

Planning Commission

Monday, March 30, 2020 5:00 PM

City Hall  
704 6th Street  
St. Paul, NE 68873

## **Agenda**

1. A meeting of the St. Planning Commission was convened in open and public session on the 30th day of March, 2020 at 5:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Charles Schmid called the meeting to order with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Chuck Schmid, Connie Becker, Arvilla Jacobs, Wilber Medbery, and Tony Walsh, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Discuss - Approve / Deny the February 24, 2020 minutes.
4. Chairman Schmid presented the following zoning permits:
  - (a) 2020-10 Derek & Heidi Dvorak - Construct shed at 1216 Kendall Street
  - (b) 2020-11 Mark & Angela Feeney - Install fence at 1303 Baxter Street
  - (c) 2020-12 Corey Larsen - Construct garage at 605 Paul Street
  - (d) 2020-13 Andrew & Jenna Wilshusen - Install fence at 332 Nelson Circle
  - (e) 2020-14 Jay Obermiller - Install fence at 1324 Paul Street
  - (f) 2020-15 Roger & Barb Goettsche - Install fence at 503 9th Street
  - (g) 2020-16 Erica Eberle - Install fence at 1306 Bruce Street
5. Discussion on potential amendments to the Zoning regulations.
6. Chairman Schmid announces the next Planning Commission meeting.
7. Public Comments
8. Zoning Administrator Helzer Report
9. Adjournment

St. Paul Planning Commission  
February 24, 2020  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 24<sup>th</sup> day of February, 2020 at 5:00 p.m. in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 5:00 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. The agenda was sent to the Commission members prior to the meeting. The Notice of Meeting and Agenda was posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Connie Becker and Wilber Medbery. Absent was Arvilla Jacobs and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Medbery moved to approve the January 13, 2020 meeting minutes. Commission member Becker seconded the motion. Commission members Becker, Medbery, and Schmid voted aye, nays none. Motion carried 3/0.

Chairman Schmid presented the following zoning permits:

- |        |  |
|--------|--|
| 2020-5 | Fritz Lee – Construct utility shed at 413 4 <sup>th</sup> Street |
| 2020-6 | City of St. Paul Elmwood Cemetery – Construct directory building |
| 2020-7 | MAD Development – Construct house at 1506 Howard Avenue          |
| 2020-8 | Chris Meyer – Construct house at 522 Paul Street                 |
| 2020-9 | Chris Meyer – Construct house at 1016 8 <sup>th</sup> Street     |

Commission member Becker moved to approve Zoning Permit applications 2020-5 through 2020-9. Commission member Medbery seconded the motion. Commission members Becker, Medbery, and Schmid voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer identified and discussed the following upcoming projects:

- (a) Subway sign replacement
- (b) Teresa's Floral sign replacement
- (c) Homerun RV Park
- (d) One Year Street Improvement Projects

It was determined that Subway did not need to obtain a Zoning Permit because their sign replacement could be accomplished using the same structures currently in place. It was determined that Teresa's Floral could proceed without a Zoning Permit on their sign replacement if the new electronic sign could be installed in the current sign structure. Homerun RV Park also did not need a Zoning Permit because the additional sign could be installed within its existing framework. In each situation the location, square footage and framework of the signs would not change.

Zoning Administrator Helzer indicated that paving projects along a portion of Howard Avenue and along a portion of Kendall Street will begin this spring.

The next St. Paul Planning Commission meeting will be on Monday, March 30, 2020 at 5:00 p.m.

Chairman Schmid adjourned the meeting at 5:20 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Charles M. Schmid  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R-2 Value \$ 600.00  
Please call 811 before completing form

PERMIT NUMBER 2020-10  
FEE \$ 25.00 CASH CHECK# 1819  
PAID 3/4/2020

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Derek & Heidi Dvorak Contractor Self  
Address 1216 Kendall St. Address \_\_\_\_\_  
City, State, Zip St. Paul NE 68873 Phone Number \_\_\_\_\_  
Phone Number 308-750-0178 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property S 115.6' of Lot 2 + S 115.6' of E 1/2 of Lot 3 Block 11 Bartlett's Add. St. Paul

Address of Construction Site 1216 Kendall St.  
(If none, one must be registered with City of St. Paul) In the Flood plain NO ?

Proposed Structure Shed - Wood Dimension of Structure 10x14

Distance from Front property line <sup>South</sup> 99.6'  
Rear Property Line <sup>North</sup> 6' Side Property Line <sup>West</sup> 6' Second Side Line <sup>East</sup> 46' Between other buildings (Min 10') 28'

Is there a utility easement on either the back or side property? No If so attach a copy of neighbor approval.

Approximately when will construction Start March 2020 Finish May 2020

To Whom Should the Improvements be assessed? property owner

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-5-20  
(Matt Helzer's signature)

Recommendations needed before approval: \_\_\_\_\_

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel \_\_\_\_\_ and the Name of the Lot Split or Subdivision, \_\_\_\_\_

For Office Use Only:

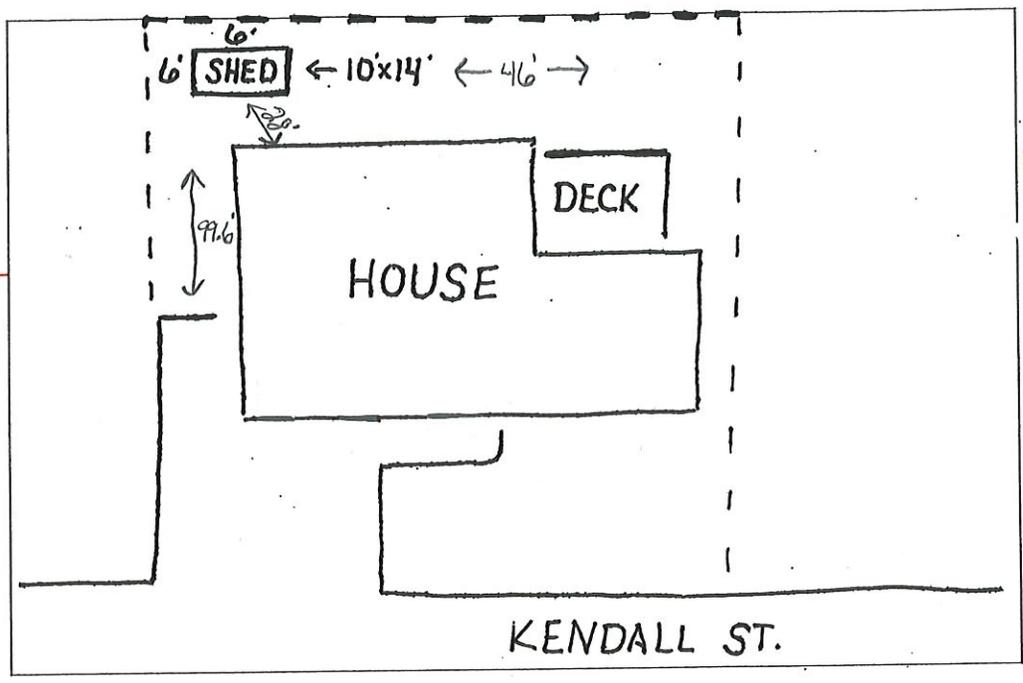
Is the proposed use permitted within this zoning district? ✓ YES \_\_\_\_\_ NO \_\_\_\_\_  
Does the proposed use meet all the required setback distances? ✓ YES \_\_\_\_\_ NO \_\_\_\_\_  
Is a conditional use required for the proposed use? \_\_\_\_\_ YES \_\_\_\_\_ ✓ NO \_\_\_\_\_  
Has a Conditional Use Permit been issued for this proposed use? \_\_\_\_\_ YES \_\_\_\_\_ ✓ NO \_\_\_\_\_  
If yes, when does it expire? \_\_\_\_\_

