

DODGE COUNTY PLANNING COMMISSION - ~~CONDITIONAL USE PERMIT~~

Based on the record in this case of the application of Stebet Properties, Inc for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
 - a. Use does not conform to regulations of the district in which it is located.
 - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
 - c. Use is not in harmony with the character of the area and most appropriate use of the land.
 - d. Use does not conserve and stabilize the value of the property.
 - e. Use does not provide adequate open space for light and air.
 - f. Use adversely affects concentration of population.
 - g. Use congests public streets.
 - h. Use does not promote public safety, health, convenience and comfort.
 - i. Other: _____

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- _____ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
 - _____ a. Use conforms to regulations of the district in which it is located.
 - _____ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
 - _____ c. Use is in harmony with the character of the area and most appropriate use of the land.
 - _____ d. Use conserves and stabilizes the value of the property.
 - _____ e. Use provides adequate open space for light and air.
 - _____ f. Use does not adversely affect concentration of population.
 - _____ g. Use does not congest public streets.
 - _____ h. Use promotes public safety, health, convenience and comfort.
 - _____ i. Other: _____

DATED this _____ day of _____, 20____.

BY: _____

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 5/26/2021

Property Owner's Name STEBET PROPERTIES, LLC

Address: 5290 W ARID CANYON DR MARANA, AZ 85658-4067

Phone No. 402-720-6484 (Home) 402-720-6484 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: BORROW PIT FOR 20626A US-30, NORTH BEND TO FREMONT CULVERTS, MISC-30-6(1053)

Section 25 Township 18 Range 7E Lot No. 270112581

Location within Section W1/2 of SW1/4 Lot Size 3,484,800 (Sq.Ft./Acres)

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

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 AGRICULTURAL South AGRICULTURAL

East AGRICULTURAL West AGRICULTURAL

Justification

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

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

Existing Agricultural Ground

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

N/A

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)? N/A

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Dodge Co Highway Dept

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?

Traffic should not be impacted. No access updates. Access to the property will be from driveway @ the S.W. & S.E. corner of the property.

Enclosed:

Site Plan Attached Soil Suitably Map Attached 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 Yes

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 \$ 200.00 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  Mailing Address 28001 Ida Cir P.O. Box 589
Valley, NE 68064

OFFICE USE ONLY

PERMIT NO 2021-003

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 6-15-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 6-30-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

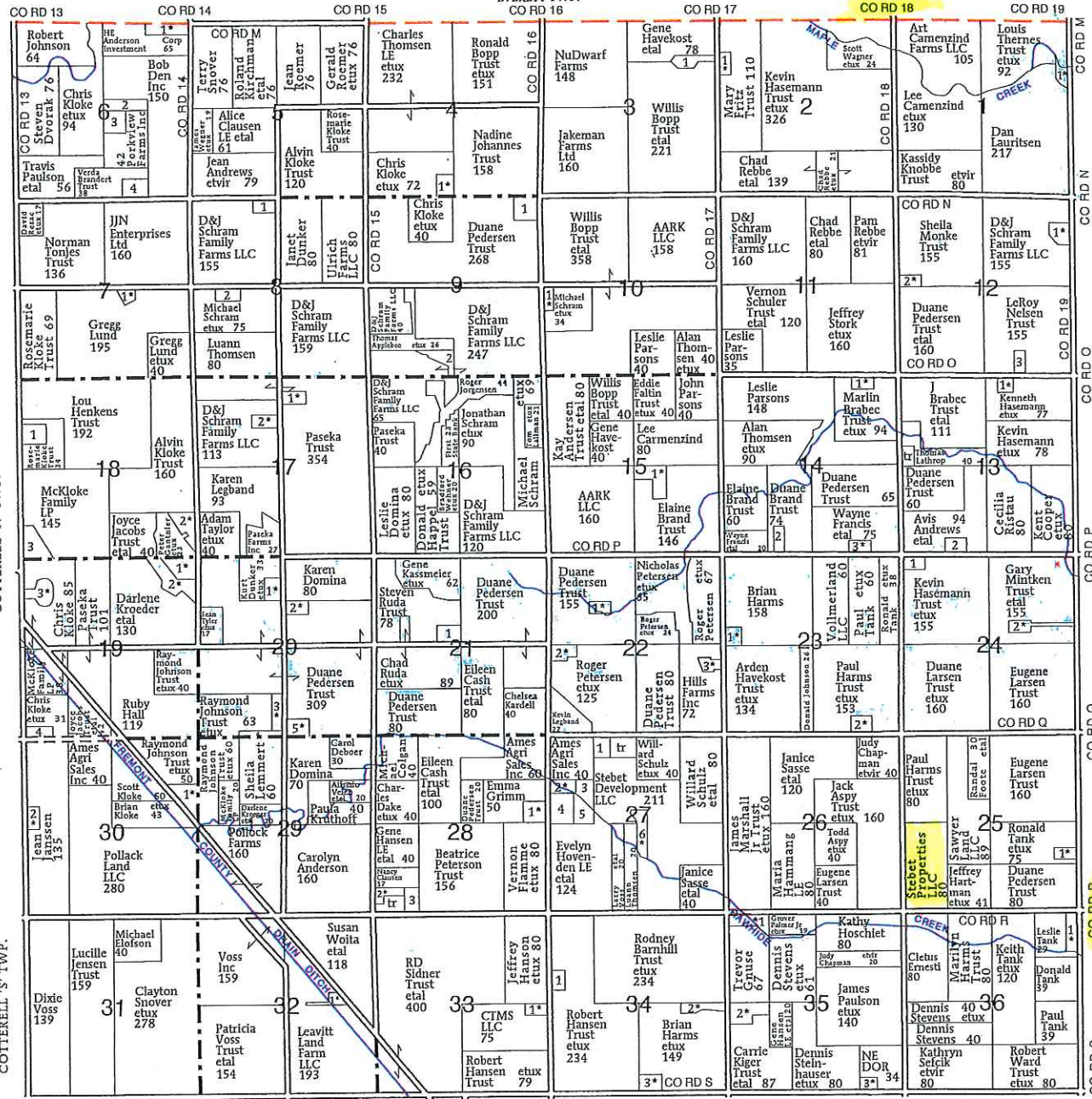
____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

