

Planning Commission Meeting

Monday, March 28, 2022 5:00 PM

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

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 28th day of March, 2022 at 5:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Jerry Woodgate called the meeting to order at ___ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Jerry Woodgate, Connie Becker, Arvilla Jacobs, Tyler Solko, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Open Public Hearing on Conditional Use Permit application filed by Birdhouse Properties LLC for a multi-family dwelling on Lots 1 and 2, Dalton Meadows Subdivision.
4. Discuss - Approve / Deny the February 14, 2022 minutes.
5. Close Public Hearing on Conditional Use Permit application filed by Birdhouse Properties LLC.
6. Discuss - Approve / Deny the Conditional Use Permit application filed by Birdhouse Properties LLC for a multi-family dwelling on Lots 1 and 2, Dalton Meadows Subdivision
7. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2022-4 Howard County Medical Center - monument / electronic sign at 1113 Sherman Street
 - (b) 2022-5 Corey & Tarra Larsen - deck at 615 Paul Street
 - (c) 2022-6 Gary Ostermeier - steel building at 25 Howard Avenue
 - (d) 2022-7 Andrew & Jenna Wilshusen - house and fence at 1528 Indian Street
8. Zoning Administrator Helzer Report
9. Public Comments
10. Chairman Woodgate announces the next Planning Commission meeting.
11. Adjournment

Application Fee: \$100.00

Date Paid: _____

Check No. _____ Cash _____

CITY OF ST. PAUL

Application for Conditional Use Permit

Address or Location: LOTS 1 & 2 Dalton Meadows Subdivision (Jay Street)

Under the provision of Article VI of the City of St. Paul Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit for the purpose of: multifamily dwelling

On the property legally described as follows: Lot 1 & 2 of Dalton Meadows Subdivision St. Paul, Nebraska

Proposed development of the property is shown on the plans attached hereto.

Owner Name: Birdhouse Properties LLC

Address: 2298 Hwy 92 Farwell, Ne 68838

Telephone: (308) 754-8332

Signature of Applicant: Caitlin Birdsell

*Pursuant to Article 6 of the St. Paul Zoning Regulations, the applicant must provide a list certified by a registered title abstractor of such record title holders of property located within three hundred (300) feet of the property line of the property requesting the conditional use permit. Date received: 3/1/22

For Office Use Only:
Planning Commission hearing date: 3/28/22 Approved _____ Denied _____
If Denied, Reason for Denial: _____

City Council hearing date: 4/4/22 Approved _____ Denied _____
Conditions of Approval (if applicable): _____

If Denied, Reason for Denial: _____

Board of Adjustment hearing date: _____ Approved _____ Denied _____

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873
Phone 308-754-4483, e-mail: mhelzer@cityofstpaulne.org

