

**RESOLUTION FLOOD PLAIN DEVELOPMENT**

**Beacon View, Inc. 17002 S 255<sup>th</sup> ST (Outlot 7 Beacon View 2<sup>nd</sup> Addition), 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, Beacon View Inc. applied for a Flood Plain Development Permit to make improvements of repairing roof trusses, replacing metal siding and roof, replacing garage door, 4 windows, and 8 light fixtures on an existing 26' x 52' accessory structure at 17002 S 255<sup>th</sup> Street, and legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Beacon View Inc.'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, the Natural Resources District comments, 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 subject to the following condition:

1. The value of the structure is \$25,688 and the construction bid is \$12,400 which is 48% of the market value of the structure. Improvements are cumulative and with any future improvements it may be necessary to bring the structure into compliance with the floodplain regulations.
2. Any electrical equipment shall be elevated at least one foot above the BFE.

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 11<sup>th</sup> day of February 2014.

  
Sarpy County Board Chairman

Attest  
SEAL

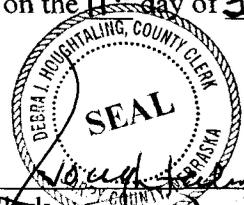
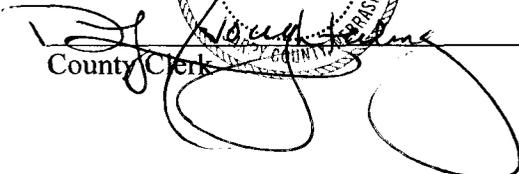
  
  
County Clerk

EXHIBIT A

Planning Department Report  
Beacon View Inc. Floodplain Development Permit Application (FDP 13-0028)  
County Board Date: February 11, 2014

Subject	Type	Prepared By
Floodplain Development Permit to make improvements of repairing roof trusses, replace metal siding and roof, replace garage door, 4 windows, and 8 lights fixtures on an existing 26' x 52' accessory structure at 17002 S 255 <sup>th</sup> Street, Gretna NE 68028 (Outlot 7 Beacon View 2 <sup>nd</sup> Addition)	Resolution	Donna Lynam, Zoning Administrator Planning & Building Dept.

➤ **Application Overview**

The property owner is requesting approval to make improvements of repairing roof trusses, replace metal siding and roof, replace garage door, 4 windows, and 8 lights fixtures on an existing 26' x 52' accessory structure at 17002 S 255<sup>th</sup> Street, Gretna NE in the Beacon View area.

➤ **Comprehensive Development Plan**

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

➤ **Zoning / Floodplain Regulations**

- The area is zoned AG FP (Agricultural - Floodplain)
- The property is located in a Floodway Zone in the Beacon View area which requires a Floodplain Development Permit for any building construction (see attached map).
- The BFE (Base Flood Elevation) as determined by the FIRM Map for this location is 1067.8 feet (NAVD 1988)
- The proposed improvements are considered repairs and/or maintenance of an existing structure therefore an elevation certificate is not required. The elevation of the lowest adjacent ground to the existing structure is 1066.0 which is below the BFE.
- The applicant has submitted a Market Analysis, completed by Fricke & Associates Real Estate, valuing the structure at \$25,688 and a construction bid from Al Wilde of \$12,400 which is 48% of the estimated value. This is not considered a substantial improvement however, improvements are intended to be cumulative and therefore, with any future building repairs or improvements it may be necessary to bring the building into compliance with current floodplain regulations.
- Any electrical equipment shall be elevated at least one foot above the BFE.
- This request, as proposed, is in conformance with the Sarpy County Floodplain and Zoning Regulations.

➤ **Natural Resources District**

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

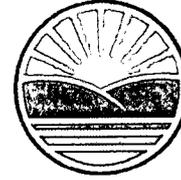
➤ **Recommendation**

- For the reasons stated above, staff recommends the Floodplain Development Permit be approved for improvements of repairing roof trusses, replace metal siding and roof, replace garage door, 4 windows, and 8 lights fixtures on an existing 26' x 52' accessory structure at this location.