Site Plan Sketch:

North Street Name \_\_\_\_\_

Street Name  
Jackson

Street Name  
Sheridan



W

E

South Street Name \_\_\_\_\_

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW HOMES MUST CALL ELECTRICAL INSPECTOR, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant Dan Dahl Date 3-3-20

**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator

Reasons for Denial:

2020-10



P.O. BOX 173  
Central City, NE 68826  
Phone: 308-946-3801

# OFFICIAL SURVEY RECORD

Legal Description Book 15, Page 4183: South One Hundred Fifteen and Six Tenths (115.6) feet of Lot Two (2) and the South One Hundred Fifteen and Six Tenths (115.6) feet of the East Half (E1/2) of Lot Three (3), Block Eleven (11), Bartlett's Addition to St. Paul, Howard County, Nebraska

### SURVEYOR'S NOTES

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

Survey Record Repository  
RECEIVED  
2/20  
DEC 26 2017  
HUBBARD  
1350-277

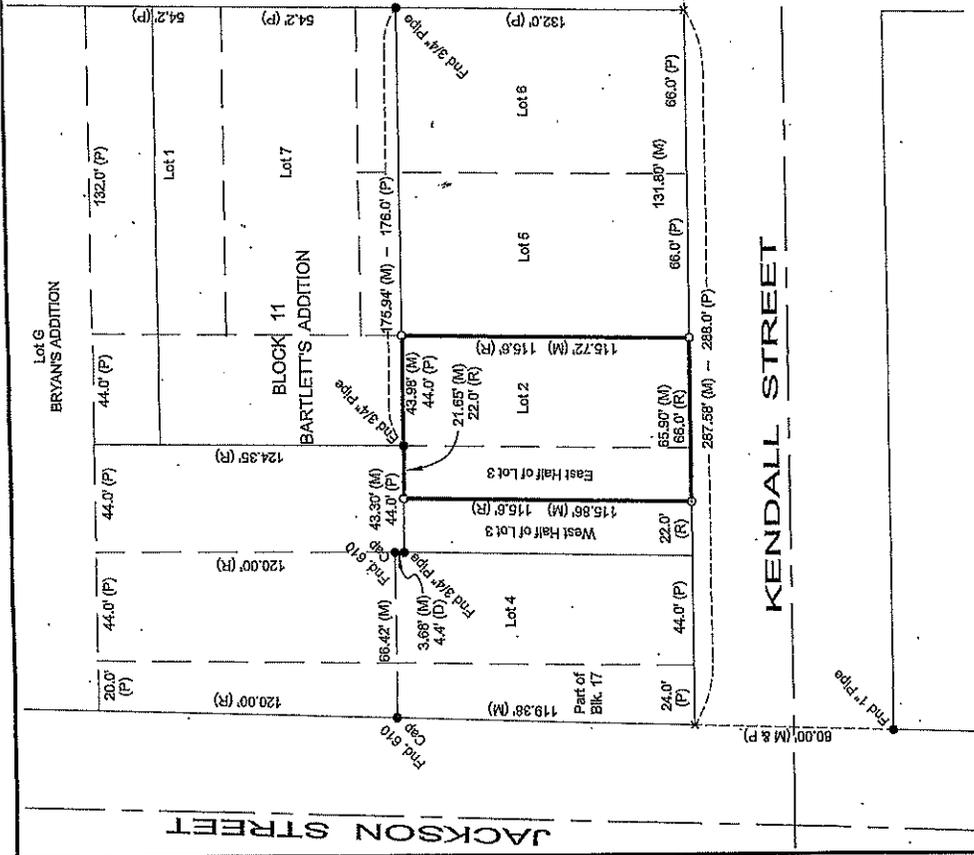
### Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- ⊙ = Corner Set MAG Nail w/ #610 Washer
- x = Calculated Point
- = Corner Found (See Description)
- (M) = Measured Distance
- (P) = Platted Distance
- (R) = Recorded Distance

Scale: 1" = 50'

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

*Jamie L. Blodgett*  
Date: 10/14/2017  
Date:  
Jamie L. Blodgett  
License Number 610  
Pages covered by this seal 1  
DATE OF SURVEY 10/22/2017  
JOB NUMBER 47161



Zoning Classification R-1 Value \$ 6800<sup>00</sup>

PERMIT NUMBER 2020-11  
FEE \$25.00 CASH      CHECK# X CC     

pd  
3/2/20

**APPLICATION FOR A FENCE PERMIT**

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Mark + Angela Feeney Contractor American Fence  
 Address 1303 Baxter St Address 1605 W Shady Bond Rd.  
 City, State, Zip St Paul NE 68873 Phone Number 308 396 0793  
 Phone Number 308 750 8818 Cell Phone       
 Complete Legal Description of the Property lots 11 + 12 Verley's Addition St. Paul  
 Address of Fence Site 1303 Baxter St Size & Kind 6' Semi Private  
 Replacement or New Fence: Now  
 Approximately when will the construction: Start March/April early Spring Finish unknown  
 To Whom Should the Improvements be assessed? Feeney  
 Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-11-20  
 (Matt Helzer's signature)

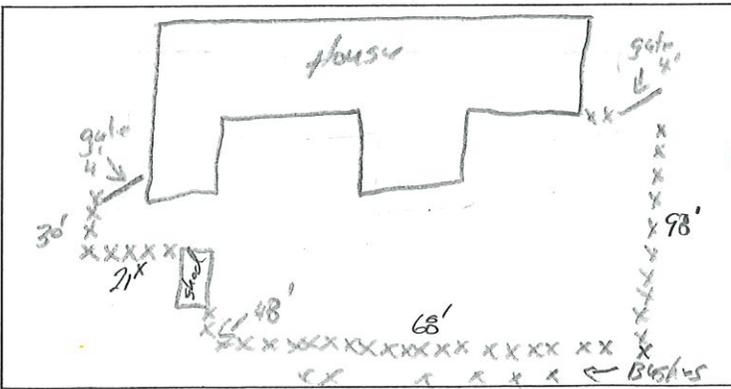
Recommendations needed before approval:     

**MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.** The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.

**The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.**

Signature of Applicant Mark Feeney Date 3-2-20

N 41'  
Drawing:  
W 7'



**For Office Use Only:**  
Permit is Approved      Denied      S 24' Date       
Zoning Administrator

Reasons for Denial:

2020-11

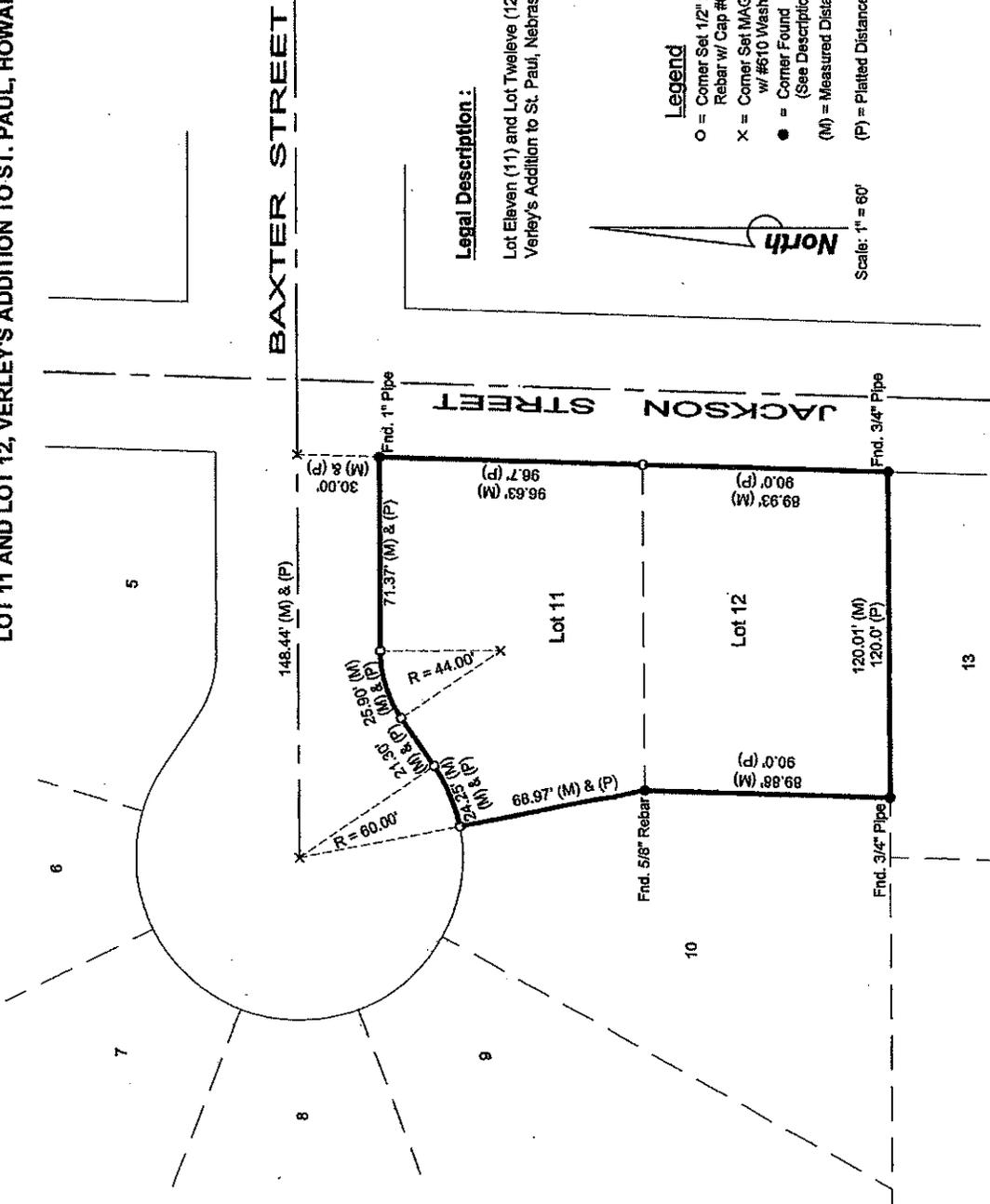
N-LINE



LAND SURVEYING

P.O. BOX 173  
Central City, NE 68826  
Phone: 306-946-3601

OFFICIAL SURVEY RECORD  
LOT 11 AND LOT 12, VERLEY'S ADDITION TO ST. PAUL, HOWARD COUNTY, NEBRASKA



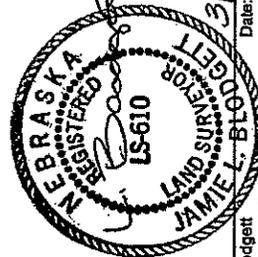
Survey Record Repository  
RECEIVED

#2.50

AUG 31 2017

HOWARD  
12347R

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



Jamie L. Blodgett  
License Number 610  
Pages covered by this seal 1

Date:

3/24/2017

DATE OF SURVEY 3/17/2017S

JOB NUMBER 17021

Legal Description :

Lot Eleven (11) and Lot Twelve (12),  
Verley's Addition to St. Paul, Nebraska.

Legend

- O = Corner Set 1/2" x 24" Rebar w/ Cap #610 w/ #610 Washer
- X = Corner Set MAG Nail (See Description)
- = Corner Found (See Description)
- (M) = Measured Distance
- (P) = Platted Distance



Scale: 1" = 60'

2020 -11



March 11, 2020  
08:45 AM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Zoning Classification R-2 Value \$ 10,000  
Please call 811 before completing form

PERMIT NUMBER 2020-12  
FEE \$25.00 CASH  CHECK# at 3/13/20

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Corey Larsen Contractor SELF

Address 605 Paul St Address \_\_\_\_\_

City, State, Zip St. Paul, NE 68873 Phone Number \_\_\_\_\_

Phone Number (308) 750-5397 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property lot 2, Block 3, Harris Subdivision St. Paul

Address of Construction Site 605 Paul St  
(If none, one must be registered with City of St. Paul) In the Flood plain no?

Proposed Structure Garage Dimension of Structure 36' x 34'

Distance from Front property line 89'

Rear Property Line 107' Side Property Line 15.4' Second Side Line 131' Between other buildings (Min 10') 15'

Is there a utility easement on either the back or side property? yes If so attach a copy of neighbor approval.