MARJORIE LAYNE 6 PLEX

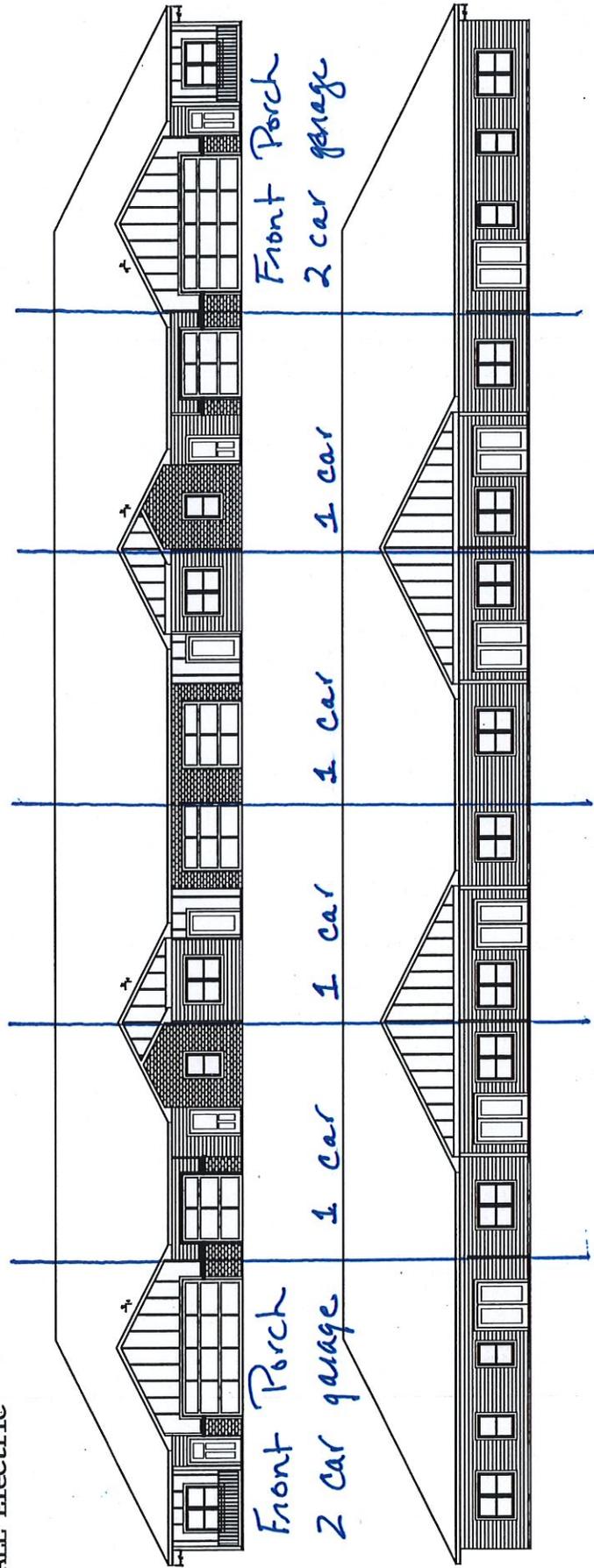
Caitlin Birdsell to Own

***Fall or Spring build

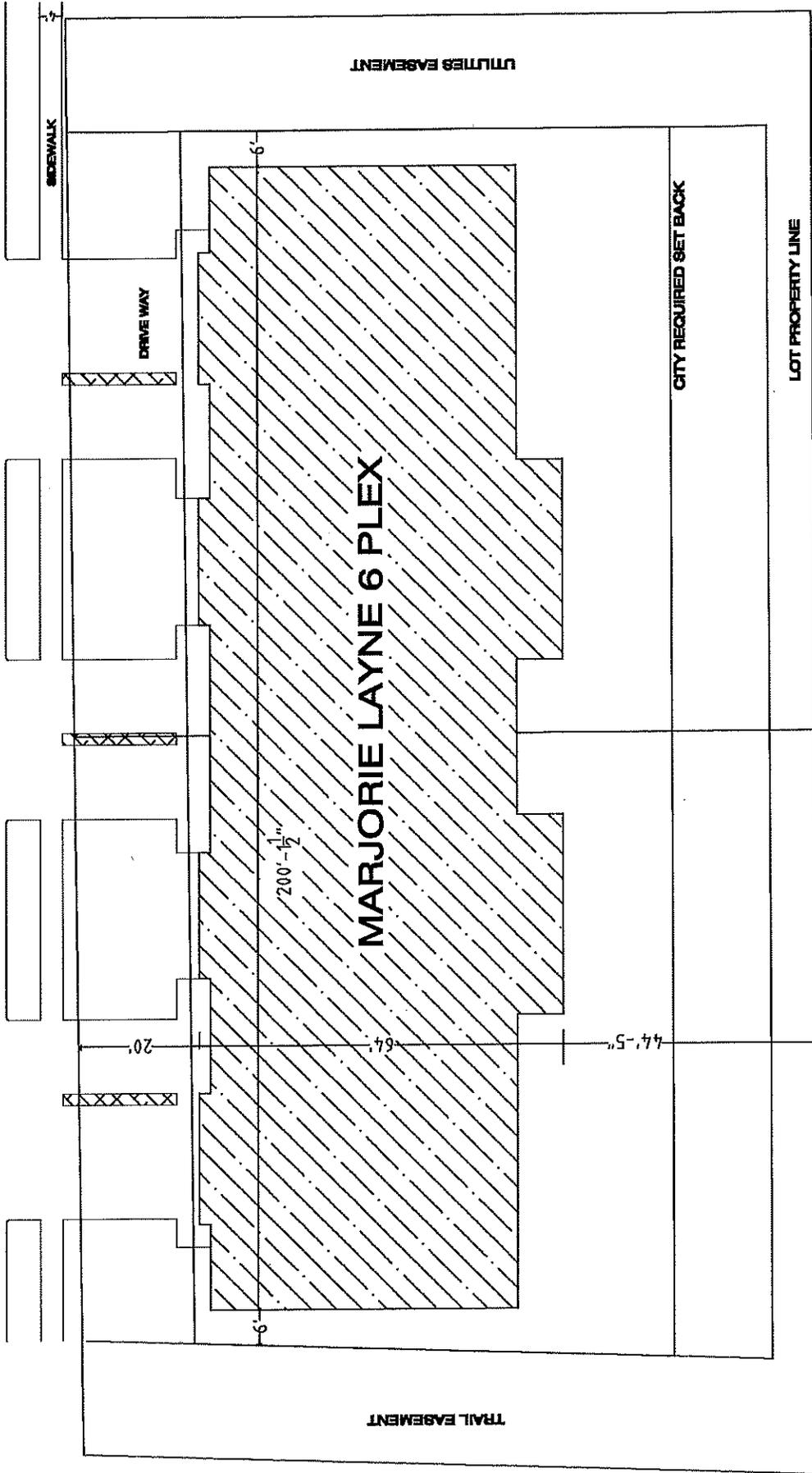
***Water Well: Underground Sprinklers

***Water & Sewer will be separately metered

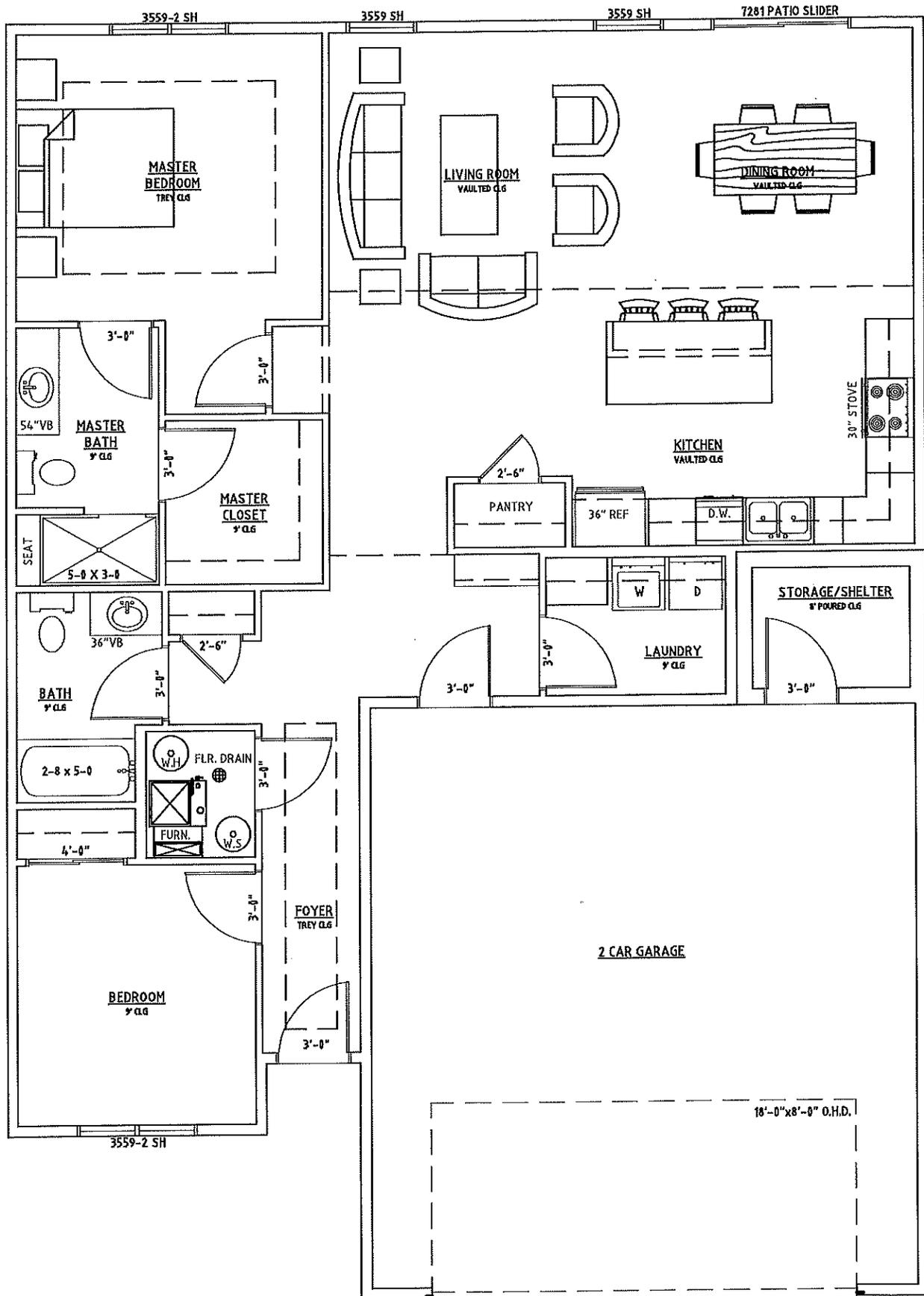
***ALL Electric



LOT 1 & 2 JAY STREET



MARJORIE LAYNE 6 PLEX



NOTICE OF PUBLIC HEARING

Notice is hereby given that the St. Paul Planning Commission will hold a public hearing at 5:00 p.m. on March 28, 2022 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 to take public comments on a Conditional Use Permit application filed by Birdhouse Properties LLC for the construction of a multi-family dwelling on Lots One (1) and Two (2), Dalton Meadows Subdivision in St. Paul, Howard County, Nebraska. Such property is located on the south side of Jay Street, west of Nelson Street. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Laura Berthelsen
Planning Secretary