February 5, 2014

Ms. Donna Lynam  
Sarpy County Zoning Administrator  
1261 Golden Gate Drive, Suite 2E  
Papillion, Nebraska 68046

**PAPION-MISSOURI RIVER  
NATURAL  
RESOURCES  
DISTRICT**



8901 S. 154th Street  
Omaha, NE 68138-3621  
402-444-6222  
[www.papionrd.org](http://www.papionrd.org)

RE: Floodplain Development Permit –Outlot 7 Beacon View 2<sup>nd</sup> Addition

Dear Ms. Lynam:

The District received a floodplain development permit application for improvements to an existing metal shed located on Outlot 7, Beacon View 2<sup>nd</sup> Addition, near Highway 6 and the Platte River in Sarpy County, NE (NW ¼ of Section 29, T13N, R10E). The District has reviewed the application, aerial photographs showing the shed location, current front and side elevations, an estimated value of the building provided by Tim Burke, Fricke and Associates Insurance and Real Estate along with an estimate for the improvements provided by Al Wilde, Gretna, Nebraska. The District has the following comments:

- According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0150G, effective December 2, 2005, the proposed shed is located in the Zone AE floodway of the Platte River. The base flood elevation (BFE) is 1067.8 ft (NAVD 1988). The lowest adjacent ground to the shed is 1066.0 ft as provided on the floodplain development application. Any electrical equipment shall be elevated at least one foot above the BFE.
- It is the understanding of the District that improvements include repairing roof trusses, replacing the metal siding and roof, replacing a garage door, replacing 4 windows and changing 8 light fixtures. The footprint of the non-residential building is not increasing and no fill is proposed with the improvements.
- The estimated value of the improvements is 48.2% of the estimated value of the building. This is not considered a substantial improvement however, improvements are intended to be cumulative and therefore, with any future building repairs or improvements it may be necessary to bring the building in to compliance with current floodplain regulations.

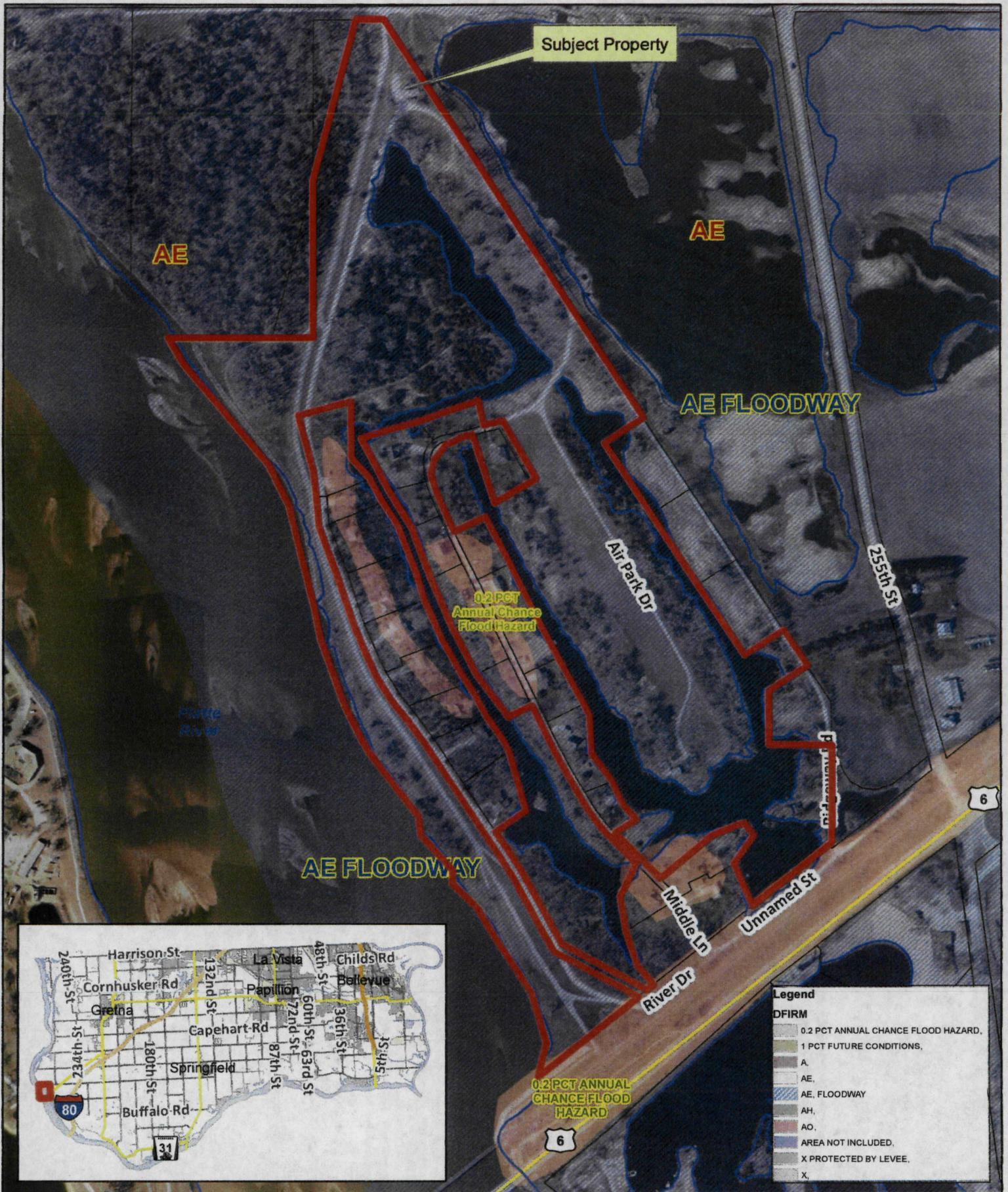
The District has no objection to the improvements to the existing metal shed as proposed for Outlot 7 Beacon View 2<sup>nd</sup> Addition.

