

Sterling Chase
204th 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

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.

Builder

Buyer

Builder

Buyer