For publication on March 16, 2022

St. Paul Planning Commission
February 14, 2022
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 14th day of February, 2022 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 12:03 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. The notice of the meeting was published in the Phonograph Herald, a newspaper in Howard County, Nebraska. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Chairman Jerry Woodgate, Connie Becker, and Arvilla Jacobs. Commission member absent: Tyler Solko and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the January 31, 2022 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2022-2 American Legion Post 119 – installation of business sign at 1222 2nd Street
- (b) 2022-3 City of St. Paul – construction of wastewater treatment facility at 02 Howard Avenue

Commission member Jacobs moved to approve Zoning Permit applications 2022-2 and 2022-3. Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye. Nays none. Motion carried 3/0.

Commission member Becker moved to approve the Administrative Plat of Lot C, Bryan's Addition located south of Paul Street, between 9th Street and Grant Street. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye, nays none. Motion carried 3/0.

The next St. Paul Planning Commission meeting is set for Monday, February 28, 2022 at 12:00 p.m. (noon)

Chairman Woodgate adjourned the meeting at 12:18 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Application Fee: \$100.00

Date Paid: _____

Check No. _____ Cash _____

CITY OF ST. PAUL

Application for Conditional Use Permit

Address or Location: LOTS 1 & 2 Dalton Meadows Subdivision (Jay Street)

Under the provision of Article VI of the City of St. Paul Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit for the purpose of: multifamily dwelling

On the property legally described as follows: Lot 1 & 2 of Dalton Meadows Subdivision St. Paul, Nebraska

Proposed development of the property is shown on the plans attached hereto.

Owner Name: Birdhouse Properties LLC

Address: 2298 Hwy 92 Farwell, Ne 68838

Telephone: (308) 754-8332

Signature of Applicant: Caitlin Birdsell

*Pursuant to Article 6 of the St. Paul Zoning Regulations, the applicant must provide a list certified by a registered title abstractor of such record title holders of property located within three hundred (300) feet of the property line of the property requesting the conditional use permit. Date received: 3/1/22

For Office Use Only:
Planning Commission hearing date: 3/28/22 Approved _____ Denied _____
If Denied, Reason for Denial: _____

City Council hearing date: 4/4/22 Approved _____ Denied _____
Conditions of Approval (if applicable): _____

If Denied, Reason for Denial: _____

Board of Adjustment hearing date: _____ Approved _____ Denied _____

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873
Phone 308-754-4483, e-mail: mhelzer@cityofstpaulne.org

