

Agenda Item # 21d
Date 4/1/22

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 4/29/22

Property Owner's Name Chad and Cara Rebbe

Address: 1756 Co Rd N Hooper, NE 68031

Phone No. 402-380-9104

Legal Description of the Property to be split SW 1/4, SE 1/4, Section 2, T18N, Range 7E

Number of Acres being split off 7.3 Zoning District A-1

Total Number of Acres the subdivision subdivided from 20.52 Acres

Is a new access route needed or proposed? YES or NO

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed? YES or NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (Print) Chad R. Rebbe

Applicant's Address 1756 Co Rd N Hooper, NE 68031

Applicant's Signature Chad R. Rebbe

2022 APR 29 PM 2:40
RESOLVED
Dodge County Highway Dept

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 4/29/22
Property Owner's Name Chad and Cara Rebbe
Address: 1756 Co Rd N Hepler, NE 68031
Phone No. 402-380-9104 (Home) 402-654-2194 (Work)

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

Section 2 Township 18N Range 7E Lot No. _____
Location within Section SE 1/4 SW 1/4 Lot Size 7.3 (Sq.Ft./Acres)
Estimated Cost of Structure/Use \$ N/A Zoning District A-1

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 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.

Farm ground

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

Yes

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

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 Yes
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency N/A

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.

Applicant's Signature Chad R Rth Mailing Address 1756 Co Rd N
Hesper, NE 68031

OFFICE USE ONLY

PERMIT NO. 2022-007

Permit when Issued is Transferrable/Transferrable Upon Renewal

Date 5-17-22 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 6-1-22 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 1 day of June 2022

OFFICE USE ONLY

Permit No. 2022-003

Date May 17, 2022 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date June 1, 2022 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

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: *Clay R. Rella*

Address of Applicant: 1756 Co Rd N Hooper, NE 68031

In witness whereof, the parties aforesaid have hereto set their hand with this application 29 day of April 2022

Date filed with Dodge County Joint Planning Commission: 5-17-2022

Date filed with Dodge County Board of Supervisors: 6-1-2022

Dean Andrews
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. 2022-003
Property Owner's Name Chad and Cara Rebbe
Address 1756 Co Rd N Hooper NE 68031
Legal Description SW 1/4, SE 1/4, Section 2, T18 N, Range 7E
Lot Size and Number of Acres 7.3
Distance from Nearest Livestock Operation 4 miles

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

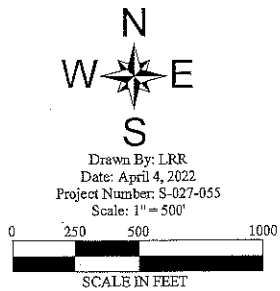
Applicant's Signature Chad R. Rebbe
Mailing Address 1756 Co Rd N Hooper, NE 68031
Telephone No. 402-380-9104

OFFICE USE ONLY

Chad Rebbe 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 5-17-2022

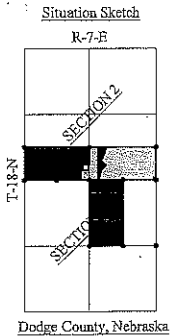
Chairman, Dodge County Planning Commission



Drawn By: LRR
Date: April 4, 2022
Project Number: S-027-055
Scale: 1" = 500'

LEGEND

- ⊙ Section Corner Found
- ⊕ Section Corner Set



This survey was prepared at the request of Chad Rebbe, Dodge County, Nebraska.

LEGAL DESCRIPTIONS

Tract 1
A tract of land located in the South 1/2 of the Southwest 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the South 1/4 corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence S 88°04'34" W on the South line of the Southeast 1/4 of the Southwest 1/4 of said Section, 325.00 feet to the Point of Beginning; thence S 88°04'34" W on said South line, 1011.45 feet to the Southwest corner of the Southeast 1/4 of said Southwest 1/4; thence S 88°03'00" W on the South line of the Southwest 1/4 of said Southwest 1/4, 1336.38 feet to the Southwest corner of said Southwest 1/4; thence N 01°12'25" W on the West line of the Southwest 1/4 of said Southwest 1/4, 1327.67 feet to the Northwest corner of the South 1/2 of said Southwest 1/4; thence N 88°13'50" E on the North line of the South 1/2 of said Southwest 1/4, 2663.88 feet to the Northeast corner of said South 1/2; thence S 01°35'31" E on East line of said South 1/2, 726.16 feet; thence S 87°41'25" W, 240.53 feet; thence S 02°18'35" E, 100.00 feet; thence S 88°12'26" W, 90.00 feet; thence S 02°05'13" E, 493.00 feet to the Point of Beginning, containing 76.86 acres, more or less.

