RESOLUTION FLOOD PLAIN DEVELOPMENT
Alan and Ellen Buckley 12501 Cottonwood Lane, (Lot 94, Villa Springs), Sarpy County, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, 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, 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; and,

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

WHEREAS, Alan and Ellen Buckley have applied for a Flood Plain Development Permit to replace an existing fence for an existing residence located at 12501 Cottonwood Lane, (Lot 94, Villa Springs) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the 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 objections to the proposed improvements; 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 letter 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 with the following condition:

1. The improvements shall be built in compliance with the Sarpy County Zoning Regulations and the Sarpy County Building Codes.

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 30th day of August 2016.
Application Overview
Alan and Ellen Buckley have requested approval of a floodplain development permit to replace an existing fence for an existing residence at 12501 Cottonwood Lane, (Lot 94 Villa Springs).

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

Zoning / Floodplain Regulations
- The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
- The property is located in an AE Flood Zone in the Villa Springs area which is adjacent to the Platte River. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 1007.5 (NAVD 1988).
- A portion of this property falls within the floodway but does not restrict flow, therefore the submittal of a “No-Rise” Certification or Elevation Certificate was not required.
- This request as proposed is in conformance with the Sarpy County Floodplain and Zoning Regulations.

Natural Resources District
- This 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 to replace an existing fence for an existing residence at 12501 Cottonwood Lane, (Lot 94 Villa Springs).
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 $100.00 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

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<th>PLANNING STAFF USE ONLY:</th>
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<tr>
<td>DATE RECEIVED: 8/1/14</td>
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<tr>
<td>RECEIPT NO: 2332</td>
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<td>DATE:</td>
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PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

<table>
<thead>
<tr>
<th>NAME: Alan and Ellen Buckley</th>
<th>E-MAIL: <a href="mailto:alan@conveyorsetc.com">alan@conveyorsetc.com</a></th>
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<tbody>
<tr>
<td>ADDRESS: 12501 Cottonwood Ln</td>
<td>Springfield, NE 68059</td>
</tr>
<tr>
<td>Mailing address: (IF DIFFERENT)</td>
<td></td>
</tr>
<tr>
<td>PHONE: 402-253-2968</td>
<td>FAX: 402-253-2555</td>
</tr>
</tbody>
</table>

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

| NAME: TD2 Engineering | E-MAIL: | |
|-----------------------|---------| |
| ADDRESS: 10836 Old Mill | Omaha, NE 68154 | |
| Mailing address: (IF DIFFERENT) | |
| PHONE: 402-330-8860 | FAX: | |

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

| NAME: | E-MAIL: | |
|-------|---------| |
| ADDRESS: | CITY/STATE/ZIP: | |
| Mailing address: (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.

Replacement of old fence with new fence in same location

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: 12501 Cottonwood Lane, Springfield, NE 68059

ASSESSOR'S PARCEL NUMBER: Lot 940 10 481753

ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: Villa Springs SW of Buffalo Road and Cottonwood Lane

(Example 189th & Giles Rd – Include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit) Home on Lot 94 in Villa Springs

SIZE OF PROPERTY: __________ acres/sq. ft. CURRENT ZONING: R0-50

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY: X FLOOD FRinge: X FLOOD ZONE DESIGNATION: AE

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

SOURCE OF UTILITY SERVICES: Water - Well Sewer - NA - Septic

Gas - Propane 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.

Fence has been in place for years and the properties elevation is higher than the Floodway.

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]
Property Owner/Applicant Signature

July 29, 2016
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]
Property Owner Signature

July 29, 2016
Date
Sarpy County Property Information

12501 Cottonwood Lane - Buckley FPD

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.
Application for Floodplain Development Permit
8/19/2016

Owner/Applicant Name: Alan and Ellen Buckley
Address: 12501 Cottonwood Lane, Springfield NE
Project Type: Remodel/Repair
Parcel #: 010481753
Jurisdiction: Sarpy County

Addresses:

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Flood Plain Name: Platte River
Flood Zone: Zone AE
Base Flood Elevation: NAVD 1988

The District has the following comments based on review of the submitted documentation:

This project is for the replacement of an existing fence. No other construction will take place 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) 315-1773 or at ilaster@papionrd.org

Sincerely,
Lori Laster, CFM
Stormwater Management Engineer
Site & Vicinity Map
12501 Cottonwood Lane – Lot 94 Villa Springs
Flood Plain Development Permit