If you have any questions, please contact me at 315-1722 or by email at [agrint@papionrd.org](mailto:agrint@papionrd.org).

Sincerely,

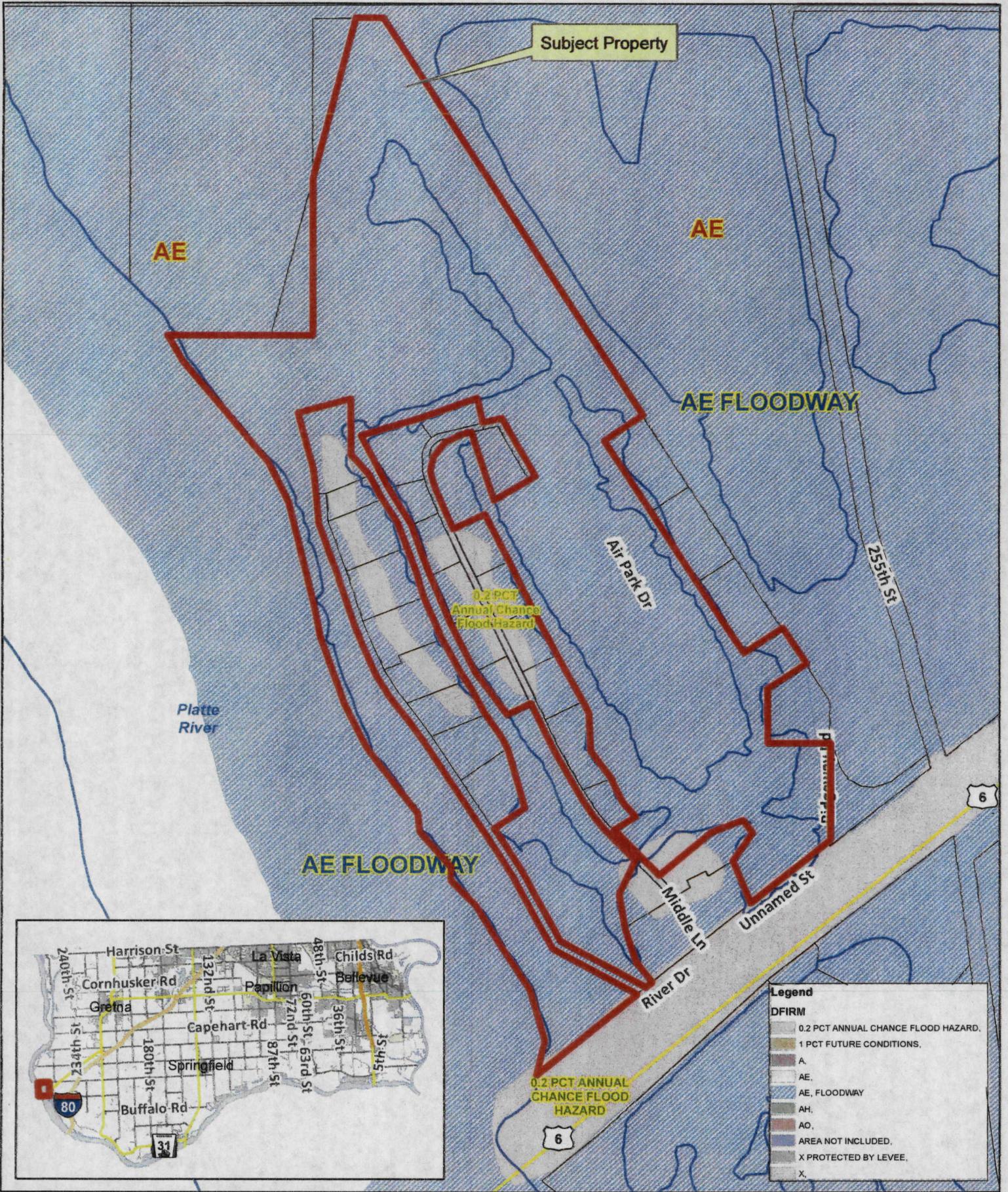
Amanda Grint, PE, CFM  
Water Resources Engineer