Tract 2
A tract of land located in the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Beginning at the South 1/4 corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 88°20'49" E on the South line of the Southwest 1/4 of the Southeast 1/4 of said Section, 116.70 feet; thence N 01°10'51" W, 232.94 feet; thence N 88°20'49" E and parallel to said South line, 180.00 feet; thence N 01°10'51" W, 1087.52 feet to a point on the North line of the South 1/2 of said Southeast 1/4; thence S 88°22'37" W on said North line, 306.17 feet to the Northwest corner of said South 1/2; thence S 01°35'31" E on the West line of said South 1/2, 726.16 feet; thence S 87°41'25" W, 31.53 feet; thence S 02°18'35" E, 209.00 feet; thence S 87°41'25" W, 209.00 feet; thence N 02°18'35" W, 109.00 feet; thence S 88°12'26" W, 90.00 feet; thence S 02°05'13" E, 493.00 feet to a point on the South line of the Southeast 1/4 of the Southwest 1/4 of said Section; thence N 88°04'34" E on said South line, 325.00 feet to the Point of Beginning, containing 11.43 acres, more or less.

Tract 3
A tract of land located in the Southwest 1/4 of the Southeast 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the South 1/4 corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 88°20'49" E on the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 2, 116.70 feet to the Point of Beginning; thence 01°10'51" W, 232.94 feet; thence N 88°20'49" E and parallel to said South line, 180.00 feet; thence N 01°10'51" W, 1087.52 feet to a point on the North line of the South 1/2 of said Southeast 1/4; thence N 88°22'37" E on said North line, 350.00 feet; thence S 15°05'52" W, 359.01 feet; thence S 27°39'00" W, 250.00 feet; thence S 55°01'00" E, 280.00 feet; thence S 41°34'00" W, 320.00 feet; thence S 08°05'00" W, 185.00 feet; thence S 23°58'00" W, 195.00 feet to a point on said South line; thence S 88°20'49" W on said South line, 205.00 feet to the Point of Beginning, containing 7.30 acres, more or less.