EVERETT TWP.

PLATTE 'W' TWP.



MAPLE TOWNSHIP

SECTION 1

- 1. Christianson, Chad etux 6

SECTION 2

- 1. Havener, Adam etal 5

SECTION 3

- 1. Sixta, Ronald 12

SECTION 4

- 1. Lucas, Ricky etux 8

SECTION 5

- 1. Kloke, Chris etux 10
- 2. Baumert, Dennis 10

SECTION 6

- 1. TBR Inc 10

SECTION 7

- 1. Harris, James etal 5

SECTION 8

- 1. Windmill Rentals LLC 5
- 2. Kloke, Brian 5

SECTION 9

- 1. Nielsen, Donald 12
- 2. Jorgensen, Roger 7

SECTION 10

- 1. Vaught, Robert etux 6

SECTION 11

- 1. Poulas, Ronald etux 5

SECTION 12

- 1. Fase, Kenneth etux 5
- 2. Soigo, Terry 5

SECTION 13

- 1. Leif, Selster etux 5
- 2. Bassett Sr, Squire 6

SECTION 14

- 1. Ness, Fred etux 5
- 2. Barnes, Nicholas 6
- 3. Francis, Wayne etux 5

SECTION 15

- 1. Neuman, Kent etux 14

SECTION 16

- 1. Nordboe, Roger etux 6

SECTION 17

- 1. Andrews, Terry etal 7

SECTION 18

- 1. Kloke Trust, Alvin 9
- 2. Jacobs Trust, Joyce etal 17

SECTION 19

- 3. Kloke, Chris 14

SECTION 20

- 1. Kroeder, Darlene etal 12
- 2. Bertelsen, Lonnie etux 18
- 3. Boehm, John etux 8
- 4. Vonsegger, Travis 6

SECTION 21

- 1. Hilgenkamp LE, Gerald etal 7
- 2. Dvorak, Christopher etux 6
- 3. Raymond, Steven etux 10
- 4. Lemmert, Sheila 6

SECTION 22

- 5. Jacobi, Ryan etux 8

SECTION 23

- 1. Hassler, Ronald 10

SECTION 24

- 1. Schutt, Edward etux 5
- 2. Bartling, Ronald etux 13
- 3. Leners, Timothy etux 5