Cc: Lori Laster and Marlin Petermann, PMRNRD



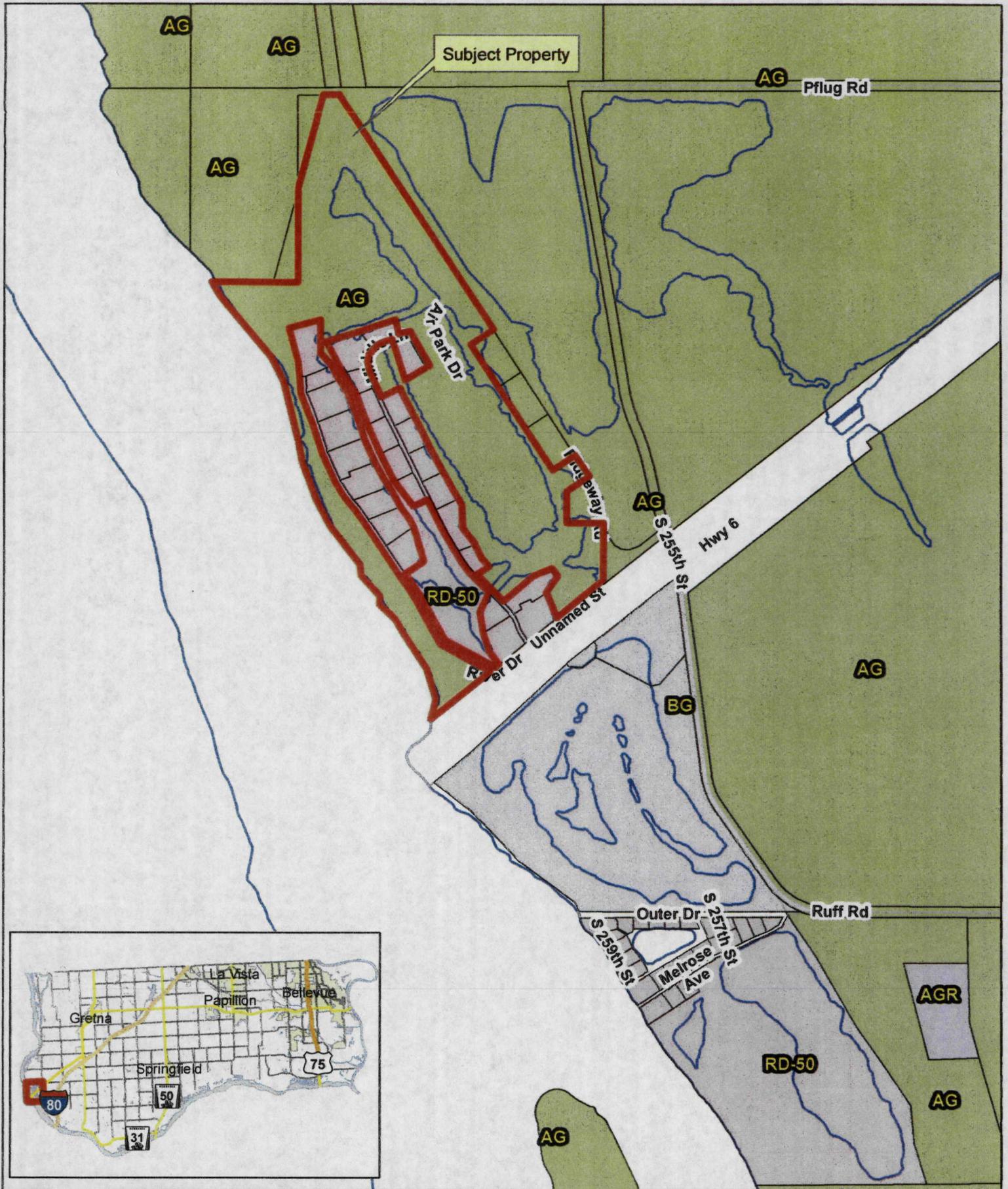
**Vicinity Map - Flood Zones**  
**Oulot 7 Beacon View 2nd Addition**  
**Beacon View Flood Plain Development Permit**