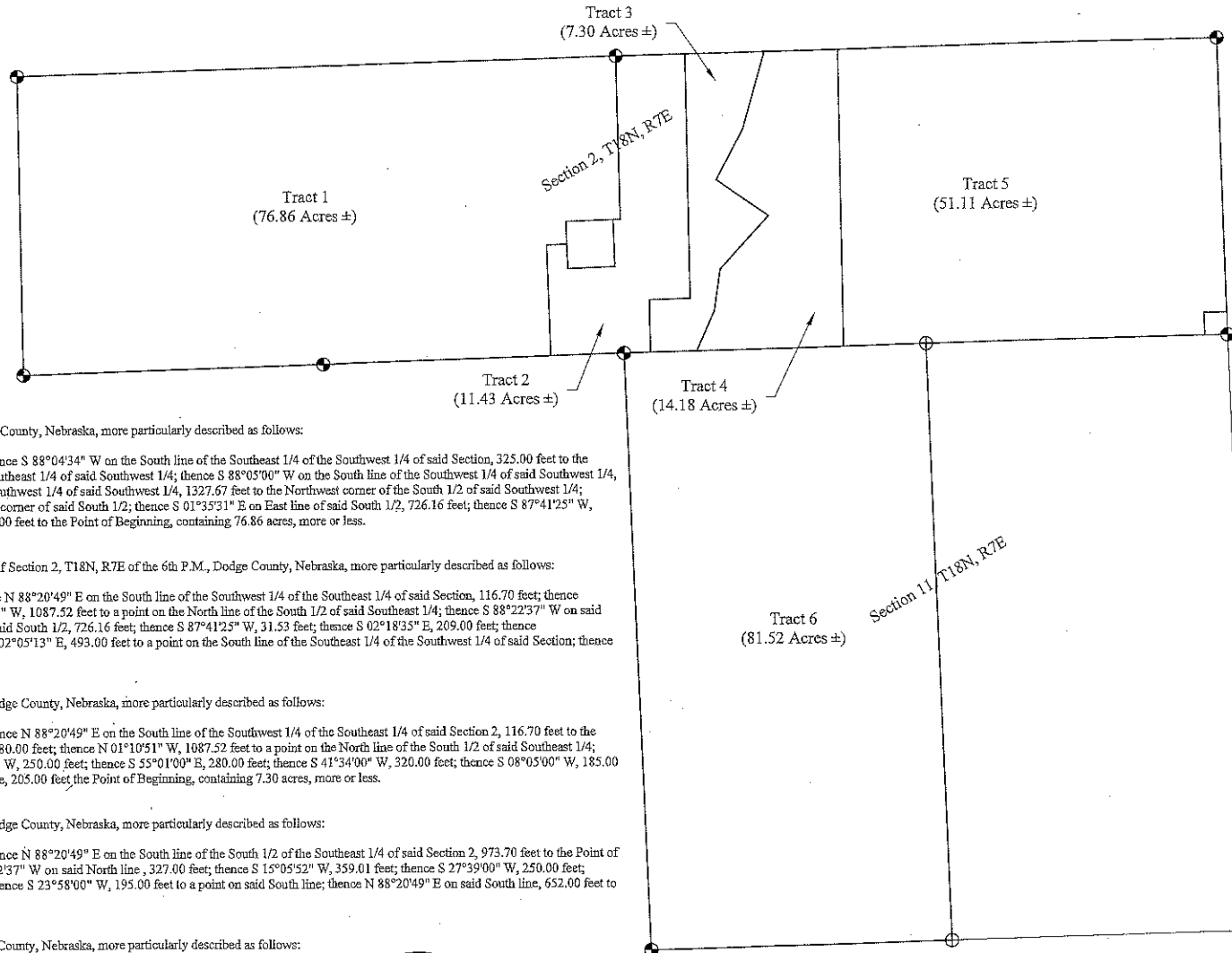
Tract 4
A tract of land located in the Southwest 1/4 of the Southeast 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the South 1/4 corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 88°20'49" E on the South line of the South 1/2 of the Southeast 1/4 of said Section 2, 973.70 feet to the Point of Beginning; thence N 01°10'51" W, 1320.11 feet to a point on the North line of said South 1/2; thence S 88°22'37" W on said North line, 327.00 feet; thence S 15°05'52" W, 359.01 feet; thence S 27°39'00" W, 250.00 feet; thence S 55°01'00" E, 280.00 feet; thence S 41°34'00" W, 320.00 feet; thence S 08°05'00" W, 185.00 feet; thence S 23°58'00" W, 195.00 feet to a point on said South line; thence N 88°20'49" E on said South line, 652.00 feet to the Point of Beginning, containing 14.18 acres, more or less.

Tract 5
A tract of land located in the South 1/2 of the Southeast 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 02°03'04" W on the East line of the South 1/2 of the Southeast 1/4 of said Section, 100.00 feet to the Point of Beginning; thence N 02°03'04" W on said East line, 1219.21 feet to the Northeast corner of said South 1/2; thence S 88°22'37" W on the North line of said South 1/2, 1684.83 feet; thence S 01°10'51" E, 1320.11 feet; thence N 88°20'49" E on said South line, 1604.87 feet; thence N 02°03'04" W, 100.00 feet; thence N 88°20'49" E, 100.00 feet to the Point of Beginning, containing 51.11 acres, more or less.

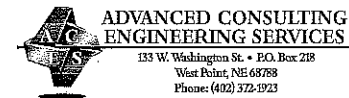
Tract 6
West 1/2 of the Northeast 1/4 of Section 11, T18N, R7E of the 6th P.M., Dodge County, Nebraska, containing 81.52 acres, more or less.