Approximately when will construction Start April 15 2020 Finish April 15 2021

To Whom Should the Improvements be assessed? Corey Larsen

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-20-2020  
**(Matt Helzer's signature)**

Recommendations needed before approval: \_\_\_\_\_

**(One Mile radius outside city limits)** If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel \_\_\_\_\_ and the Name of the Lot Split or Subdivision, \_\_\_\_\_

**For Office Use Only:**

Is the proposed use permitted within this zoning district?  YES  NO

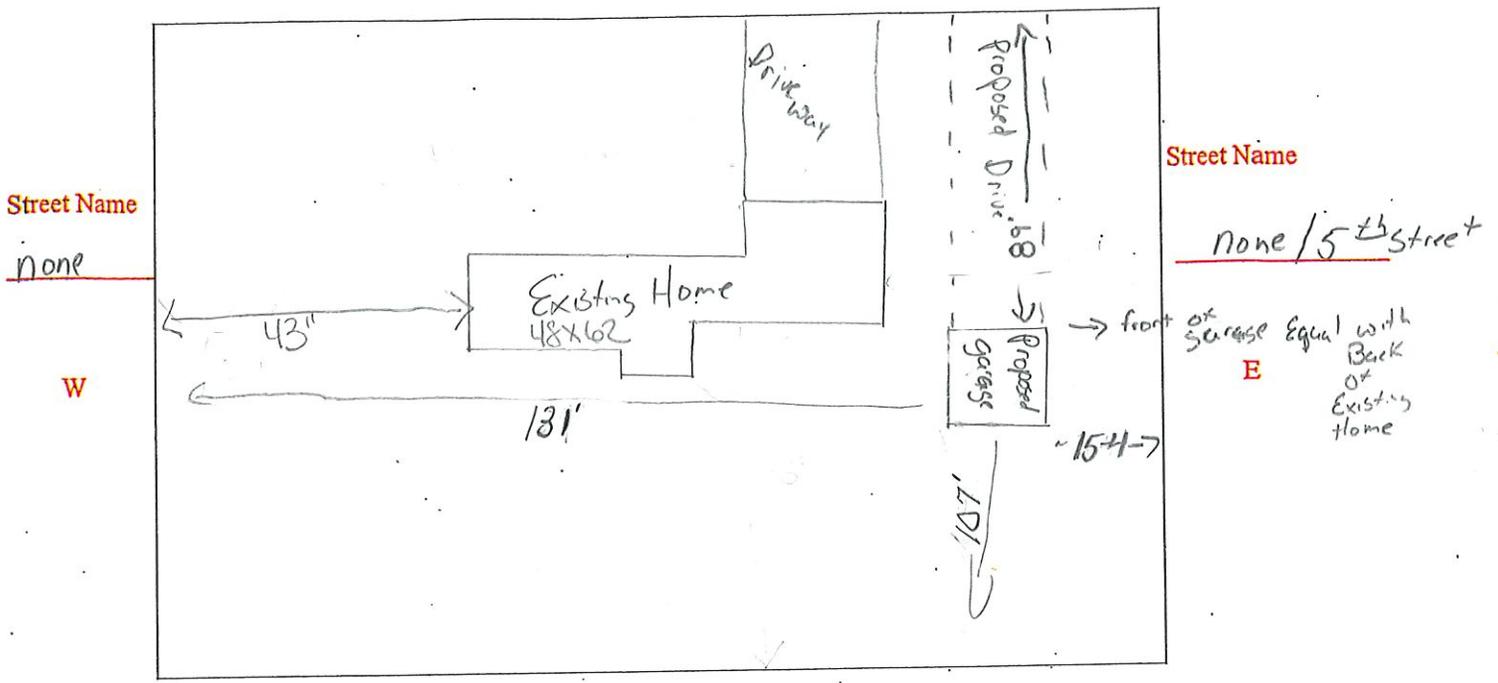
Does the proposed use meet all the required setback distances?  YES  NO

Is a conditional use required for the proposed use?  YES  NO

Has a Conditional Use Permit been issued for this proposed use?  YES  NO  
If yes, when does it expire? \_\_\_\_\_

Site Plan Sketch:

North Street Name Paul Street



South Street Name None / o Street

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW HOMES MUST CALL ELECTRICAL INSPECTOR, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant [Signature] Date 3/8/2020

**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning Administrator

Reasons for Denial:

Zoning Classification B-1 Value \$ 1,500.00

PERMIT NUMBER 2020-13  
FEE \$25.00 CASH      CHECK# 1080 CC       
pd 3/20/2020

**APPLICATION FOR A FENCE PERMIT**

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner ANDREW + JENNA WILSHUSEN Contractor SELF

Address 332 Nelson Street Address     

City, State, Zip St. Paul, NE 68873 Phone Number     

Phone Number 402-768-1120 Cell Phone     

Complete Legal Description of the Property Lots 11 and 12 Block 1 Kellys Add St. Paul

Address of Fence Site 332 Nelson Street Size & Kind 6' Wood PRIVACY

Replacement of New Fence Approx. 173' of 6' Wood Privacy fence

Approximately when will the construction: Start April 2020 Finish May 2020

To Whom Should the Improvements be assessed? Andrew + Jenna Wilshusen

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-25-20  
(Matt Helzer's signature)

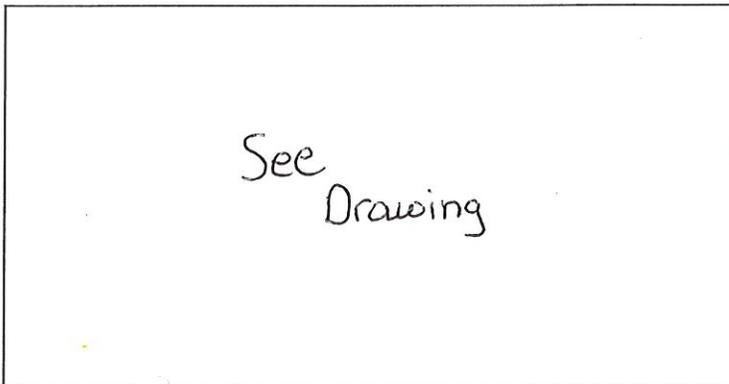
Recommendations needed before approval:     

**MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date. The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.**

Signature of Applicant M JA Date 03/20/2020

N 23'  
Drawing:

W 25'