SECTION 25

- 1. Alley, Justin etux 5
- 2. King, Kenneth etux 7

SECTION 26

- 1. Martinson Trust, LeRoy 5
- 2. Welander, Darrell etux 5

SECTION 27

- 1. Tank LE, Richard etal 5

SECTION 28

- 1. Schiferl, Steven 7
- 2. Kardell, Chelsea etal 9
- 3. Koziol, Michael 6

SECTION 29

- 4. Johnson, Lyle 14
- 5. Ames Agri Sales Inc 12
- 6. Wacker, Clayton etux 10

SECTION 30

- 1. Micek, Michael etux 10
- 2. Roberts, Matthew etux 6
- 3. Jarosz, Denise 7

SECTION 31

- 1. Johnson Trust, Roberta etvir 17
- 2. Spicer, Scott etux 5

SECTION 32

- 1. Eveland, Jeffrey etux 5

SECTION 33

- 1. Kruger, Richard etux 5

SECTION 34

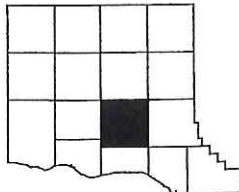
- 1. Andersen, Christopher 6
- 2. Powell, Michael etux 11
- 3. Shanahan, Michael etux 5

SECTION 35

- 1. LaFavor, Mary etal 13
- 2. Frost, Rodney etux 13
- 3. Micek, Matthew etux 6

SECTION 36

- 1. Tank, Keith etux 9



**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

June 4, 2021

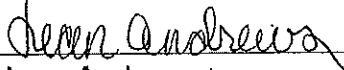
Stebet Properties, LLC
5290 W. Arid Canyon Dr.
Marana, AZ 85658-4067

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held June 15, 2021 at 4:30 P.M. on third floor of the Courthouse, Fremont, NE. You or your representative should make an effort to attend this meeting to answer any questions the board may have. Please come to the east door of the Courthouse for admittance and go directly up to third floor. In addition, please plan to attend the Dodge County Board of Supervisors meeting on June 30, 2021 where your application will be heard at 9:40 A.M.

If you have any questions, please feel free to contact my office.

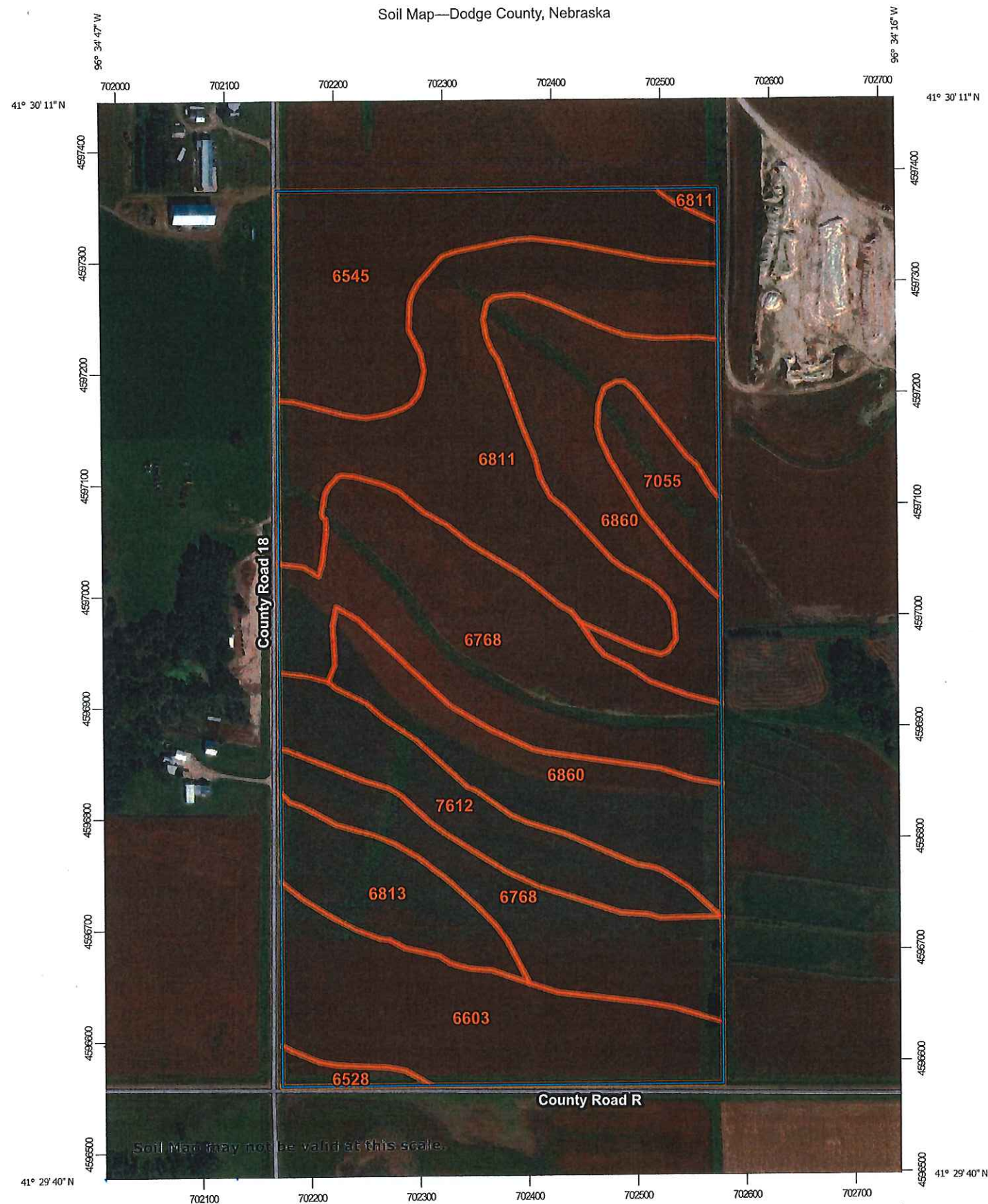
Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: Tanner Almery,
Valley Corp.