MARJORIE LAYNE 6 PLEX

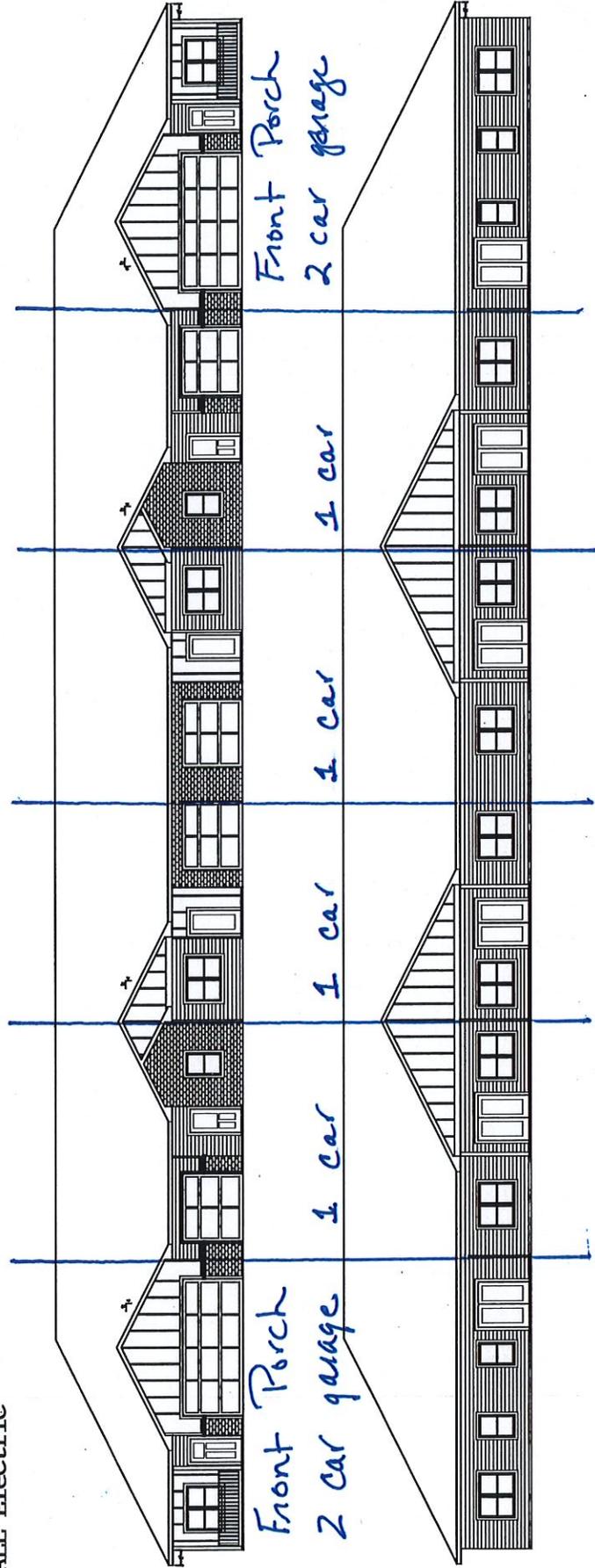
Caitlin Birdsell to Own

***Fall or Spring build

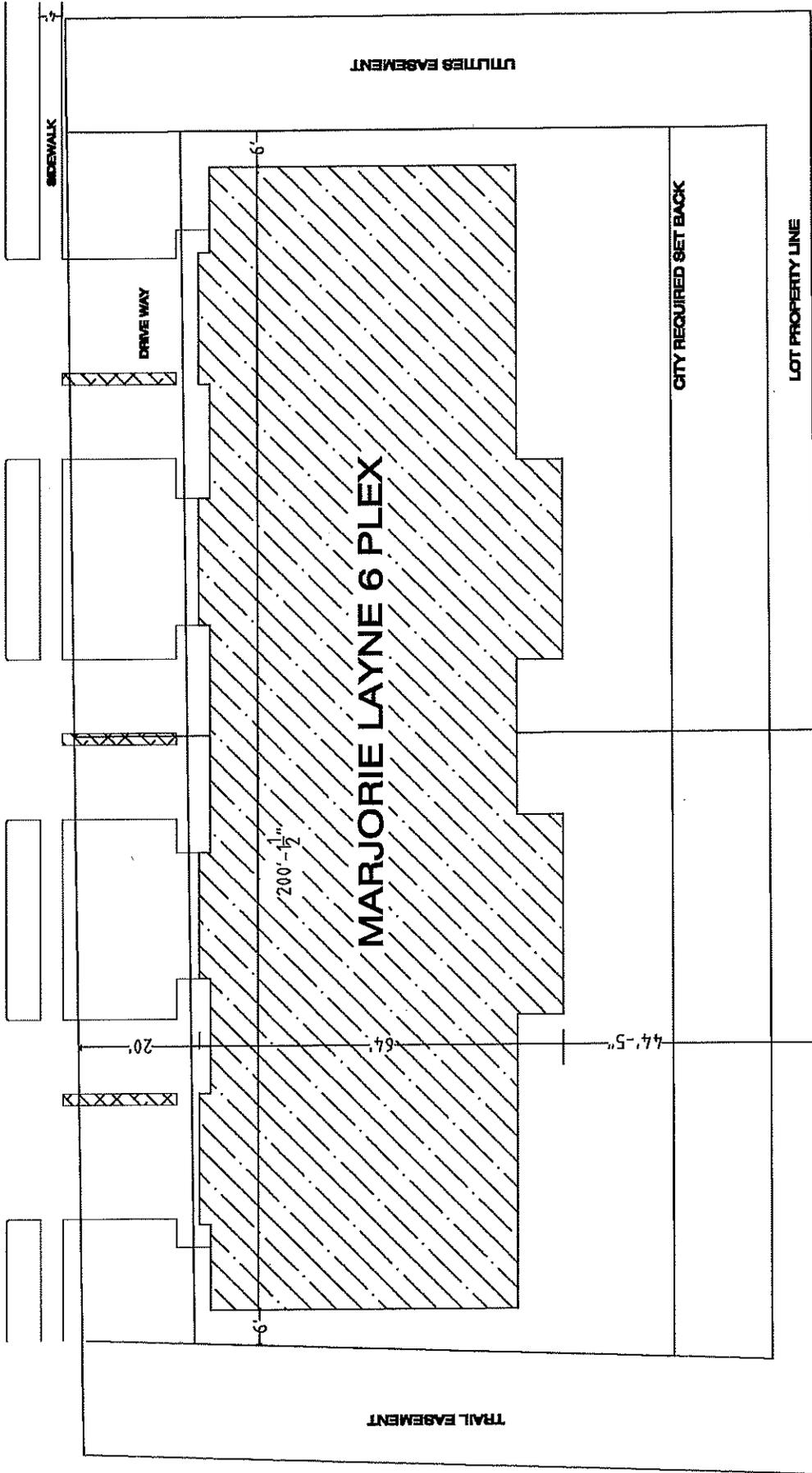
***Water Well: Underground Sprinklers

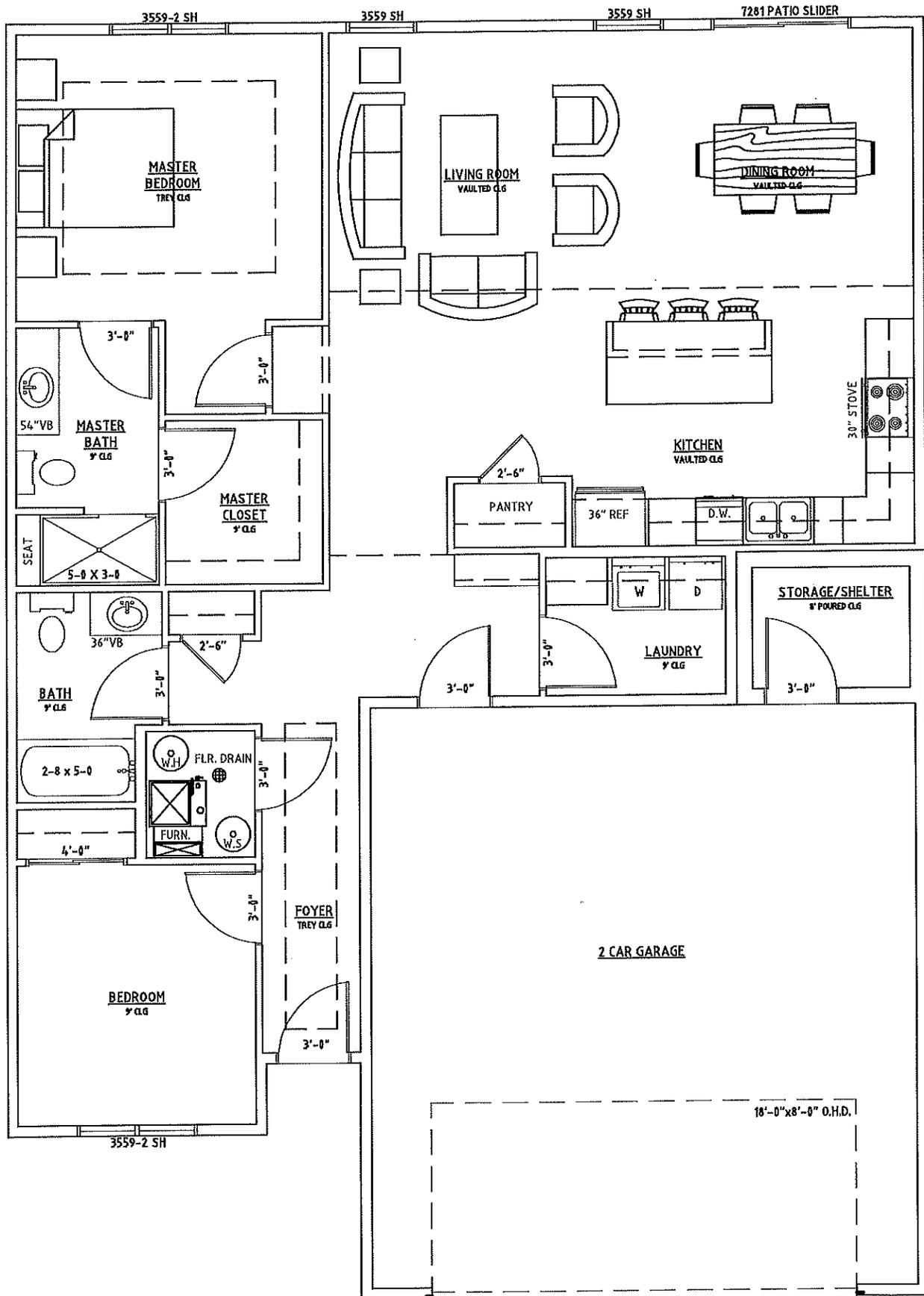
***Water & Sewer will be separately metered

