

Land Development, Planning and Zoning Application

	QTY	TOTAL	
Subdivision Development			Crete Municipal Code Article 3 Subdivisions
Application Fee	\$100		
Preliminary Plat (plus City Attorney Fees)	\$200	1	\$200
Final Plat	\$200	1	\$200
Other Plats	\$200		
Subdivision Review and Inspections	\$250		City Engineer fees are in addition to listed fees
Recording Fee	\$25		
Administrative Subdivision			City Municipal Code 11-306.03 Administrative Subdivisions
Subdivision Review and Inspections	\$250		
Recording Fee	\$25		
Zoning Change	\$200	1	\$200
Special Exception	\$200		Crete municipal Code Chapter 11-230
Variance Request	\$150		Crete Municipal Code 11-213
Comprehensive Plan Amendment	\$200		Future Land Use Map, Existing Land Use Map
Total Fees			\$600
			City Attorney fees are in addition to listed fees

Owner Information

Name	Dittmer & Dittmer, L.L.C. (Ron Dittmer)	Phone	402-641-7740	Email	rondittmer@gmail.com
Street Address	1600 W 12th / P.O. Box 283	City	Crete	State	NE
				Zip	68333
Signature	Application Date				

Applicant Information

Name	E & A Consulting Group, Inc. (Rick Onnen)	Phone	402-420-7217	Email	ronnen@eacg.com
Street Address	2077 'N' Street, Suite 400	City	Lincoln	State	NE
				Zip	68510
Signature	Application Date				

Description

This preliminary plat application, to be known as Dittmer West Estates, is located East of Iris Avenue and South of 29th Street within the city limits of Crete. The proposed subdivision consists of 4-plex townhomes and single family attached units. A sanitary sewer lift station is being shown to provide service to the proposed residential, the commercial development to the north and to the future development to the east.

The change of zone request is over this preliminary plat and is requesting R-3 zoning from C-2 zoning. The final plat application, to be known as Dittmer West Estates Addition, is creating 36 residential lots and 2 outlots for open space. The placement of the lift station will be located within Outlot 'A'.

Refer to the application letter for more detail on the applications.

Subdivision Development ChecklistPre Application Meeting Date 3/17/2026 Time 9:30 pmPlanning Commission Meeting Date _____ Time _____ ☐ Application Fee

City Council Meeting Date _____ Time _____

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|---|---|
| ☐ Preliminary Plat physical and digital copies | ☐ Final Plat one original and two mylar copies |
| ☐ Name, Location, Legal description, Date | ☐ Date, title, Name, Location of Subdivision |
| ☐ Names of Adjoining Properties | ☐ Graphics Scale and North Arrow |
| ☐ North Point and Graphics Scale | ☐ Monuments 1" diameter maximum 30" length |
| ☐ Roads | ☐ Dimensions, angles and bearings, legal description of the property |
| ☐ Existing Utilities and sizes | ☐ Names of Adjoining Properties |
| ☐ Name, Location, Legal description, Date | ☐ Location and dimensions of easements |
| ☐ Proposed Utility System | ☐ Purpose for which sites are dedicated or reserved |
| ☐ Contours at intervals 2' or 5' | ☐ Surveyor Certification as to the accuracy of plat |
| ☐ Proposed improvement or grading | ☐ Certification signed and acknowledged by all parties holding title |
| ☐ Location of existing buildings | ☐ Certification recording the approval of the Planning Commission |
| ☐ Proposed Easements, Dedications | ☐ Certification recording the approval of the City Council |
| ☐ Filing Fees | ☐ Detailed Construction plans of all required public improvements approved by and engineer |
| ☐ Improvement schedule and restrictive covenants | ☐ Posted bond or certified check to the City of Crete in sufficient amount to complete the required improvements as approved by and engineer |
| ☐ Notification of County Planning Commission | |
| ☐ Notification of School Board | |

Administrative Subdivision Checklist

Pre Application Meeting Date _____ Time _____

City Council Meeting Date _____ Time _____ ☐ Application Fee

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|---|--|
| ☐ Name | ☐ Dimensions |
| ☐ Date | ☐ Legal description |
| ☐ Title | ☐ Certification |
| ☐ Location | ☐ Signed by all parties holding Title |
| ☐ Names of abutting streets | ☐ Protective covenants |
| ☐ New lots, block numbers, setback lines | ☐ Have owners requested annexation |
| ☐ Graphic Scale and true North Point | ☐ Utility easements shown |
| ☐ Monuments | ☐ Final Plat Original & 2 Mylar's |

Zoning Change or Comprehensive Plan AmendmentPre Application Meeting Date _____ Time _____ ☐ Scaled Survey DrawingPublish and Post Date _____ Time _____ ☐ Application Fee

Planning Commission Meeting Date _____ Time _____

City Council Meeting Date _____ Time _____

Parcel # and Current Zoning _____ Requested Zoning _____

Special Exception RequestPre Application Meeting Date _____ Time _____ ☐ Application Fee

City Council Meeting Date _____ Time _____