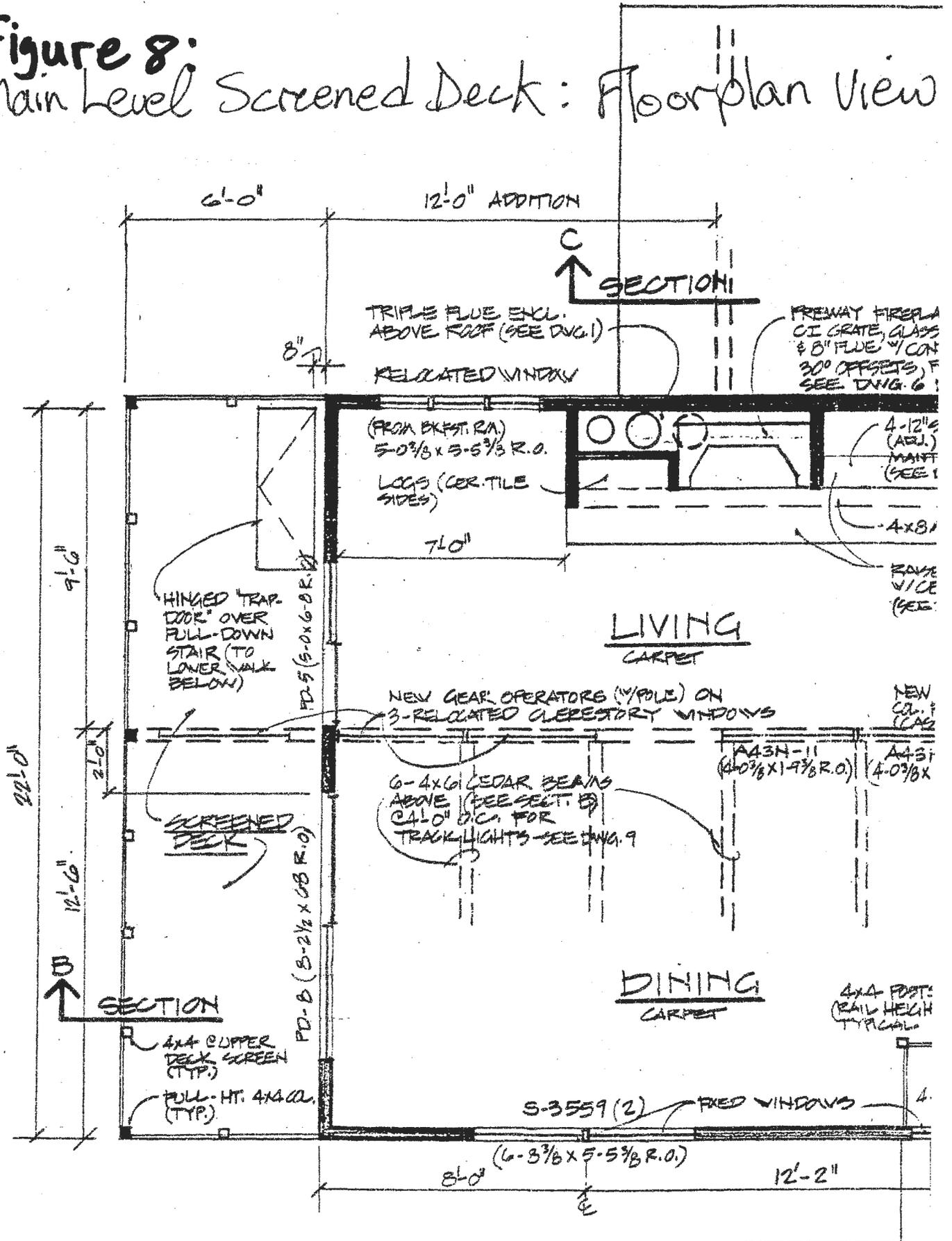


Figure 7: Bathroom Window Location



SKETCH
LOOKING NORTHEAST

Figure 8: Main Level Screened Deck: Floorplan View



UPPER
SCALE: 1/4"

Figure 9: Main Level Screened Deck: Side View

CEDAR SHAKES ON 1/2" PLYND. & 2x8 @ 16" O.C. 1/6" BATT INSUL.

3/8" PLYND. SOFFIT

FULL-HEIGHT FIBERGLASS SCREEN (CHARCOAL COLOR)

1x CEDAR BATTENS

4x4 CEDAR COL.

2x6 CEDAR DECK ON 2x10 CEDAR CID 4x4 SILL BETWEEN COLS. UPPER FLOOR

RELOCATED 4' CEDAR WALK

LOWER FLOOR

6x6 TREATED, PRE-STAINED RET. WALL

8" Ø x 3'-0" CONC. FOOTINGS @ 4x4 CLS.

SIDING

VARIABLES SEE DWG. 4

3/4" PLYND T&G, GULFED & NAILED ON 2x10 @ 16" O.C.