**Vicinity Map - Flood Zones**  
**Outlot 7 Beacon View 2nd Addition**  
**Beacon View Flood Plain Development Permit**





### Vicinity Map - Zoning

Outlot 7 Beacon View 2nd Addition

Beacon View Flood Plain Development Permit





# 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 \$ 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 13-0028

DATE RECEIVED: 11-20-13

APPLICATION FEE: \$ 100 RECEIPT NO. 2023

RECEIVED BY: Lisa Jimmy

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: Birkow View Inc E-MAIL: POB.SCHNAIDT@earthlink.com

ADDRESS: 17002 S. 255<sup>th</sup> CITY/STATE/ZIP: GRANTA NEB 68028

MAILING ADDRESS: 17151 RIVER DRIVE CITY/STATE/ZIP: GRANTA NEB 68028  
(IF DIFFERENT)

PHONE: 402-960-3082 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: AL WILDE E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: GRANTA NEB 68028

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

PHONE: 402-332-5161 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.

Remove old public utility lines and install storm water drainage system and driveway (attached)  
attached include floor.

Plot shown is about 50' x 92'  
**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:** 17002 S. 255<sup>th</sup> STREET

**ASSESSOR'S PARCEL NUMBER:** 011592360 **ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**GENERAL LOCATION:** 255<sup>th</sup> & Huron North To the north of Huron Road and between 17000<sup>th</sup> St. and 17002<sup>nd</sup> St.  
(example 189<sup>th</sup> & Giles Rd – include subdivision name)

**LEGAL DESCRIPTION:** (Describe property to wit:) LOT 7 BELONGING AND ADJUTING

**SIZE OF PROPERTY:** \_\_\_\_\_ acres/sq. ft. **CURRENT ZONING:** REC.

**NAME OF ADJACENT WATERWAY:** POTTE RIVER

**PROPERTY LIES WITHIN:** FLOODWAY:  FLOOD FRINGE: \_\_\_\_\_ FLOOD ZONE DESIGNATION: \_\_\_\_\_

**LOWEST FLOOR ELEVATION IS TO BE** 1066 **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.

Robert W. Johnson  
Applicant Signature

11-21-2011  
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 W. Johnson  
Owner Signature (or authorized agent)

11-21-2011  
Date

Owner Signature (or authorized agent)

Date

*Fricke & Associates Insurance and Real Estate  
1511 Silver Street Ashland, Nebraska 68003  
(402) 679-6099*

*Members of the Omaha MLS Online*

*Bob Schneid  
17151 River Drive  
Gretna, NE 68028*

*Dear Bob,*

*Per your request, I have done a market analysis on the shed located on the  
Beacon View property.*

*The square footage of approximately 1352, combined with the age of the building  
bring the value to \$19.00/square foot, or \$25,688.00.*

*Please feel free to contact me to discuss this in greater detail.*

*Sincerely,*

A handwritten signature in cursive script that reads "Tim Burke".