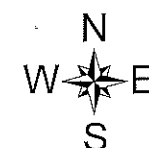


SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on December 6, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

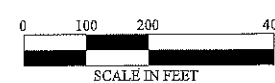
Terry L. Schulz
Terry L. Schulz, State of Nebraska, LS #550

4-6-2022
Date





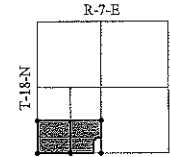
Drawn By: LRR
 Date: December 17, 2021
 Project Number: S-027-055
 Scale: 1" = 200'



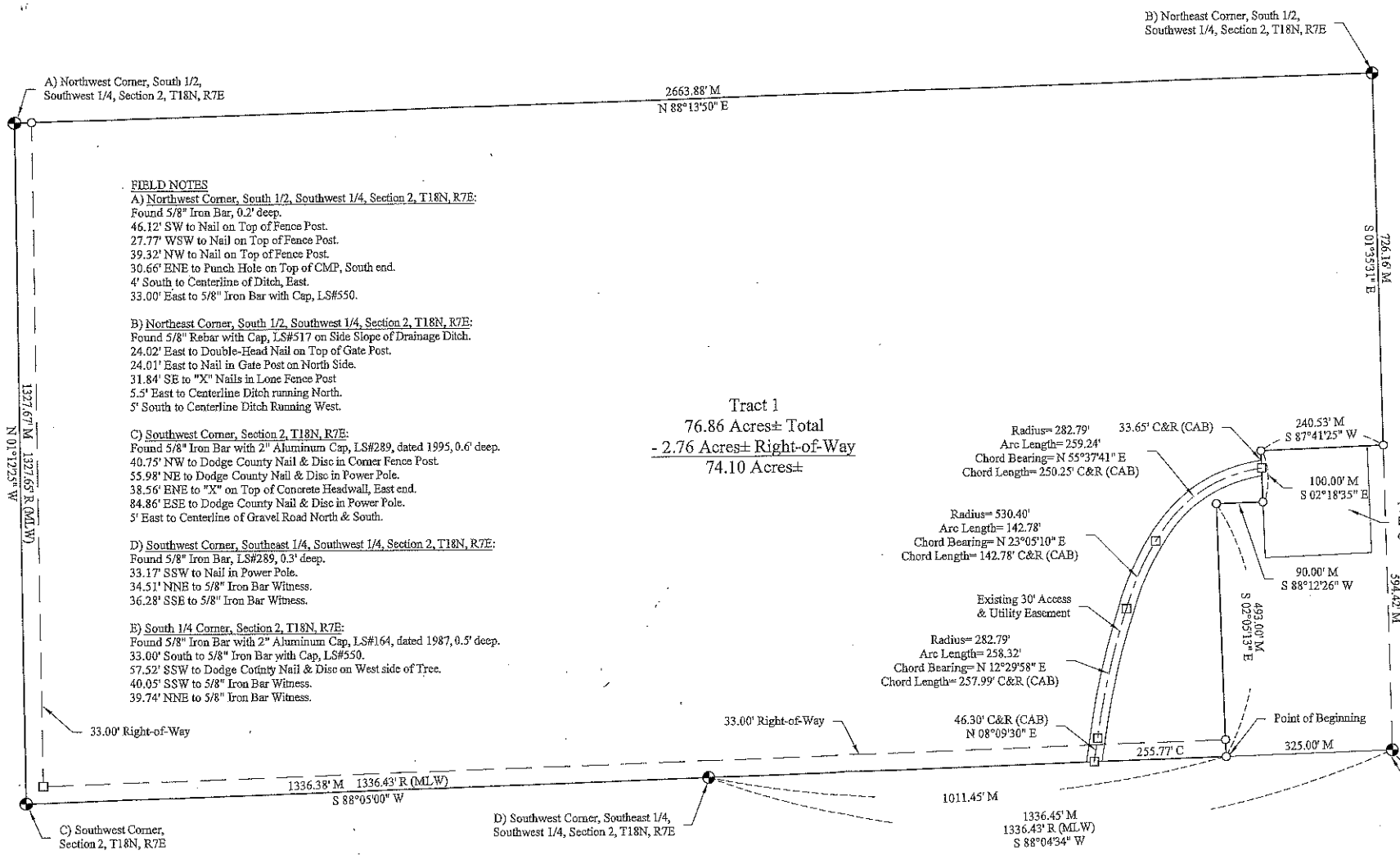
LEGEND

- Section Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- Calculated Point
- M Measured Distance
- C Calculated Distance
- R Recorded Distance (MLW) Murvin L. Winkelman, LS#285 dated September 4, 1987 & November 9, 1995 (CAB) Clark A. Boschult, LS#438, dated September 15, 2019.