OAK FLOORING ON 3/4" T&G PLYND. GULFED & NAILED ON 2x8 @ 16" O.C. 1/6" BATT INSUL.

FILL FROM CRAWL SP. EXCAV.

RELOC.

RELOC.

RELOC.

A43N-11

4x6 CEDAR BEAMS (6)

FIXED INSUL. GLASS TRANSOM - SEE SECTION 'A'

GLASS DOORS

RELOCATED (FROM KITCHEN)

GLASS DOORS

BIFOLD DOORS

CRAWL SPACE (INSULATED & VENTILATED)

NEW FOOTING & PDN. - SEE DWG. 6

DRY SHELVES (SEE DWG. 4)

4x8 MANTLE

FIREPLACE W/DOORS

COUS

HEARTH

DRY SHELVES

4x8 MANTLE

FIREPLACE (RELOCATED)

HEARTH (SEE DWG. 6)

1/3 CE OF EX FY GE

NEW

Figure 11: Master Bedroom + Bath, Garage: Outside Walls Front + Side Views

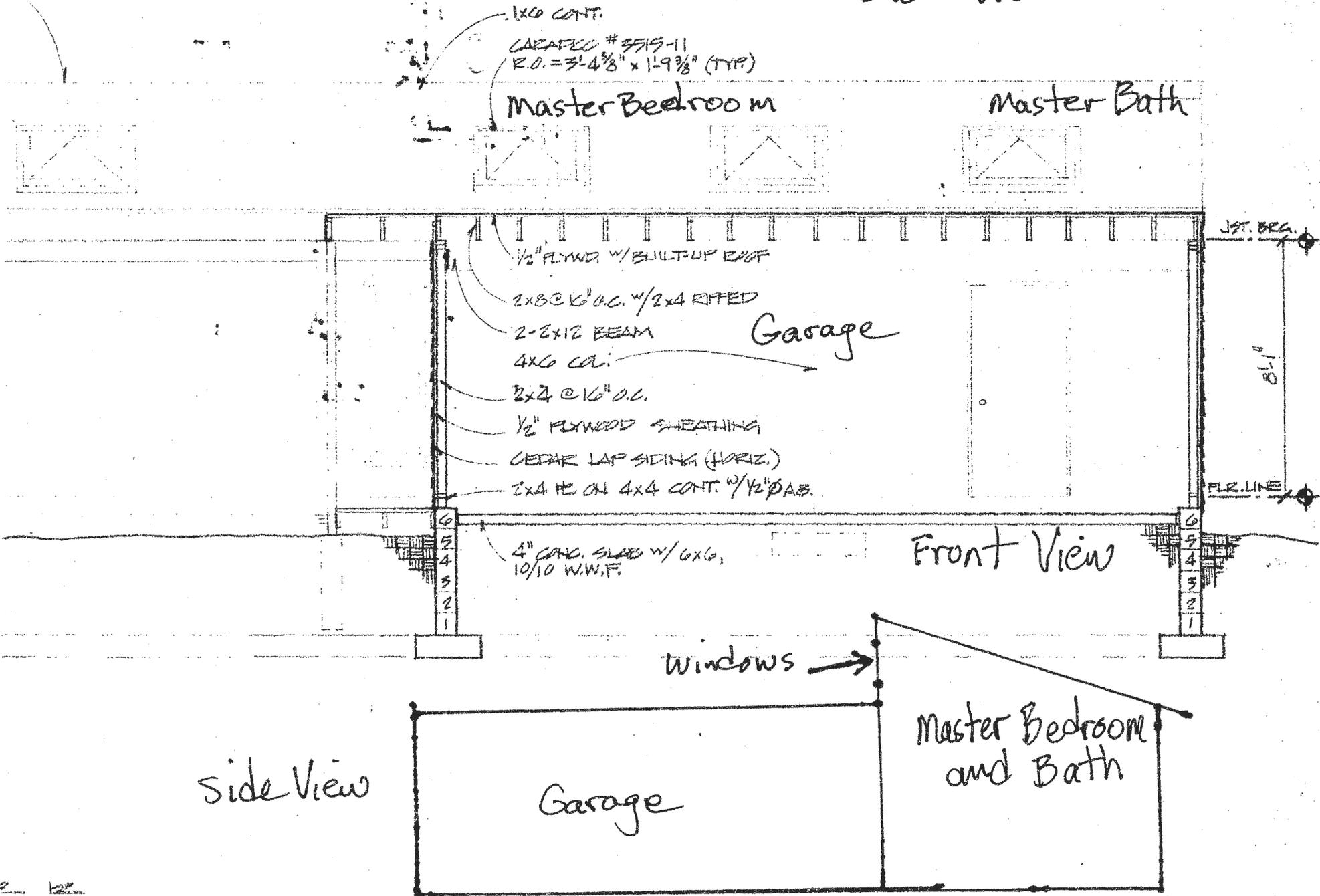


Figure 12: Proposed Landscaping Upgrades

