

GOING FAST!

**\$5,000 Deposit Per Lot
Minimum 3 Lots**

- Deposits Due Immediately!
- Deposits required to be included in the lot draw.
- Make checks payable to:
Clearwater Falls, LLC
- Space is very limited!
- More builders have shown interest than we have lots available!

1st Come 1st Serve

Boyer  Young
DEVELOPMENT COMPANY
www.boyeryoung.com

Cedar Grove

Boyer Young Development Company proudly presents

Cedar Grove

(402) 334-3690

SID # 296

A unique development located south of 48th & Capehart, Just west of

Clear Water Falls

Outbuildings & Above Ground Pools allowed!

(with Declarant Approval)

Featuring:

Larger and Deeper Homes Sites

Home Sites starting in the mid \$40,000

Home Prices starting at the mid \$250,000 & up.

Bellevue School District

Full Utilities: OPPD, MUD, Cox and Quest



DEVELOPMENT COMPANY

www.boveryoung.com

Call our office at (402) 334-3690 for all lot inquiries



Boyer-Young

9 7 1 9 G I L E S R O A D
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W W W . B O Y E R Y O U N G . C O M

Cedar Grove

Setbacks

Front: 35'
Street Side: 20'
Side Yard: 10'
Rear: 35'
Max. Height 35'

Out building guidelines

- No accessory building shall be constructed upon a lot for more than 6 months prior to beginning construction of the principal building.
- No detached accessory building shall exceed the maximum permitted height of the district
- No accessory building shall be erected in or encroach up on the required street side yard on a corner lot or the front yard lot
- Detached accessory buildings shall be located no closer than 6ft to any other accessory or principal building
- **All accessory buildings shall be to the rear of the principal structure**
- **All accessory buildings shall be set back a minimum of 5 feet from the side and rear lot lines**
- **Accessory building may be no larger than the greater of 750 square feet or 50% of the building footprint of the principal structure on the lot, but in no event greater than 1200 square feet.**
- **Construction materials must be consistent with materials and color of the principle structure. Roof pitch must be a minimum of 3:12**

For a complete details on accessory buildings please refer to the Bellevue zoning ordinance Section 4.13



Cedar Grove

“Acreage Style Living without the Maintenance”

48th and Capehart

New Subdivision and Building Opportunity

- Lot Prices to be established after Grading and prior to the Lot Draw
- 75 Lots in Phase 1
- Limited # of Builders Allowed in Area
- Builder to close 1 lot when lot is deemed buildable, then close 1 per quarter.
- \$5,000 Non-Refundable Deposit per lot – 3 lot minimum due now.
- Large and extra deep home sites
- 10 Ft. Sideyard Setbacks with 5 Ft. Setbacks for outbuildings.
- Above Ground Pools and Outbuildings will be permitted
- Bellevue School District
- Price Range \$250,000 and up
- Mixture of Treed Walkouts and Flat Home Sites in the Area
- Estimated Lot Price range from \$40,000- \$85,000 per Lot
- Estimated Square Footages: Ranch Homes: 1,700 Total on the Main and 2 Story Homes: 2,200 Total
- Get your deposits in now it's a first come first serve basis!!! Lot Draw will be November 6th at 11:30am at the MOBA Office.
- Outbuilding size based on Bellevue Ordinance (see attached)
- ***Checks are to be made payable to Clear Water Falls Development***

Call us at 402-334-3690 for more information or email us at

kyoung@boveryoung.com or aclark@boveryoung.com

Cedar Grove
CONSTRUCTION GUIDELINES
Subject to Change

DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Cedar Grove and provide design consistency, all home plans must have the approval of the Declarant of Cedar Grove covenants. The following guidelines have been set for construction of single-family residences at Cedar Grove.

Plan:

- Plan approval to Boyer Young Development, 9719 Giles Road
(1 set of construction plans, plot plan, & landscaping plan)

Exterior:

- Brick foundations and fronts
- Front elevations to be approved by declarant, consistent with other homes in area
- 6/12 pitch roofs subject to Declarant Approval
- Landscaping plans must be approved 2 trees(2 ft./more) must be planted within 1 year of completion

Setbacks:

35 Front	10 ft. Side
35 ft. Rear	20 ft. Street Side yard

Sizes & Styles: (required minimums)

<u>1-1/2 & 2 Story Homes</u>	<u>Ranch</u>
<u>2200 Sq. ft. Total</u>	<u>1700 Sq. ft. total (Main Level)</u>

Roofing:

- Asphalt Heritage, weathered wood in color or wood shakes

Chimneys:

- Front of home is to be clay-fired brick or stone, Direct vents ok, if no cantilever. All other sides can be covered with wood siding.

Fence:

- Permitted with Declarant approval only. No more than 6' in height. Black wrought iron or vinyl coated white PVC or wood. Black chain link fencing.

Amenities:

- Full Utilities
- Paved Streets
- Larger Estate Home Sites
- Outbuildings ok with Declarant Approval

Sewer Connection Fees:

- **Amount:** \$ _____ Residential Lots
- **Payable To:** Fullenkamp, Doyle, and Jobuen
11440 W. Center Rd.
Omaha, NE. 68144
(402) 334-0700