


A LOT TO CONSIDER

# Sanctuary Ridge · Lot 76

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| ADDRESS | 22403 Sanctuary Ridge Drive, Omaha, NE 68022 |
| SIZE | 0.52 acres (about 22,800 sq ft) |
| FRONTAGE | 103 ft on the curve, widening to about 156 ft at the back |
| DEPTH | About 190 ft |
| SETTING | Pie-shaped lot that opens toward an evergreen row |
| LOT TYPE | Nearly flat; the ground rises about 6 ft from the street to the back |
| ZONING | R4, City of Omaha, plus Sanctuary Ridge guidelines |
| SCHOOLS | Elkhorn Public Schools |

For visual purposes only. Nothing on this sheet is confirmed until a licensed survey is completed.



McNeil PARTNERS

ON THE SITE · SANCTUARY RIDGE · LOT 76

# A nearly level lot that widens toward the back, on the curve of Sanctuary Ridge Drive.




Lot lines from Douglas County GIS, parcel 2145835350. Setbacks from the Sanctuary Ridge guidelines and Omaha zoning (R4). 2-ft contours from USGS lidar. Checked Nov 21, 2026. For visual purposes only; not a survey. Nothing is confirmed until a licensed survey is completed.

### What the guidelines allow

25 ft at the front and rear and 5 ft at each side: about 14,900 sq ft for the house. The front of the home is at least half brick or stone.

### Next steps

The lot purchase is its own agreement, usually closed about 90 days into design.

**Ask us about this lot · (402) 333-1462 · mcneilpartners.com**