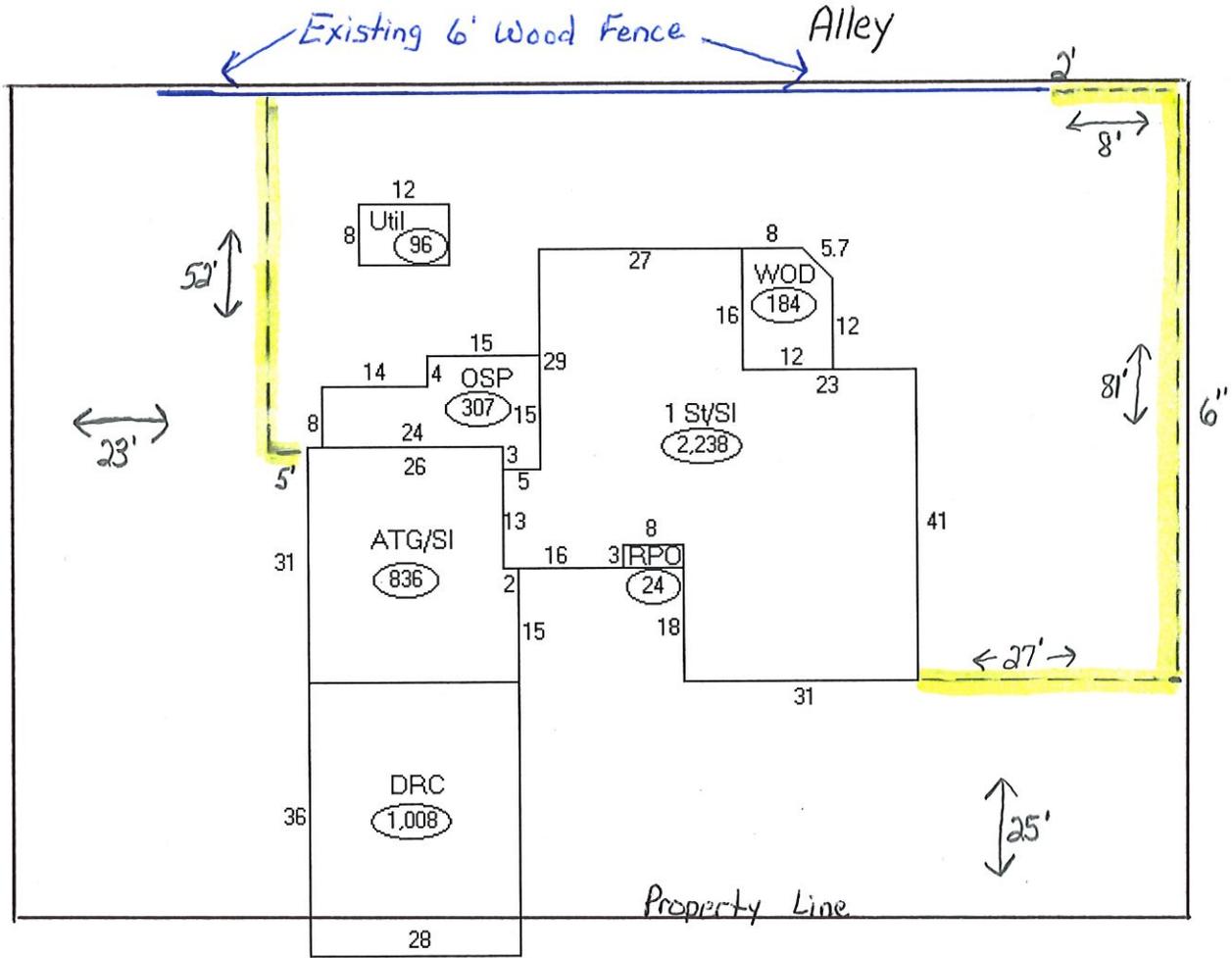
E 2'

For Office Use Only:  
Permit is Approved      Denied      S 6'' Date       
Zoning Administrator

Reasons for Denial:

2020-13

Elm Street



Nelson Street



Zoning Classification R-2 Value \$ 3,000

PERMIT NUMBER 2020-14  
FEE \$25.00 CASH CHECK# 9712 CC  
*pd 3/25/2020*

### APPLICATION FOR A FENCE PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Jay Obermiller Contractor American Fence  
Address 1324 Paul St Address 2205 EUS 30, Grand Island  
City, State, Zip Saint Paul, Ne 68873 Phone Number 308-395-0793  
Phone Number 308-750-1508 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property is 80' of Lot 14 and Lot 9 + 13 Exc Highway Aleshires Sub St-Paul  
Address of Fence Site 1324 Paul Street Size & Kind 6-ft. Metal

Replacement or New Fence: Approx. 186' of 6' metal Fence  
Approximately when will the construction: Start April Finish May

To Whom Should the Improvements be assessed? Owner

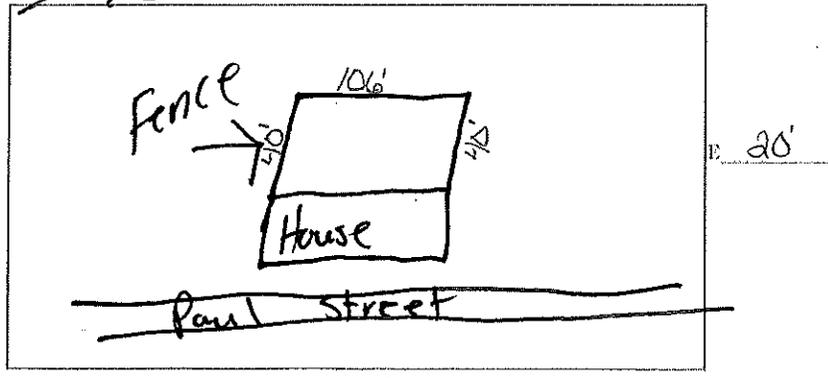
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-25-20  
(Matt Helzer's signature)

Recommendations needed before approval: \_\_\_\_\_

MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date. The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

Signature of Applicant [Signature] Date 3-25-2020

N 87'  
Drawing:  
W 145



For Office Use Only:  
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ s. 88' Date \_\_\_\_\_  
Zoning Administrator

