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Carol Stevens

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Register of Deeds

DODGE COUNTY, NE

Filed:

May 11, 2017 12:50:00 PM

Fee \$0

### APPLICATION FOR CONDITIONAL USE Dodge County, Nebraska

Date 03/30/17  
 Property Owner's Name Keith Emanuel  
 Address: 1236 Co. Rd. 4, North Bend, NE 68669  
 Phone No. (402) 720-1451 (Home) \_\_\_\_\_ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Purpose is to separate a

parcel with an existing livestock structure from the remaining farm ground

Section 34 Township 19 N Range 5 E Lot No. \_\_\_\_\_

Location within Section NW 14 Lot Size 10.26 (Sq. Ft./Acres)

Estimated Cost of Structure/Use \$ \_\_\_\_\_ Zoning District A1

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

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

How are Adjoining Properties Used (Actual Use)

North Ag/Residential South Ag

East Ag West Ag

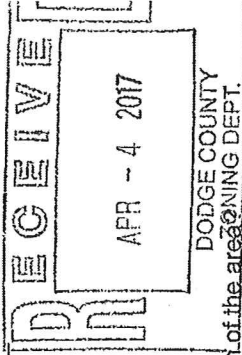
#### Justification

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

1. What is the general character of the area? Describe.

2. Can soil conditions support the proposed development? What is the soil classification of the area?

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)? Yes



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

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?  
Yes 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? NO

**Enclosed:**

Site Plan \_\_\_\_\_ Soil Suitably Map \_\_\_\_\_ Easements \_\_\_\_\_  
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 \$ \_\_\_\_\_ is Non-Refundable.

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.

X Applicant's Signature [Signature] Mailing Address 1236 Co. Rd. 4  
North Bend, NE 68609

**OFFICE USE ONLY**

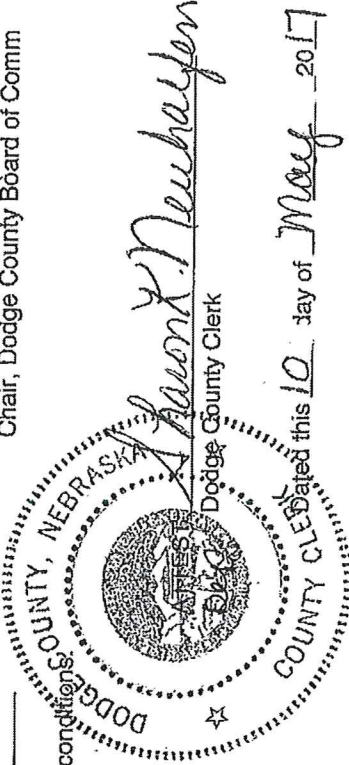
PERMIT NO. 2017-004

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 4-18-17 Approved   
Disapproved \_\_\_\_\_  
Approved with Added Conditions [Signature]  
Chair, Dodge County Planning Comm

Date 4-26-17 Approved   
Disapproved \_\_\_\_\_  
Approved with Added Conditions [Signature]  
Chair, Dodge County Board of Comm

\_\_\_\_\_ See attachment for added conditions.



Dodge County Planning & Zoning Administrator  
435 N. Park, Rm. 204, 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 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."

X Signature of Applicant: [Signature]

Address of Applicant: 1236 Co. Rd. 4, North Bend, NE 68604

In witness whereof, the parties aforesaid have hereto set their hand with this application 4 day of April 2017

Date filed with Dodge County Joint Planning Commission: April 18, 2017

Date filed with Dodge County Board of Supervisors: April 26, 2017

[Signature]  
Dodge County Zoning Administrator or County Building Inspector

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

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

Permit No. 2017-004

Property Owner's Name Keith Emanuel

Address 1236 Co. Rd. 4, North Bend, NE 68604

Legal Description Part of NW 1/4 Sec. 34-T19N-R5E

Lot Size and Number of Acres 10.26 Ac.

Distance from Nearest Livestock Operation \_\_\_\_\_

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

X Applicant's Signature Keith Emanuel

Mailing Address 1236 Co. Rd. 4, North Bend, NE 68649

Telephone No. (402) 720-1451

OFFICE USE ONLY

Keith Emanuel 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 4-18-17

Maurel Rasmussen  
Chairman, Dodge County Planning Commission