***ALL Electric



LOT 1 & 2 JAY STREET





NOTICE OF PUBLIC HEARING

Notice is hereby given that the St. Paul Planning Commission will hold a public hearing at 5:00 p.m. on March 28, 2022 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 to take public comments on a Conditional Use Permit application filed by Birdhouse Properties LLC for the construction of a multi-family dwelling on Lots One (1) and Two (2), Dalton Meadows Subdivision in St. Paul, Howard County, Nebraska. Such property is located on the south side of Jay Street, west of Nelson Street. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Laura Berthelsen
Planning Secretary

For publication on March 16, 2022

Zoning Classification R-2

Value \$ 58,000

PERMIT NUMBER 2022-4
FEE \$50.00 CASH CHECK# 49477

pd
3/4/22

APPLICATION FOR A SIGN 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.

Business Owner/Applicant Mayhew Signs Inc. Property Owner Howard County Medical Center

Address 4413 E US Hwy 30 STE 2 Address 1113 Sherman St, St Paul Nebraska

City, State, Zip Grand Island NE 68801-9401 Phone Number St. Paul, NE 68873

Phone Number 308-382-7230 Cell Phone 308-754-4421

Complete Legal Description of the Property Block 10 Bartlett's Add, Lot E & F Bryan's Add & Tract of Land 264' ~ Lying North of Block F Bryan's Add St Paul

Size of Proposed Sign Sign Structure (12 ft x 10 ft) Sign Face: (8 ft. x 7 ft - 6 in.)

Type of Sign Monument Sign w/ 4'x8' D/F Message Center

Sign Construction/Material Concrete Base, Brick Surround, Acrylic Face, LED Lighting, Electronic Display Panels.

Where will sign be located on the property South Elevation West of East Entrance walk way.

Distance from ^{South} Front property line 10' Rear property line —

Distance from ^{East} Side property line 118' Second ^{West} Side property line 145'

Is there a utility easement on either the back or side property? NO

Approximately when will construction Start March 8, 2022 Finish 90 days

To Whom Should the Improvements be assessed? Howard County Medical Center

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-3-22
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

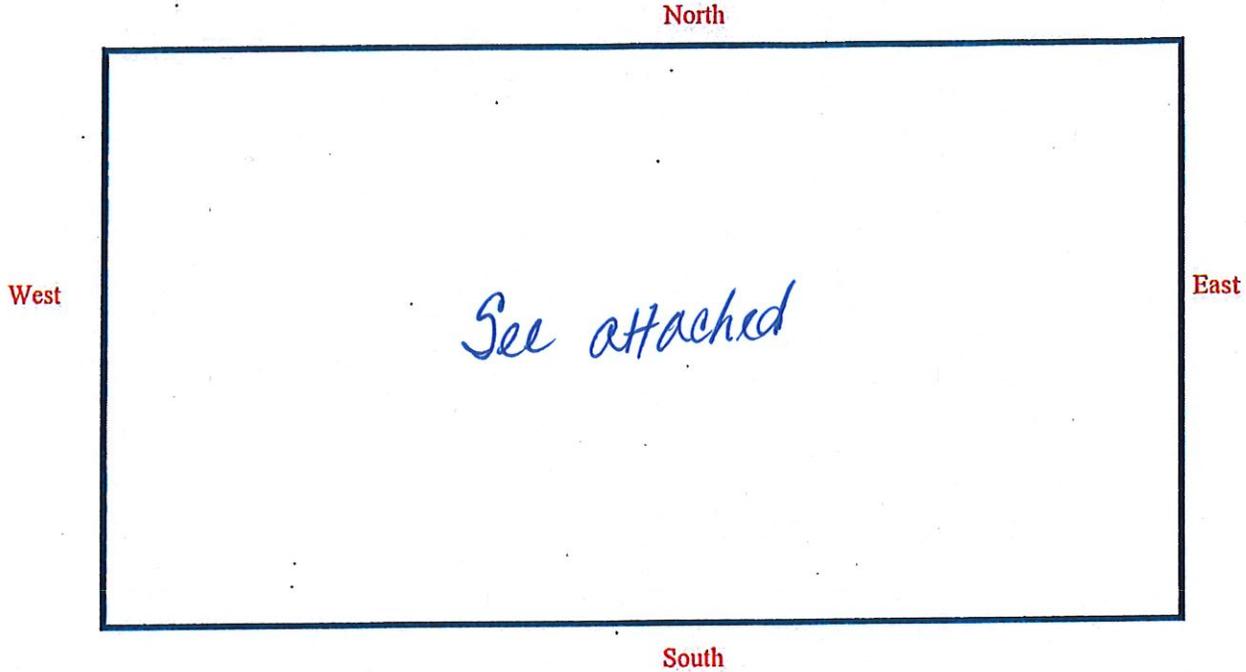
Is the proposed use permitted within this zoning district? ✓ YES _____ NO

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: See Attached Drawing



Street Name: North boundary M Street South boundary Kendall Street
 Street Name: West boundary Sheridan Street East boundary Sherman 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.**

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.

