

Anchor View  
Construction Guidelines  
SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Anchor View and provide design consistency, all home plans must have the approval of the Declarant of the Anchor View covenants.

**Plan approval:**

One set of Construction plans and 1 plot plan that include foundation and drive elevations submitted to The Land Co., 9719 GILES ROAD.

**Setbacks:**

City of Omaha setback requirements under this zoning are:

25' Front	5' Side
25' Rear	15' Street Side

**Sizes & Styles:** (Suggested Minimums)

HOME SITES- 68 ft. frontage and above

<u>1½ &amp; 2 Story Homes</u>	<u>Ranch Homes</u>
2,200 sq. ft. Total	1,600 Total Sq. Ft. on the Main

HOME SITES- 68 ft. frontage and below

<u>1½ &amp; 2 Story Homes</u>	<u>Ranch Homes</u>
1,600 sq. ft. Total	1,300 Total Sq. Ft. on the Main

**Attached Garage:**

440 Sq. Ft. Minimum

**Roofing:**

- Asphalt Heritage 30 shingles, WEATHERED WOOD or BLACK in COLOR.

**Chimneys:**

- Front is to be clay-fired brick or stone. All other sides can be covered with wood or siding.
- Direct vents ok on side streets and Backs.

**Fence:**

- Wrought Iron/Aluminum
- Wood
- Vinyl

**Exterior:**

- Stone/Brick foundation fronts
- Hardboard Siding or declarant approval
- 6/12 pitch roofs and above or declarant approval
- ½ Stone/Brick pillars at garage
- Side Street Stone/Brick Foundations NOT REQUIRED

**Permit/ Sewer Connection/ Fees:**

- Please go get your permit pulled at City of Omaha when you pay to pull the permit the sewer connection fee will be included in the price.
- Amount: \$ \_\_\_\_\_ Residential Lots  
City of Omaha 402-444-5350  
1819 Farman St.  
Omaha, NE 68183

For further information on design, construction, and exterior improvements, refer to the covenants for Anchor View or contact The Land Company at 334-3690.

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Builder

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Builder

\_\_\_\_\_  
Buyer