*Tim Burke, Broker  
Fricke & Associates Real Estate*

Bid on repairing pole barn for Beacon View

Repair roof trusses, replace metal on roof. \$5,500.00

Replace metal on side walls, install 4 new windows,

Install new 14'x 10' roll up garage door \$5,900.00

Replace 8 ceiling lights with cold weather lights  
\$1000.00

Total \$ 12,400.00

Contrast Bruce or Al

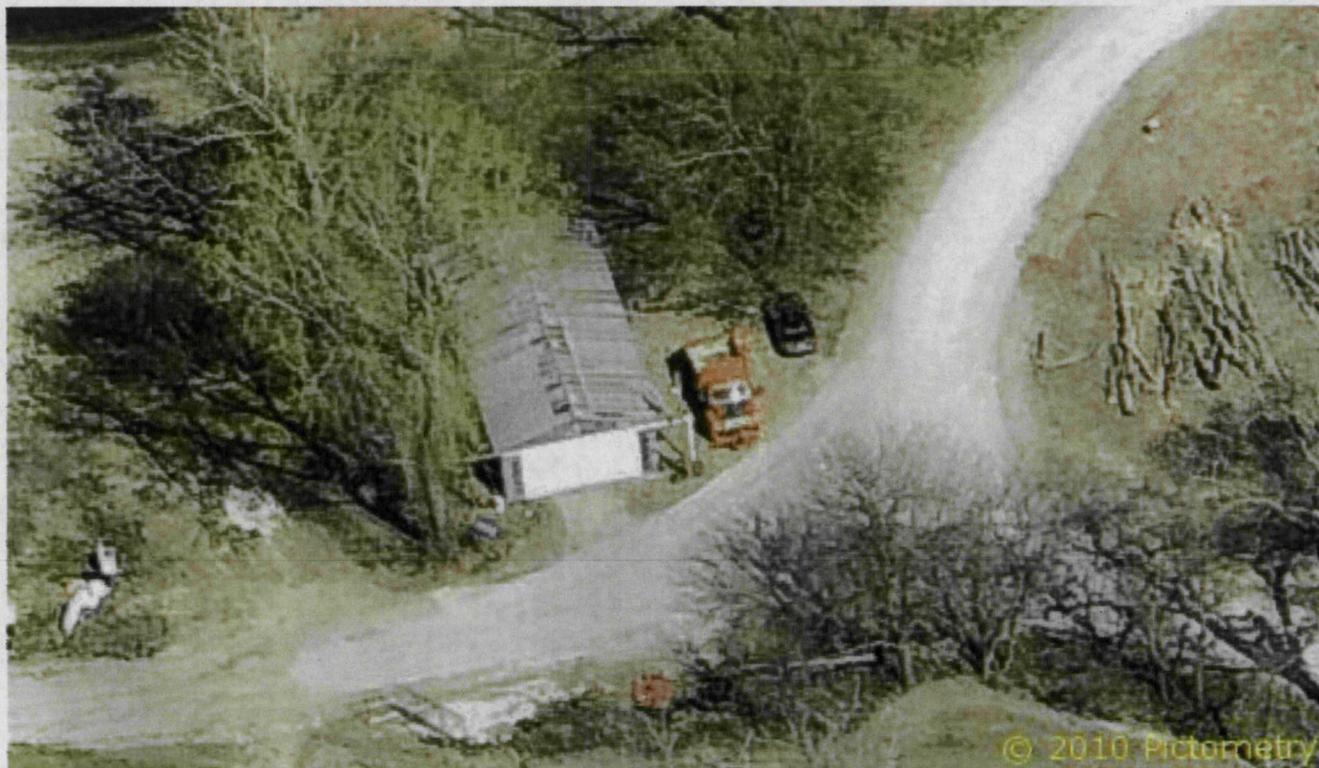
Sarpy County, Nebraska



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 = 50 feet

12/26/2013



## Front Elevation

**Print Date:** 12/26/2013  
**Image Date:** 04/10/2010  
**Level:** Neighborhood



**Print Date:** 12/26/2013  
**Image Date:** 04/10/2010  
**Level:** Neighborhood