Reasons for Denial: \_\_\_\_\_

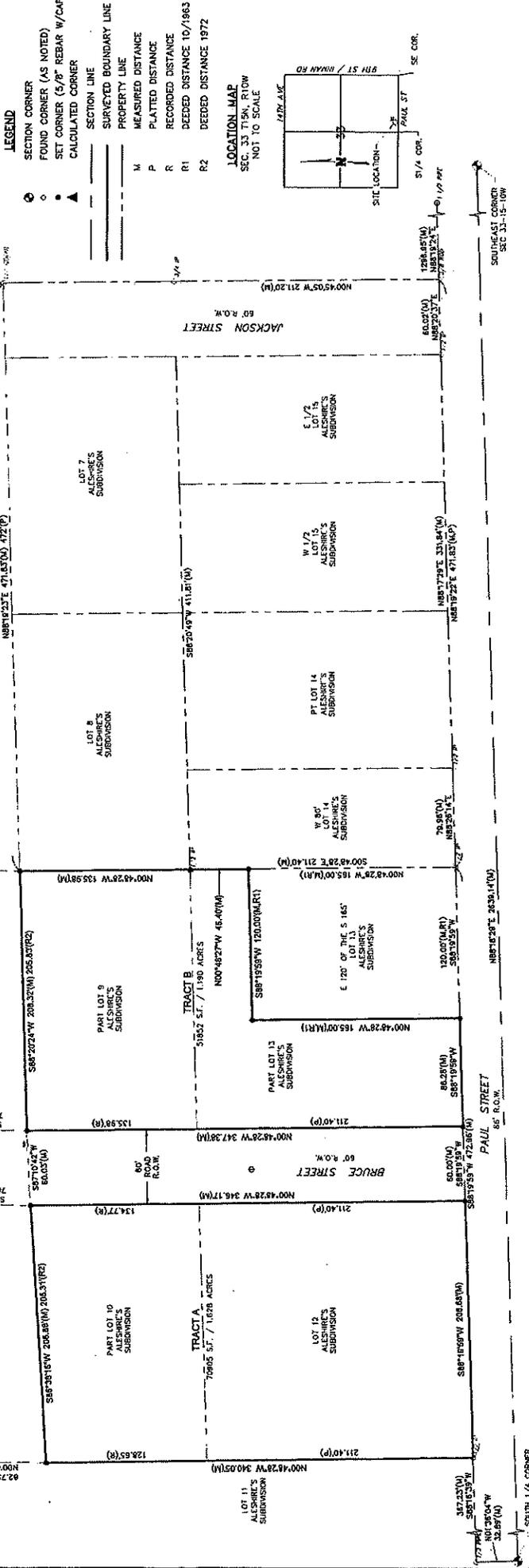
2020-14

# Survey Record

ST. PAUL, HOWARD COUNTY, NEBRASKA

Survey of: LOT 12 AND PART LOTS 9, 10, AND 13

ALESHIRE'S SUBDIVISION

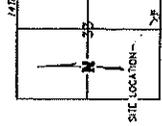


### LEGEND

- SECTION CORNER
- FOUND CORNER (AS NOTED)
- SET CORNER (5/8" REBAR W/CAP)
- CALCULATED CORNER
- SECTION LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE
- DECEDED DISTANCE 10/1963
- DEEDED DISTANCE 1972

### LOCATION MAP

SEC. 33 T19N. R10W  
NOT TO SCALE



### LEGAL DESCRIPTION - TRACT A

A TRACT OF LAND BEING PART OF LOT 10, EXCEPTING HIGHWAY 92 RIGHT-OF-WAY AND ALL OF LOT 12, ALESHERE'S SUBDIVISION, CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA, BEING PART OF SECTION THIRTY-THREE (33), TOWNSHIP FIFTEEN (15) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 70,904.81 SQUARE FEET OR 1.628 ACRES MORE OR LESS.

### LEGAL DESCRIPTION - TRACT B

A TRACT OF LAND BEING PART OF LOT 9, EXCEPTING HIGHWAY 92 RIGHT-OF-WAY AND ALL OF LOT 12, ALESHERE'S SUBDIVISION, CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA, BEING PART OF SECTION THIRTY-THREE (33), TOWNSHIP FIFTEEN (15) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 51,851.65 SQUARE FEET OR 1.190 ACRES MORE OR LESS.

### SECTION TIES

SOUTH 1/4 CORNER, SECTION 33 T19N. R10W  
FOUND 3/4" IRON PIPE BENT FROM ASPHALT OVERLAY  
SET 600 SPIKE AT TRUE LOCATION  
N 33.00° TO 1" IRON PIPE  
S 32.85° TO 1/2" IRON PIPE  
NNW 24.03° TO RED HEAD NAIL IN POWER POLE  
N 2.0° TO CENTERLINE ASPHALT ROAD

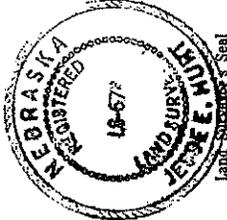
### SOUTHEAST CORNER, SECTION 33 T19N. R10W

FOUND BLW BRASS CAP IN MANHOLE IN ASPHALT ROAD NEXT TO SANDSTONE  
W 0.49° TO TOP CENTER OF SANDSTONE  
NE 42.20° TO BLW BRASS CAP REFERENCE MARKER  
NW 32.85° TO BLW BRASS CAP REFERENCE MARKER  
NW 32.77° TO CENTERLINE ASPHALT ROAD  
ON CENTERLINE N-S ASPHALT ROAD

Signed this 7th day of November, 2017

Name: Jesse E. Hurl

Surreytor a License No. LS 674



### SURVEYOR'S CERTIFICATE

I, JESSE E. HURL, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF LOT 12 AND PART LOTS 9, 10, AND 13, ALL IN ALESHERE'S SUBDIVISION, CITY OF SAINT PAUL, IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP FIFTEEN (15) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF. THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF NEBRASKA STATUTE CHAPTER 79, NEB. REV. STAT. ANN. § 79-109, AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Survey Record Repository RECEIVED

4522  
NOV 13 2017  
Howards  
1345-149

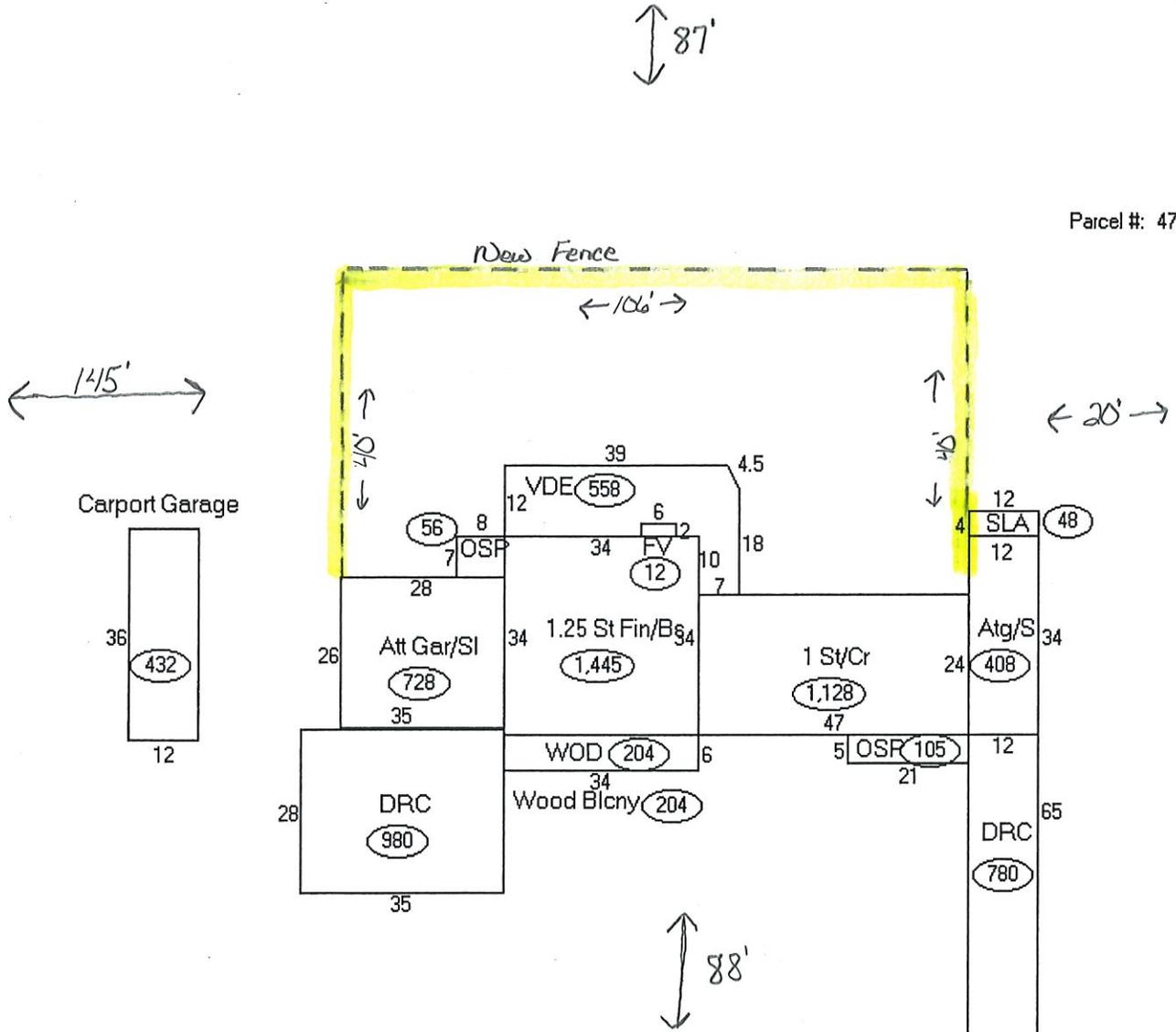
PROJECT NO. 2017-3215  
WIECK AUCTION  
HAMILTON SURVEY