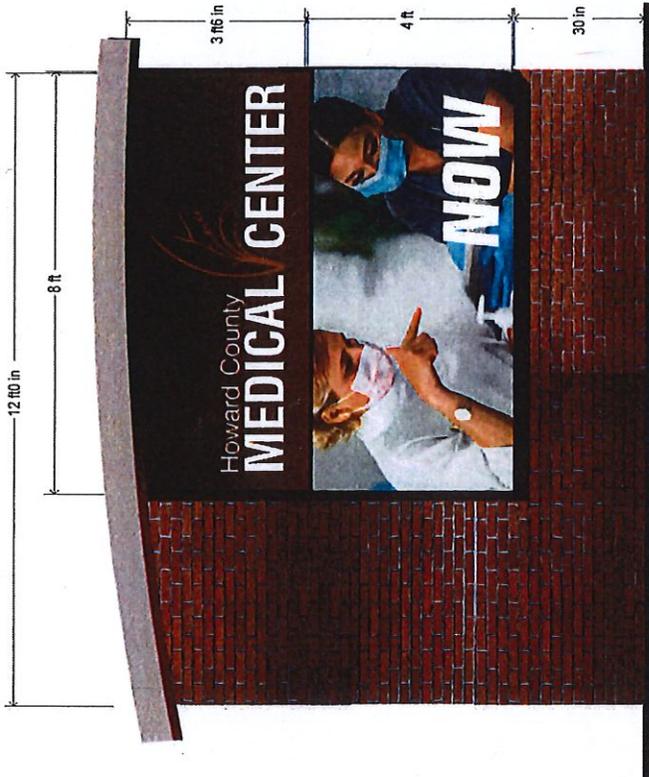
Signature of Applicant Voni Mattson *Voni Mattson* Date 3/3/2022

For Office Use Only:

Permit is Approved Denied _____ Date _____
 Zoning Administrator

Reasons for Denial: _____

2022-4



Aluminum cabinet acrylic acrylic laser cut push thru letters LED illumination letters only

Outdoor 7.6mm or 6.3 SMD LED panel, 1x2ft aluminium panel. IP67 rating. Brightness 7500nits to 8000nits. front service. Final screen size 8ft wide 4ft high, double sided

Outdoor use waterproof controller, including C4 player box, support WIFI internet. Cloud account provided free of charge. Light sensor for auto- brightness control included.



Sign Location
 ACCT REP. Raymond Mayhew
 Designer M
 Date 02/24/2021
 Revised
 Designer
 DESIGNER 2021
 Copyright © 2021 Mayhew Signs, Inc.
 Grand Island, NE 68801



Color shades on this drawing may vary, colors matches are to custom color numbers make sure all spelling is correct, colors and the layout design is correct for production of your sign. CHECK ALL SIZE, COLORS, AND PLACEMENT CAREFULLY! Verify all measurements

Art Work CUSTOMER APPROVAL

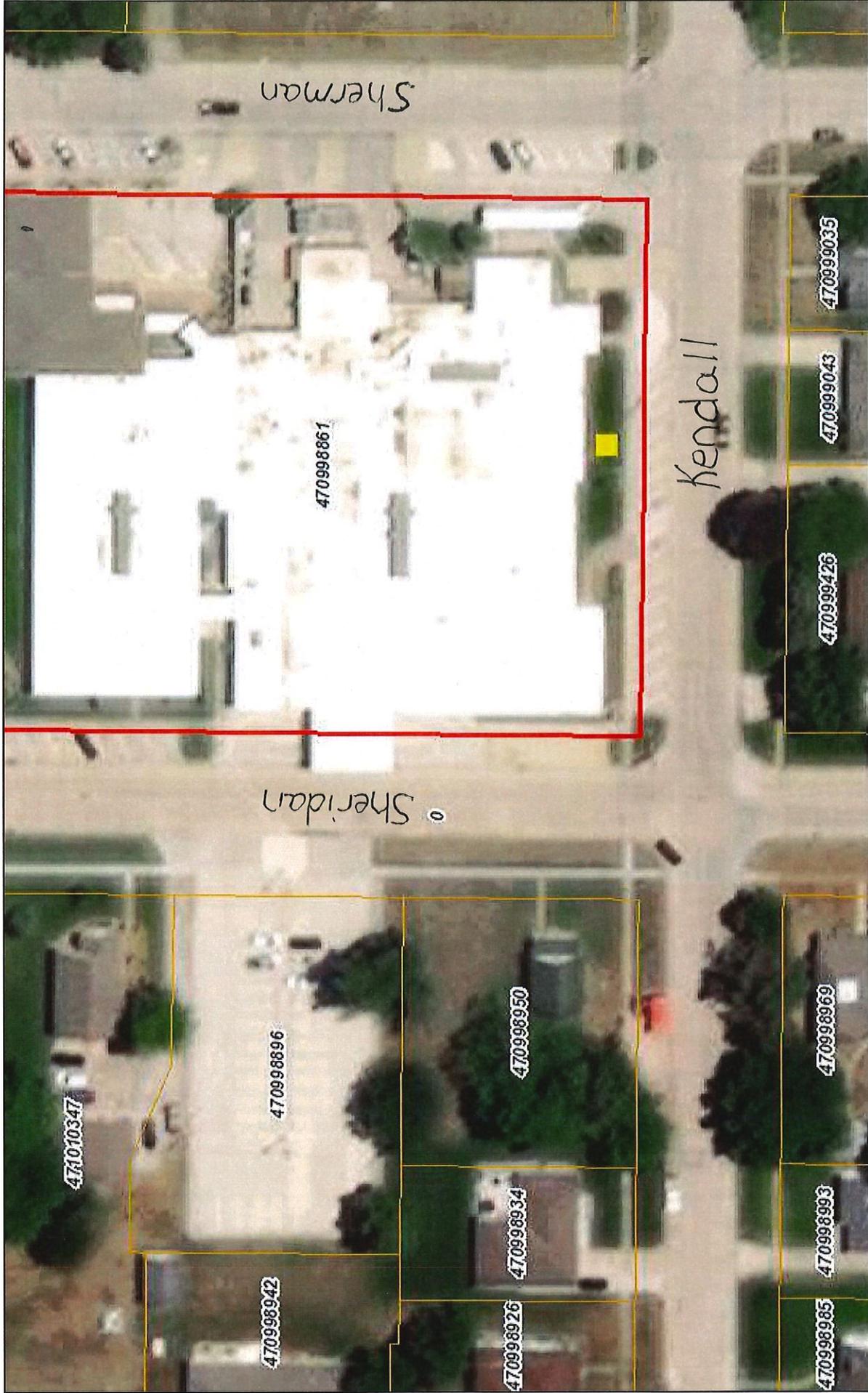
Color shades on this drawing may vary, colors matches are to custom color numbers make sure all spelling is correct, colors and the layout design is correct for production of your sign. CHECK ALL SIZE, COLORS, AND PLACEMENT CAREFULLY! Verify all measurements



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL AND OTHER APPLICABLE LOCAL CODES. THIS IS NOT A CONTRACT DOCUMENT AND BINDING OF THE SIGN

No part of this design, photos, & clipart may be reproduced in any form, without the prior written permission of the copyright owner.

2022-4

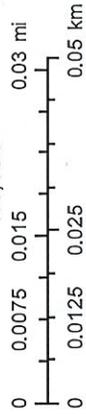


March 3, 2022

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.

1:1,090



Zoning Classification R-2

Value \$ 1500

PERMIT NUMBER 2022-5
FEE \$25.00 CASH CHECK# 7107
pd 3/11/22

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 required information is furnished.

