

Anchor View
Construction Guidelines
Lots 75-81, 40-47 Replat 1
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-

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

Attached Garage:

3 car garage only
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 fencing on rear required.

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.

Builder

Buyer

Builder

Buyer