**OLSSON ASSOCIATES**  
201 East 2nd Street  
Omaha, NE 68102  
TEL: 402.344.8752 FAX: 402.344.8752 www.olssonassoc.com

FB ST PAUL #4

2020-14

Parcel #: 471005831



Paul Street

2020-14

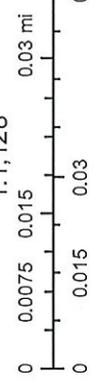


March 26, 2020  
08:40 AM

Parcels

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,128



Zoning Classification R-2 Value \$ 1,000

PERMIT NUMBER 2020-15  
FEE \$25.00 CASH  CHECK#          CC         

*pd  
3/25/2020*

**APPLICATION FOR A FENCE PERMIT**

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Roger + Barb Boettsche Contractor American Fence

Address 503 9<sup>th</sup> Street Address 2205 E US 30, Grand Island

City, State, Zip St. Paul, NE 68873 Phone Number 308-395-0793

Phone Number 308-750-6232 Cell Phone         

Complete Legal Description of the Property S 1/2 of Lots 11+12 and S 1/2 of E 12' of Lot 10 *Block 9 Military Addl St. Paul*

Address of Fence Site 503 9<sup>th</sup> Size & Kind 6' Privacy Vinyl

Replacement or New Fence: ~~Replace~~ 67' of 6' Vinyl fence

Approximately when will the construction: Start April 2020 Finish May 2020

To Whom Should the Improvements be assessed? property owner

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-25-20  
*(Matt Helzer's signature)*

Recommendations needed before approval:         

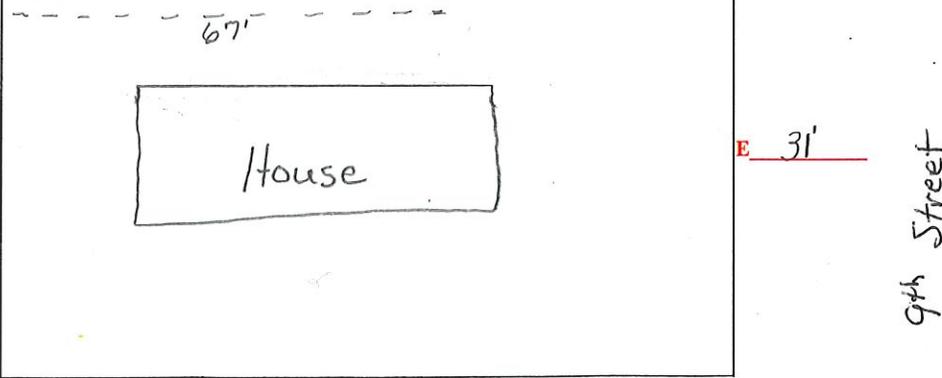
**MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.** The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. **This permit is valid for one (1) year from approval date.**

**The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.**

Signature of Applicant Roger Boettsche Date 3-25-20

N 6"  
Drawing:

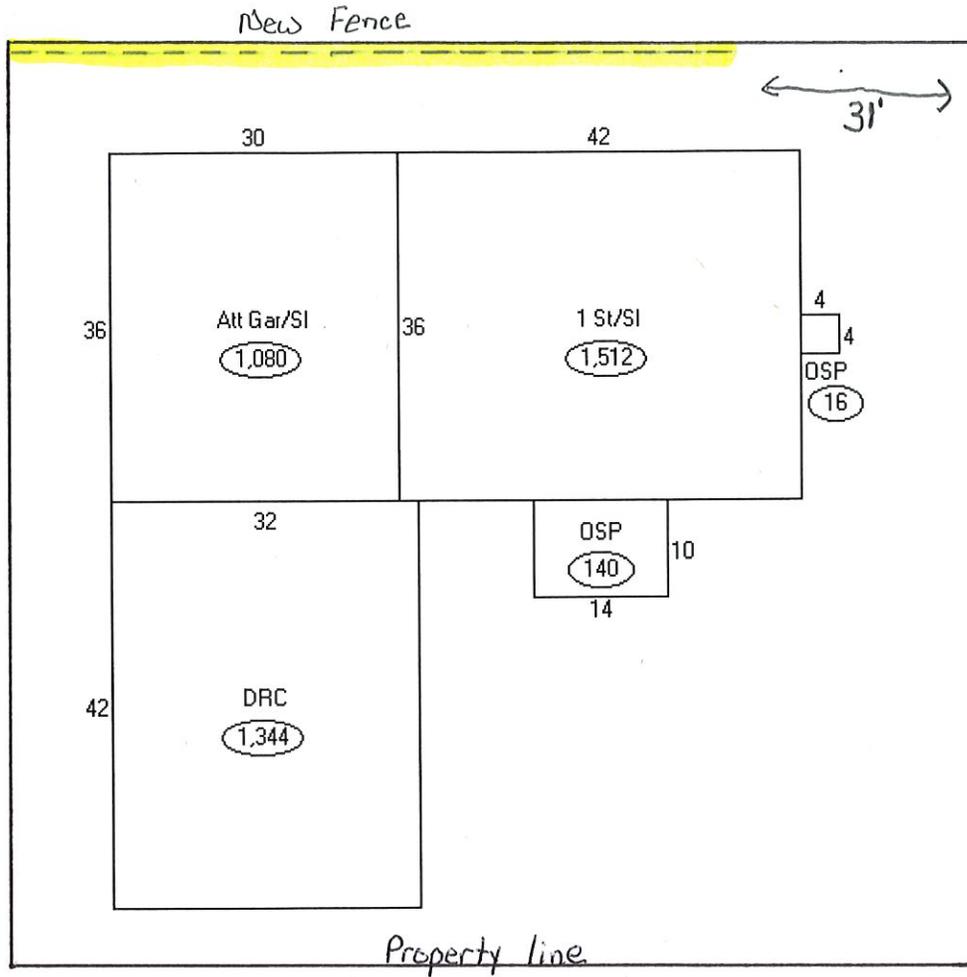
W 6"



