RESOLUTION FLOOD PLAIN DEVELOPMENT
Brian Howe, 15207 Chalco Pointe (Lot 100 Chalco Pointe 1st Addition) 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, Brian Howe has applied for a Flood Plain Development Permit to replace a furnace and air conditioner for an existing residential structure at 15207 Chalco Pointe Drive, Lot 100, Chalco Pointe 1st Addition 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 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 $10,665 which is less than 50% of the structure’s value of $104,672; 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 conditions:

1. The improvements must be built in compliance with the Sarpy County Zoning Regulations and the building codes.
2. 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 22nd day of November 2016.

[Signatures and attestation marks]

Sarpy County Board Chairman

County Clerk

Attest
SEAL
EXHIBIT A
Planning Department Report
Floodplain Development Permit Application (FPD 16-024)
County Board Date: November 22, 2016

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>Prepared By</th>
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<tbody>
<tr>
<td>Floodplain Development Permit to replace furnace and air conditioner for an existing residential structure at 15207 Chalco Pointe Drive, (Lot 100 Chalco Pointe 1st Addition)</td>
<td>Resolution</td>
<td>Donna Lynam, CFM Assistant Director Planning &amp; Building Dept.</td>
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- **Application Overview**
  Brian Howe has submitted an application requesting approval of a floodplain development permit to replace furnace and air conditioner for an existing residential structure at 15207 Chalco Pointe Drive, Lot 100, Chalco Pointe 1st Addition.

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

- **Zoning / Floodplain Regulations**
  - The area is zoned RD-50/FP (General Residential District - Floodplain)
  - The property is located in an AE Flood Zone adjacent to the South Papillion Creek. (see attached map).
  - According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1997 and is considered to be a legal non-conforming structure.
  - Pursuant to Sarpy County Flood Plain Regulations, 50% of the value of a non-conforming structure can be put into the structure without bringing it into compliance with the one foot above the BFE regulation.
  - Sarpy County Assessor records indicate that the value of the structure is $104,672. Applicant has submitted a proposal showing an estimated cost, including materials and labor, totaling $10,665.
  - The proposal submitted is less than 50% of the assessed value of the structure and does not appear to be a substantial improvement. The request is within the allowance of the regulations for a non-conforming structure.
  - 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**
  Staff has reviewed the submittal documents and for the reasons stated above, we recommend the Floodplain Development Permit be approved to replace furnace and air conditioner for an existing residential structure at 15207 Chalco Pointe Drive, Lot 100, Chalco Pointe 1st Addition.
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 16-024
DATE RECEIVED: 10/28/2016
APPLICATION FEE: $100
RECEIPT NO.: 2525
RECOMMENDATIONS:
PLANNING & BUILDING DEPT: 
SARPY COUNTY BOARD:

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)
NAME: Brian Dowe
ADDRESS: 15207 Oakleaf Dr.
MAILING ADDRESS: ____________________________________________________________
PHONE: 402-669-2540

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:
NAME: Aksarben Heating
ADDRESS: 1210 Golden Gate Drive, #1240
MAILING ADDRESS: ____________________________________________________________
PHONE: 402-331-1233

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)
NAME: Same
ADDRESS: ____________________________________________________________
MAILING ADDRESS: ____________________________________________________________
PHONE: ____________________________________________
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.

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: 1500 Chalco Dr, Omaha, NE 68138

ASSESSOR'S PARCEL NUMBER: Lot 100 Chalco Pt 1st

ADDITIONAL PARCEL NUMBERS 011264403

GENERAL LOCATION: 152 Chalco Dr.
(example 189th & Giles Rd - include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 100 Chalco Prince Addit.

SIZE OF PROPERTY: 1.25 acres/sq. ft. CURRENT ZONING: RD-50

NAME OF ADJACENT WATERWAY: Little Papio South Papio Creek

PROPERTY LIES WITHIN: FLOODWAY [ ] FLOOD FRINGE [ ] FLOOD ZONE DESIGNATION: AE X

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

SOURCE OF UTILITY SERVICES: Water - MUD Sewer - Gencor Gas - MUD 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.

Property Owner/Applicant Signature

10-28-16

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.

Property Owner Signature

Date

Property Owner Signature

Date
**PROPOSAL TO INCLUDE:**
- Removal of existing equipment & cabinets from premises
- All permits as required
- Furnace set on vibration pads
- Plenum above furnace, **modified** new
- Return air drop, **modified** new
- External filter rack, **existing** add
- Gas piping reconnect (painted)
- PVC piping or doublewall

**ACCESSORIES (add to base prices):**

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<thead>
<tr>
<th>Item</th>
<th>Accepted</th>
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<tr>
<td>Chimney liner</td>
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<td>Teflon</td>
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<td>Doublewall</td>
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<td>Conversion air grids</td>
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<td>Ducts</td>
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<td>Carbon monoxide detector</td>
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<td>Condensation pump</td>
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<td>Water heater</td>
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<td>Warranty: Labor</td>
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<td>Parts 10 Yrs.</td>
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<td>Evap. Coil 10 Yrs.</td>
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<td>Heat Exchanger</td>
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<td>Yrs. Compressor</td>
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**ACKNOWLEDGED EXCLUSIONS:**

- Draft repairs due to installation requirements
- Electrical service upgrades, alterations, etc.
- Plumbing alterations due to installation requirements
- If a chimney liner is required, an additional charge will be applied

**Payment Method:**
- Cash
- Check

**Total Due Upon Completion:**

| System Option #1                | $16,925  |
| System Option #2                | $12,895  |
| System Option #3                | $14,455  |
| HSP                              | $5,988   |
| Service                          | $1,912   |
| Total Due Upon Completion        | $38,598  |

**Total Investment:**

**$38,598**

Above figures include labor, tax, and all applicable discounts.

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I agree to pay all costs and reasonable attorneys fees if this proposal is placed in the hands of an attorney for collection. ESTIMATE GOOD FOR 15 DAYS.

**BUYER’S RIGHT TO CANCEL:** You may cancel this agreement by mailing written notice to insert name and mailing address of branch, before midnight of the third business day after you signed this agreement. If you wish, you may use this page as that notice by writing I hereby cancel and adding your name and address.

Nebraska law allows a waiver of the Right to Cancel in the event of an emergency. You must furnish a separate waiver document that states the nature of the emergency, and it must be signed and dated.

Signature: __________________________ Date: ____________

**aksarben's Guarantee: 100% Satisfaction**
See www.aksarbenARS.com for details.
FIRM
FLOOD INSURANCE RATE MAP
SARPY COUNTY, NEBRASKA
AND INCORPORATED AREAS

PANEL 42 OF 255
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
SARPY COUNTY 310190 0042 H
LA VISTA, CITY OF 310192 0042 H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 31153C0042H
MAP REVISED MAY 3, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov
Aerial of Site

15207 Chalco Pointe Drive – Lot 100, Chalco Pointe 1st Addition
Flood Plain Development Permit
Vicinity Map - Flood Zones

15207 Chalco Pointe Drive – Lot 100, Chalco Pointe 1st Addition
Flood Plain Development Permit