Situation Sketch

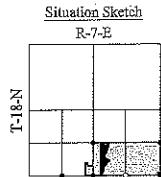
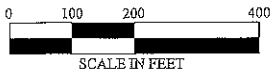


SECTION 2
 Dodge County, Nebraska





Drawn By: LRR
 Date: December 17, 2021
 Project Number: S-027-055
 Scale: 1" = 200'

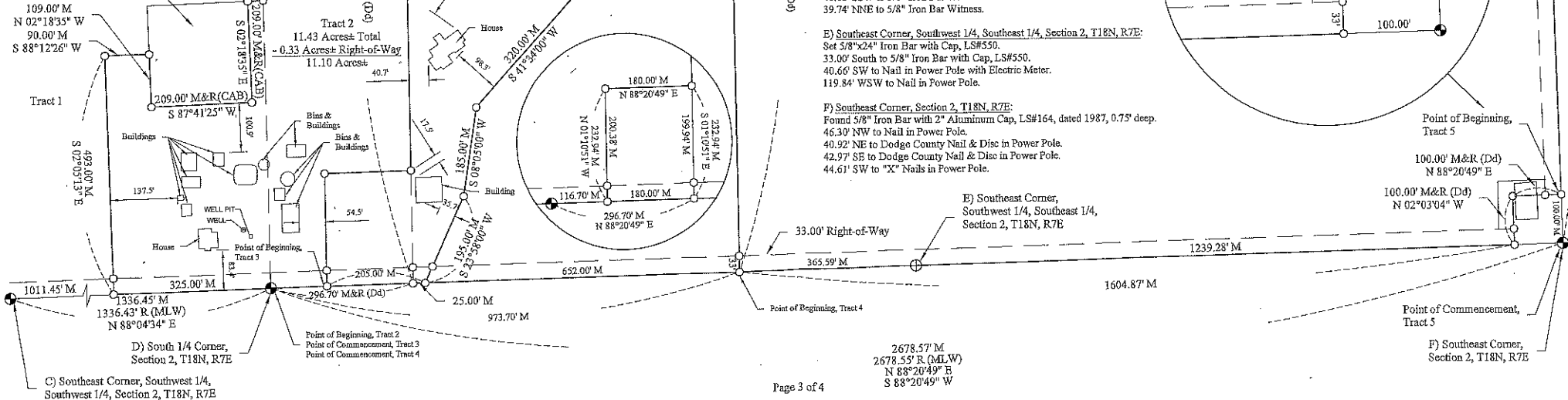


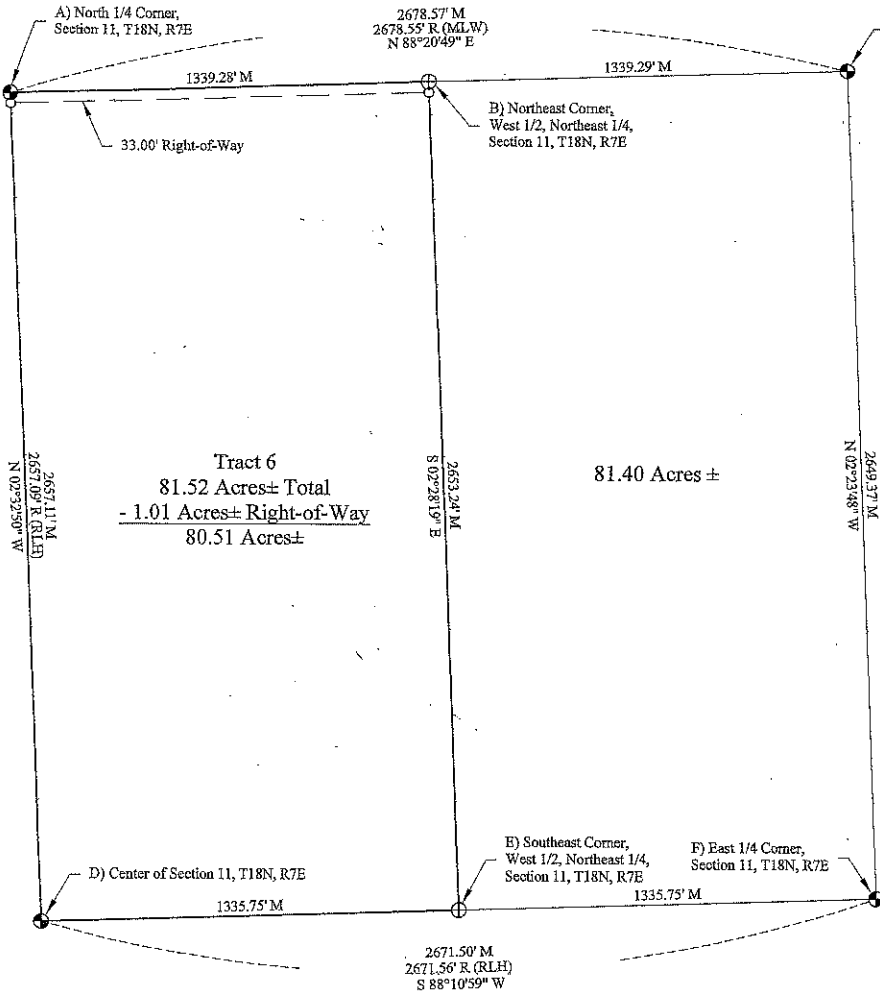
Situation Sketch
 R-7-E
 SECTION 2
 Dodge County, Nebraska

