

Sterling Chase  
204<sup>th</sup> and Capehart RD  
Gretna, Ne

**Construction Guidelines**  
**SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES**

To protect the value of Sterling Chase and provide design consistency, all home plans must have the approval of the Declarant of the Sterling Chase 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 Lavista, Ne 68028, or email [Info@thelandcompanyomaha.com](mailto:Info@thelandcompanyomaha.com)

**Setbacks:**

Douglas County setback requirements under this zoning are:

25' Front	6' Side
25' Rear	15' Street Side

**1 ½ & 2 Story Homes**

2,200 sq. ft. Total

**Ranch Homes**

1,650 Total Sq. Ft. on the Main

**Attached Garage:**

3 Car Minimum

**Roofing:**

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

**Sidewalks:**

- 5' Wide, 6'.5" back of Curb

**Fence:**

- Aluminum
- Wrought Iron

**Exterior:**

- Stone/Brick foundation fronts
- Hardboard Siding or declarant approval
- ½+ Stone/Brick pillars at garage
- Exterior colors to be approved
- Side Street Stone/Brick Foundations **NOT REQUIRED**

**Permit/ Sewer Connection/ Fees:**

- One Time \$350 Mail Box Fee paid at time of lot closing.
- Please go get your permit pulled at City of Gretna.

For further information on design, construction and exterior improvements, refer to The Land Company at 402-334-3690.

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Builder

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Buyer

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Builder

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Buyer