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APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

2005 NOV 29 AM 10:10

Carol Hivens
DODGE COUNTY
CLERK OF RECORDS
COURT CLERK'S OFFICE

Date 10/4/05
Property Owner's Name RONALD D. KAHLER / COLLEEN F. KAHLER
Address: 1563 CO. RD. 5 AMES, NE. 68621
Phone No. 402-721-4059 (Home) _____ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: SINGLE FAMILY DWELLING

Section 4 Township 17 N Range 7 E Lot No. _____

Location within Section NW 1/4 of NE 1/4 Lot Size 5.01 (Sq. Ft./Acres)

Estimated Cost of Structure/Use \$ _____ Zoning District A-2

Will use in all other respects conform to the applicable regulations of the district in which it is located? X

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? X

How are Adjoining Properties Used (Actual Use)

North AGR. South AGR.
East AGR. West AGR.

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.
AGR
2. Can soil conditions support the proposed development? What is the soil classification of the area?
YES AA
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? X
4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? X How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? N

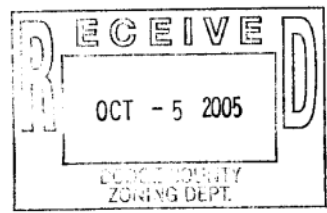
Enclosed:

Site Plan _____ Soil Suitability Map _____ Easements NONE
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency _____

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ 100.00 is Non-Refundable.

Dodge County Planning & Zoning Administrator
435 N. Park, Rm. 204, Fremont, NE 68025
(402)727-2724



The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature Ronald D. Hahlu Mailing Address 1563 CO. RD. S
AMES, NE. 68621

OFFICE USE ONLY

PERMIT NO. 05-18

Permit when issued is Transferrable/Transferrable Upon Renewal

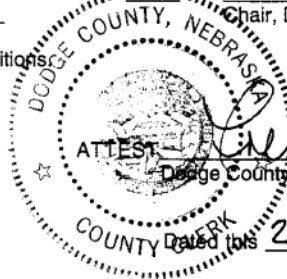
Date 1-15-05 Approved ✓
Approved with Added Conditions _____
Disapproved _____

Marki Bickel
Chair, Dodge County Planning Comm

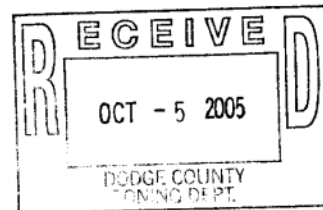
Date 1-23-05 Approved ✓
Approved with Added Conditions _____
Disapproved _____

Dean T. Lux
Chair, Dodge County Board of Comm

____ See attachment for added conditions.



23 day of Nov 2005



Dodge County Planning & Zoning Administrator
435 N. Park, Rm. 204, Fremont, NE 68025
(402)727-2724

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

**(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska**

Permit No. 05-11

Property Owner's Name RONALD D. KAHGER / COLLEEN F. KAHGER

Address 1563 CO. RD. S AMES NE. 68621

Legal Description NW 1/4 OF NE 1/4 SEC. 4 - T12N - R2E

Lot Size and Number of Acres 5.01 ACRES 6.22 TOTAL

Distance from Nearest Livestock Operation NONE IN AREA

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? (YES) or NO

Applicant's Signature Ronald D. Kahger

Mailing Address 1563 CO. RD. S AMES, NE. 68621

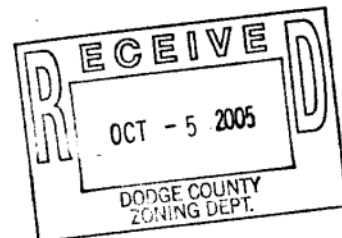
Telephone No. 402-321-4059

OFFICE USE ONLY

Ronald Kahger has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit

Date 1-15-05

Maile Bush
Chairman, Dodge County Planning Commission



Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential; uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant: Ronald D. Kahler

Address of Applicant: 1563 CO. RD. S AMES NE 68621

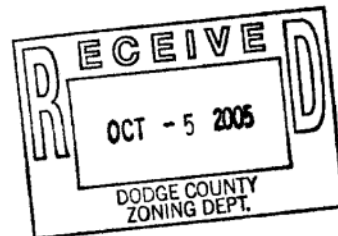
In witness whereof, the parties aforesaid have hereto set their hand with this application 5 day of Oct 2005

Date filed with Dodge County Joint Planning Commission: Nov 15, 2005

Date filed with Dodge County Board of Supervisors: _____

Jean Andrews

Dodge County Zoning Administrator or County Building Inspector



Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 7 East of the 6th P.M., Dodge County, Nebraska containing 5.77 Acres more or less being the West 383.00 feet of the North 656.50 feet being more particularly described as follows :

Commencing at the Northwest Corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, said point being the point of beginning, and going thence East along the North Margin of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 383.00 feet; thence South parallel to the West Margin of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 656.50 feet; thence West parallel to the North Margin of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 383.00 feet to a point on the West Margin of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North along said West Margin for a distance of 656.50 feet to the point of beginning. Said tract being subject to Public Road Right of Way along the North and West Margins.