LEGEND

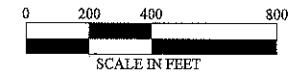
- ⊙ Section Corner Found
- ⊕ Section Corner Set (5/8"x24" I.B. w/Cap)
- Property Corner Set (5/8"x24" I.B. w/Cap)
- Property Corner Found
- M Measured Distance
- R Recorded Distance (MLW) Marvin L. Winkelman, LS#289, dated September 4, 1987 & November 9, 1995. (GLS) Gary L. Siedschlag, LS#517, dated April 20, 2012. (RLH) Richard L. Hansen, dated June 20, 2000. (CAB) Clark A. Boschult, LS#438, dated September 15, 2019.

Tract previously surveyed by Clark A. Boschult, dated September 15, 2019.





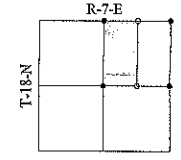
Drawn By: LRR
 Date: December 17, 2021
 Project Number: S-027-055
 Scale: 1" = 400'



LEGEND

- ⊕ Section Corner Found
- ⊕ Section Corner Set (5/8"x24" I.B. w/Cap)
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- M Measured Distance
- R Recorded Distance (MLW) Marvin L. Winkelman, LS#289, dated September 4, 1987. (RLH) Richard L. Hansen, LS#382, dated April 5, 2002.

Situation Sketch



FIELD NOTES

- A) North 1/4 Corner, Section 11, T18N, R7E: Found 5/8" Iron Bar with 2" Aluminum Cap, LS#164, dated 1987, 0.5' deep. 33.00' South to 5/8" Iron Bar with Cap, LS#550. 57.52' SSW to Dodge County Nail & Disc on West side of Tree. 40.05' SSW to 5/8" Iron Bar Witness. 39.74' NNE to 5/8" Iron Bar Witness.
- B) Northeast Corner, West 1/2, Northeast 1/4, Section 11, T18N, R7E: Set 5/8"x24" Iron Bar with Cap, LS#550. 33.00' South to 5/8" Iron Bar with Cap, LS#550. 40.66' SW to Nail in Power Pole with Electric Meter. 119.84' WSW to Nail in Power Pole.
- C) Northeast Corner, Section 11, T18N, R7E: Found 5/8" Iron Bar with 2" Aluminum Cap, LS#164, dated 1987, 0.75' deep. 46.30' NW to Nail in Power Pole. 40.92' NE to Dodge County Nail & Disc in Power Pole. 42.97' SE to Dodge County Nail & Disc in Power Pole. 44.61' SW to "X" Nails in Power Pole.
- D) Center of Section 11, T18N, R7E: Found 3/4" Iron Pipe, 0.2' deep. Corner Falls on North Side of 2" Steel Post. No other ties available.
- E) Southeast Corner, West 1/2, Northeast 1/4, Section 11, T18N, R7E: Set 5/8"x24" Iron Bar with Cap, LS#550. 0.73' North to Nail on Top of Fence Post. 18.23' ENE to Nail on Top of Fence Post. 34.75' ENE to Nail on Top of Fence Post.
- F) East 1/4 Corner, Section 11, T18N, R7E: Found 1" Iron Pipe, 0.9' deep. 28.00' SW to "X" Nails in Brace Post. 26.86' West to "X" Nails in Fence Post. 33.00' West to 5/8" Rebar with Cap, LS#382. 30.60' ESE to "X" Nails in Power Pole.