Property Owner Corey/Tarra Larsen Contractor SELF

Address 615 Paul Street Address

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

Phone Number (308) 750-5397 Cell Phone

Complete Legal Description of the Property Lot 2 Block 3 Harris Sub St. Paul

Address of Construction Site 615 Paul Street
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Deck Dimension of Structure 24 x 36

Distance from Front property line 66' Rear property line 136'

Distance from Side property line 31' west side Second Side property line 113' from East

Is there a utility easement on either the back or side property? East side

Approximately when will construction Start Apr 1st 2022 Finish March 1 2023

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-14-22
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

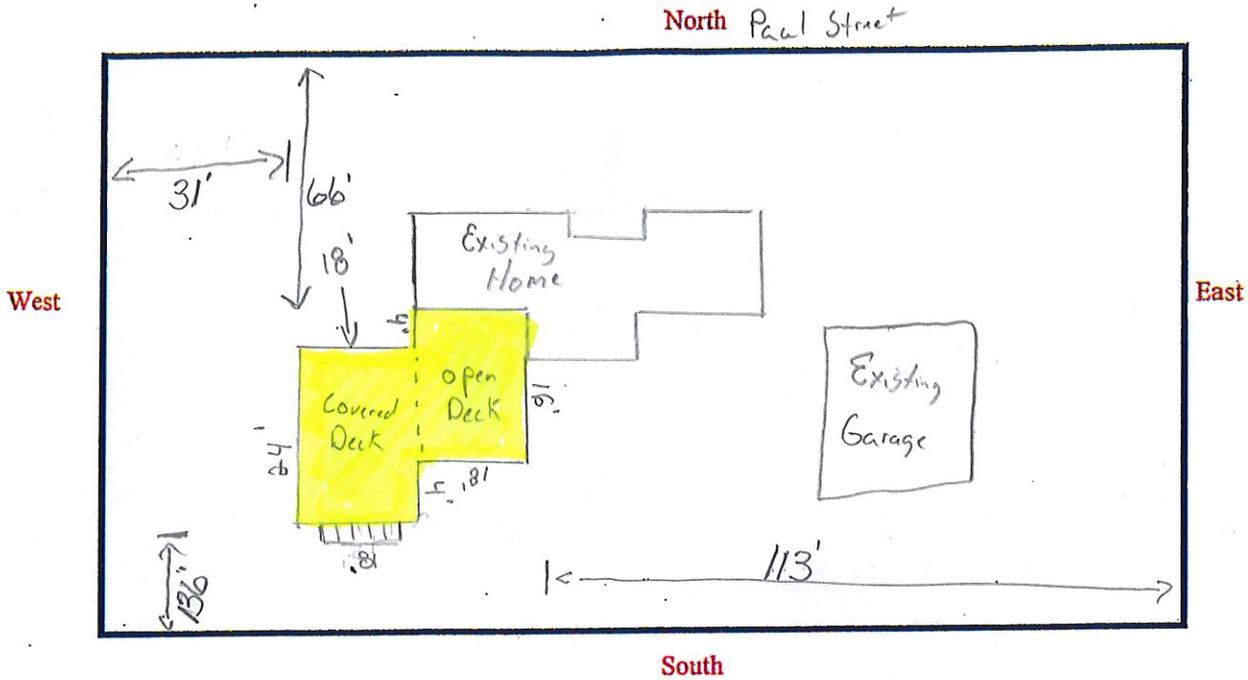
Does the proposed use meet all the required setback distances? ✓ YES NO

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?

(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 . Name of the Lot Split or Subdivision

Site Plan Sketch:



Street Name: North boundary Paul Street South boundary N/A
 Street Name: West boundary N/A East boundary N/A

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.**

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.

Signature of Applicant [Signature] Date 3/4/2022

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial: _____

Zoning Classification AE-R

Value \$ 155,000

PERMIT NUMBER 2022-6
FEE \$25.00 CASH CHECK# 548 ✓
pd 3/14/22

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 required information is furnished.

Property Owner Gary Ostermeier Contractor Kuszek Construction

Address 25 Howard Ave Address P.O. Box 117 Loup City, Ne 68853

City, State, Zip St. Paul, Ne 68873 Phone Number 308-627-3398

Phone Number 308-390-0079 Cell Phone _____

Complete Legal Description of the Property (SPTWP) (#170-2) Tract in the NW 1/4 SE 1/4 3-14-10
4.77 Acres

Address of Construction Site 25 Howard Ave, St Paul
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Sentinel Steel Building Dimension of Structure 60' X 80' X 14'

Distance from ^{North} Front property line 60' Rear ^{South} property line 485'

Distance from ^{East} Side property line 75' Second Side ^{West} property line 220'

Is there a utility easement on either the back or side property? NO

Approximately when will construction Start September Finish ?

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-14-22
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

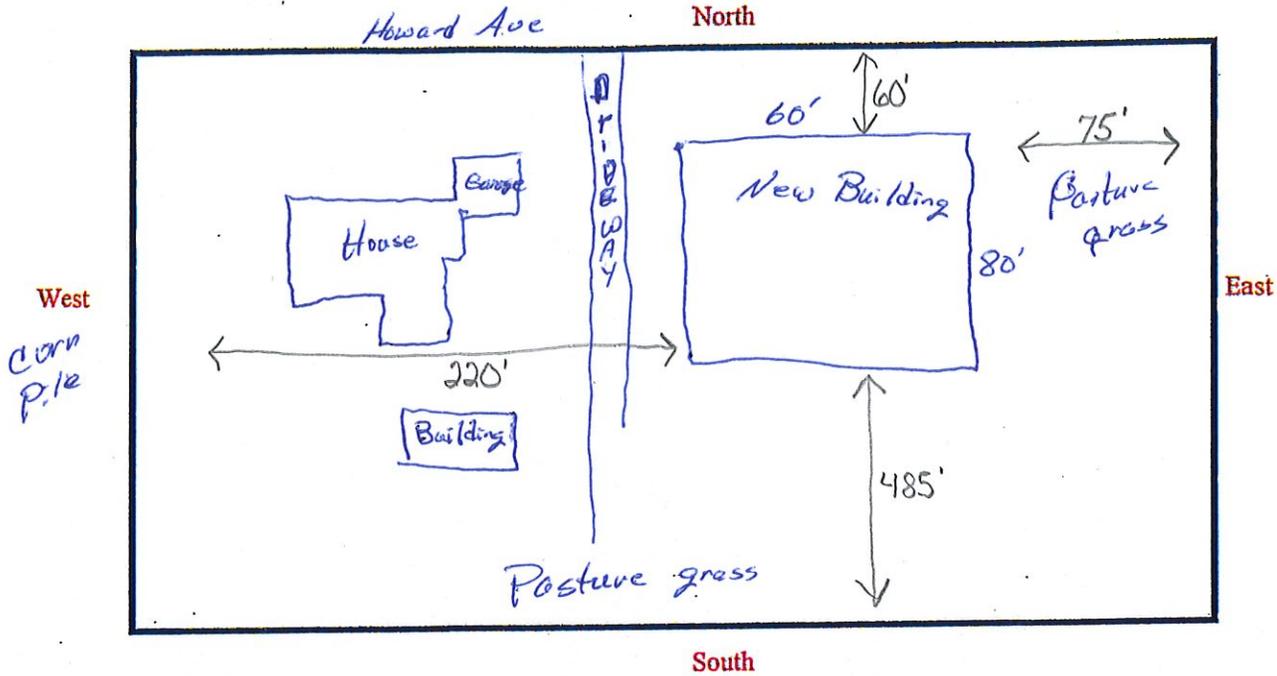
Does the proposed use meet all the required setback distances? YES NO

