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APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Carol Aivens

DODGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE \$

Date 3/28/01
Property Owner's Name MARVIN FUJIAN TRUST
Address: 741 E Cedar Street, North Bend NE 68609
Phone No. 712-483-2385 (Home) 402-212-4500 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: acorage / home stead to be separated from the main farm ground.

Section 3 Township 17N Range 6E Lot No. _____

Location within Section 3 Lot Size 6.47 (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ 100 K Zoning District _____

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) - there are no other houses with in 1/2 mile of the existing acorage
North Farm ground South Farm ground
East Farm ground West Farm ground

Justification

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

1. What is the general character of the area? Describe. the area around the acorage is farmland used for crops and some cattle grazing
2. Can soil conditions support the proposed development? What is the soil classification of the area? yes, this is an existing acorage built in the 30's. soil is heavy loam
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 - existing
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? (1) there will be no affect to traffic (2) the streets and roads will not need to be updated.

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.

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

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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 Michael Jegan ^{huskee} Mailing Address 33431 Maywood Rd
Wenden IA 51563

OFFICE USE ONLY

PERMIT NO. 02-14

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 5-21-02 Approved Disapproved _____
Approved with Added Conditions _____

Robert Taylor
Chair, Dodge County Planning Comm

Date 5-29-02 Approved Disapproved _____
Approved with Added Conditions _____

Dean Lutz
Chair, Dodge County Board of Comm

See attachment for added conditions.



ATTEST ReD Mytly
Dodge County Clerk

Dated this 29 day of May 2002

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

LEGAL DESCRIPTION

The North 346.00 feet of the East 815.00 feet of the Northwest Quarter of the Northwest Quarter of Section 3, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska containing 6.47 Acres more or less and being more particularly described as follows:

Commencing at the Northwest Corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, said point being the point of beginning, and going thence East along the North Margin of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 815.00 feet; thence South parallel to the West Margin of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 346.00 feet ; thence West parallel to the North Margin of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 815.00 feet to a point on the West Margin of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North along said West Margin for a distance of 346.00 feet to the point of beginning. Said tract being subject to Public Road Right of Way along the North and West Margins.

— NW Cor. Sec. 3-T17N-R6E

North Quarter Corner —

**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: *Michael Lynn Hunter*

Address of Applicant: 33431 Magnolia Rd, Wenden IA 51553

In witness whereof, the parties aforesaid have hereto set their hand with this application 28 day of March 02

Date filed with Dodge County Joint Planning Commission: 5-21-02

Date filed with Dodge County Board of Supervisors: 5-29-02

Jean Andrews
Dodge County Zoning Administrator or County Building Inspector

Address of property - Rt 1
North Bend NE 68649

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

Permit No. 02-09
Property Owner's Name MARVIN FUJIAN Estate
Address 1906 County Rd 10
Legal Description Section 3, T5 17N, R 6E, see attached
Lot Size and Number of Acres 6.47 acres
Distance from Nearest Livestock Operation 1/2 mile

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 Michael Fujian
Mailing Address 32431 Magnolia Rd Minden IA 51553
Telephone No. 402-212-4500

OFFICE USE ONLY

Michael Fujian 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 5-21-02
Robert Taylor
Chairman, Dodge County Planning Commission