**For Office Use Only:** Permit is Approved          Denied          S 62' Elm Street Date         

Reasons for Denial:           
Zoning Administrator

2020-15



9<sup>th</sup> Street

Elm Street

20/21

Zoning Classification A-1 Value \$ 6643

PERMIT NUMBER 2020-16  
FEE \$25.00 CASH      CHECK# 1058 CC  
pd 3/27/2020

### APPLICATION FOR A FENCE PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Erica Eberle Contractor American Fencing

Address 1306 Bruce St Address 1605 N Shady Bend Rd

City, State, Zip Saint Paul, NE 68873 Phone Number (308) 395-0793

Phone Number (402) 954-0369 Cell Phone     

Complete Legal Description of the Property Lot 4 Christensen's 1st Addition St. Paul

Address of Fence Site 1306 Bruce St Size & Kind 4' + 6' vinyl

Replacement or New Fence: NEW

Approximately when will the construction: Start March/April 6th-ish Finish April 10th-ish

To Whom Should the Improvements be assessed? Tyler + Erica Eberle

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-27-20  
(Matt Helzer's signature)

Recommendations needed before approval:     

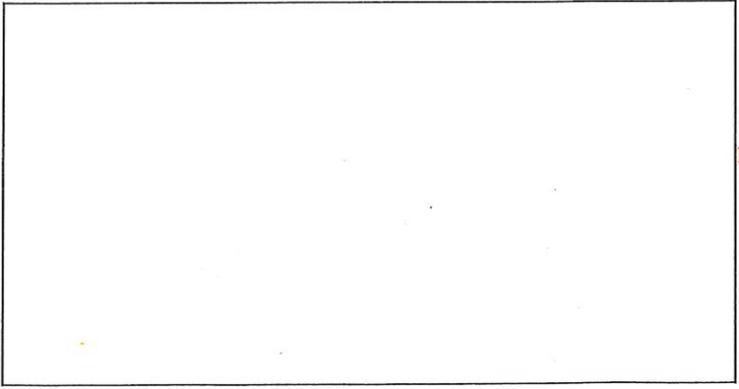
**MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.** The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.

**The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.**

Signature of Applicant Erica Eberle Date 3/27/2020

N 0  
Drawing:

W 42'



E 1'

Drawing attached  
edit to N. side  
- fence will end  
behind egress  
instead of in  
front.

**For Office Use Only:**  
Permit is Approved      Denied      S 6" Date       
Zoning Administrator

Reasons for Denial:

# AMERICAN FENCE COMPANY

Omaha Lincoln Des Moines Sioux Falls Grand Island Kansas City Rochester Sioux City Iowa City Wichita			
1605 N. Shady Bend Rd Grand Island, NE 68801		Phone: 308-395-0793 / Fax: 308-395-3901 j.longbine@americafence.com	
DATE 2/12/2020 PHONE: 402-954-0369 CELL _____		SALESMAN Josh Longbine	PHONE (308) 249-1928
CUSTOMER Tyler & Erica Eberle WORK _____		SPECIFICATION FOR FENCE - RAILINGS	
PROJECT LOCATION: 1306 Bruce Street		STYLE DRAWING _____	STYLE DRAWING _____
CITY St. Paul STATE NE ZIP 68873		OVERALL LENGTH OVERALL HEIGHT	
BILLING ADDRESS: Same as above AFC JOB # _____		4'-97' / 6'-168'	4' / 6'
CITY STATE NE ZIP _____		Email: erica.eberle@yahoo.com	
SPECIAL NOTES			
Materials, Labor, & Tax all included. The posts are set using wet mix concrete.			
		<input checked="" type="checkbox"/> CORNER LOT <input type="checkbox"/> FRENCH GOTHIC	
		<input type="checkbox"/> REPAIR <input type="checkbox"/> OVER SCALLOP	
		<input type="checkbox"/> CUSTOM WOOD <input type="checkbox"/> UNDER SCALLOP	
		<input type="checkbox"/> CUSTOM METAL <input type="checkbox"/> CEDAR POST	
GATE INFORMATION			
#1 4' wide x 4' tall <input checked="" type="checkbox"/> SS <input type="checkbox"/> DD		#2 6' wide x 6' tall <input type="checkbox"/> SS <input checked="" type="checkbox"/> DD	
#3 <input type="checkbox"/> SS <input type="checkbox"/> DD		#4 <input type="checkbox"/> SS <input type="checkbox"/> DD	
FENCE #1 <b>\$6,643.00</b>		FENCE #2 <b>\$6,919.00</b>	
PERMIT BY OWNER		OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE	
<input type="checkbox"/> TEAR OUT		<input type="checkbox"/> HAND DIGS	
<input type="checkbox"/> SURVEY		<input type="checkbox"/> SPRINKLER INS. <b>Optional \$150</b>	
<input type="checkbox"/> DIRT REMOVAL		OPTIONAL ITEMS SUB TOTAL	
TOTAL		QUOTE IS GOOD FOR 21 DAYS	
On the back and or second page of this proposal are very important terms and conditions that we are requesting that you review. If you do not have these terms and conditions; do not execute and contact your sales rep. Upon your review, if you have any questions please contact us. After review and agreement, please sign below indicating that you have fully read, understood and agree with the terms and conditions stated above. <b>Please note: THERE IS A 3% SURCHARGE ON ALL CREDIT CARD PAYMENTS. WE ACCEPT VISA OR MASTERCARD ONLY!!!</b>			
AFC REPRESENTATIVE: <i>Josh Longbine</i>		DATE: 2/12/2020	OFFICE USE ONLY DATE _____ TYPE _____ AMOUNT _____
CUSTOMER SIGNATURE: <i>Erica Eberle</i>		DATE: 2/3/2020	
Please provide Billing Email Address:			