Soil Map—Dodge County, Nebraska







































Map Scale: 1:4,710 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 14N WGS84

MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dodge County, Nebraska
 Survey Area Data: Version 22, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 4, 2014—Feb 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6528	Janude loam, clayey substratum, rarely flooded	0.6	0.8%
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	9.9	12.3%
6603	Alcester silty clay loam, 2 to 6 percent slopes	9.9	12.2%
6768	Nora silty clay loam, 6 to 11 percent slopes, eroded	18.7	23.2%
6811	Moody silty clay loam, 2 to 6 percent slopes	14.5	17.9%
6813	Moody silty clay loam, 6 to 11 percent slopes	4.0	5.0%
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	15.3	18.9%
7055	Kennebec and Colo soils, channeled, frequently flooded	2.5	3.1%
7612	Steinauer clay loam, 11 to 30 percent slopes, eroded	5.4	6.7%
Totals for Area of Interest		80.9	100.0%

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

June 4, 2021

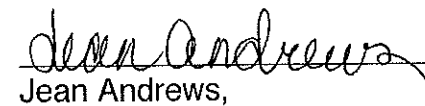
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, June 15, 2021 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Stebet Properties, LLC of 5290 W. Arid Canyon Dr., Marana, AZ 85658-4067 to obtain a Conditional Use Permit for a borrow pit for 20626A US 30, North Bend to Fremont as per Article 13, Section 2. Conditional Uses 2.5 located in W ½ SW ¼ Section 25, Township 18 North, Range 7 East in Maple Township, Zoning District A-2, General Ag District.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, June 15, 2021 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Conditional Use Permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

DODGE COUNTY TITLE & ESCROW CO., LLC
549 NORTH MAIN STREET,
FREMONT, NE 68025
402-721-5833

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Dodge Co Highway Dept

NAME AND ADDRESS SEARCH

Request Made By: **Valley Corp General Contractors**

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are shown as property owners of land adjoining the property described as:

The West Half of the Southwest Quarter of Section 25, Township 18 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

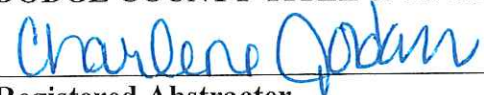
The list of names and addresses include all property owners within 300 feet of said property:

Jack and Susan K. Aspy, Trustee 1775 County Road 18 Fremont, NE 68025	S/2 NE	26-18-7
Paul H. Harms (ETUX Trust) 2770 28th Cir Fremont, NE 68025	W/2 NW	25-18-7
Sawyer Land LLC 220 W Cloverly Rd Fremont, NE 68025	TL1	25-18-7
Sawyer Land LLC 220 W Cloverly Rd Fremont, NE 68025	SE SW & TL3	25-18-7
Marilyn J. Harms (TRUST) 2770 28th Cir Fremont, NE 68025	E/2 NW	36-18-7
Cletus Ernesti 624 7th Rd West Point, NE 68788	W/2 NW	36-18-7
Kathy J. Hoschiet 1049 Summerwood Dr Fremont, NE 68025	N/2 NE	35-18-7
Jack Lee and Susan Kay Aspy (TRUSTEE) 1775 County Road 18 Fremont, NE 68025	E/2 SE	26-18-7

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated: June 1, 2021

DODGE COUNTY TITLE & ESCROW CO., L.L.C.

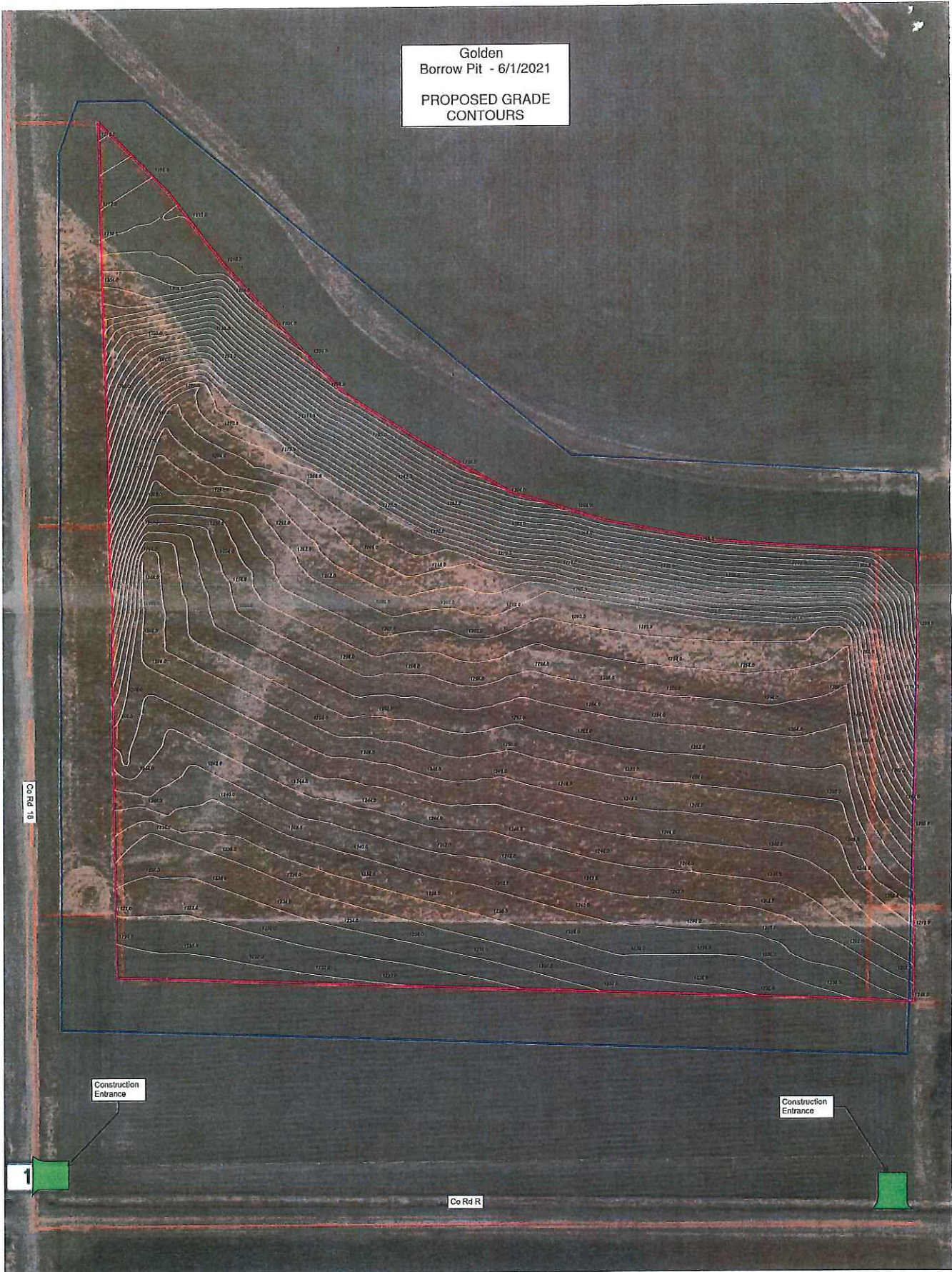


Registered Abstracter

Certificate No. 147

Order No. 210524

Golden
Borrow Pit - 6/1/2021
PROPOSED GRADE
CONTOURS



Golden
Borrow Pit - 6/1/2021
EXISTING GRADE
CONTOURS