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? _____

(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 _____ Name of the Lot Split or Subdivision _____

Site Plan Sketch:



Street Name: North boundary Howard Ave South boundary X
 Street Name: West boundary X East boundary X

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.**

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.**

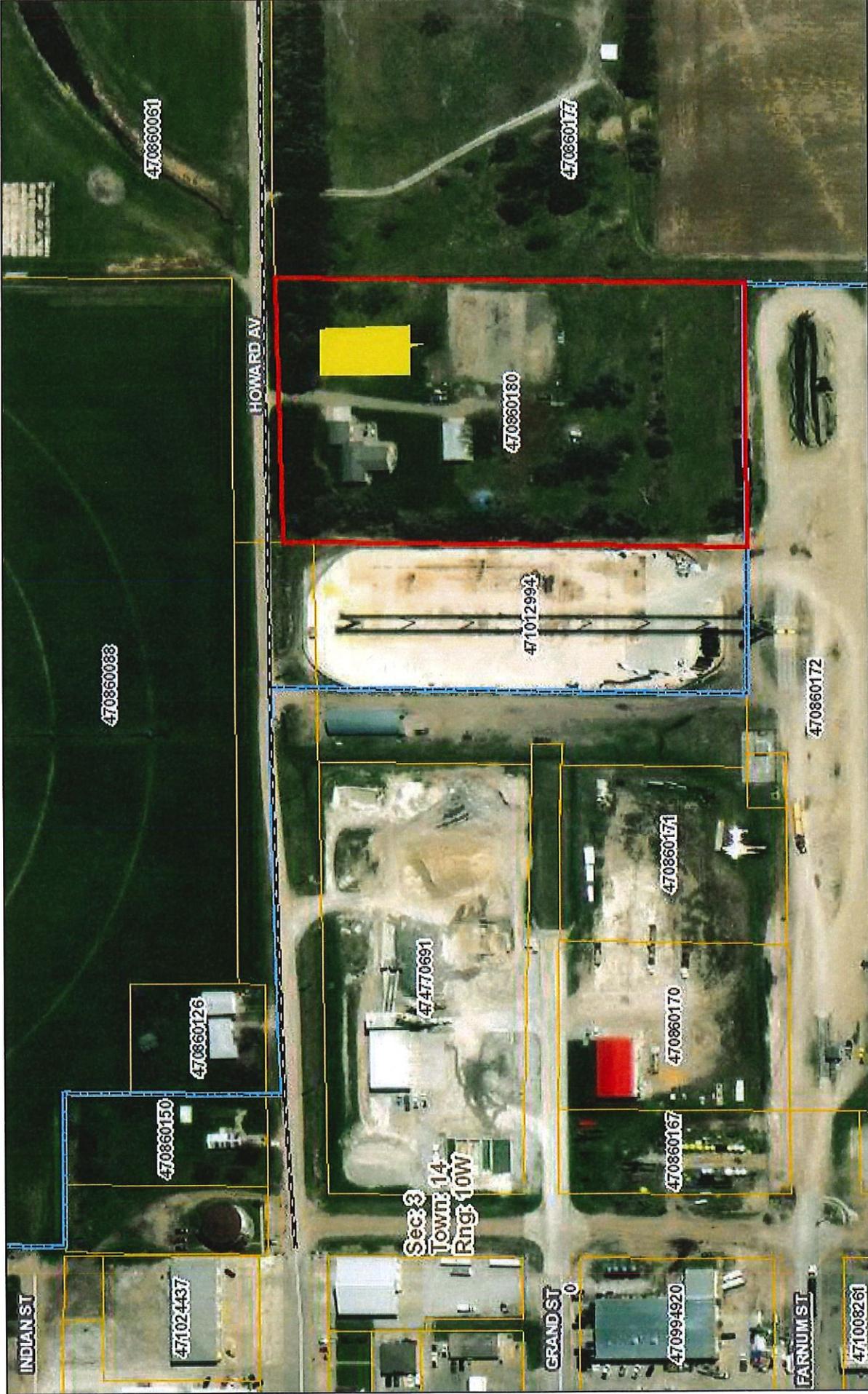
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Gay Ostermann Date 3-14-22

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

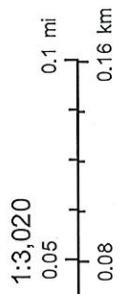
Reasons for Denial: _____



March 15, 2022

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.

Road Surface Type	Primitive	Odor Footprints	Class 4
Asphalt/Bituminous	Unimproved	Class 1	Farm
Concrete/Brick	Feeding Boundaries	Class 2	CAFO Waste
Gravel	Feeding Boundaries	Class 3	



Zoning Classification R-2

Value \$ 450,000

Paid

PERMIT NUMBER 2022-7

FEE \$25.00 CASH CHECK# 1287

pd 3/22/22

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 required information is furnished.

Property Owner ANDREW + JENNA WILSHUSEN Contractor ANDREW WILSHUSEN

Address 1528 Indian Street (Current: 332 NELSON ST) Address _____

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

Phone Number 402-768-1120 Cell Phone _____

Complete Legal Description of the Property (#1156-5) LOT 5 DALTON MEADOWS SUB ST PAUL

Address of Construction Site 1528 INDIAN STREET
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure 6' Wood Privacy Fence
NEW RESIDENTIAL HOME Dimension of Structure 105' 6" x 64' 5"

Distance from Front property line 21' 0" (EAST) Rear property line 105' (WEST)

Distance from Side property line 10' 0" (SOUTH) Second Side property line 24' 10" (NORTH)

Is there a utility easement on either the back or side property? YES

Approximately when will construction Start APRIL 4th, 2022 Finish DECEMBER 31st, 2022

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-22-22
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

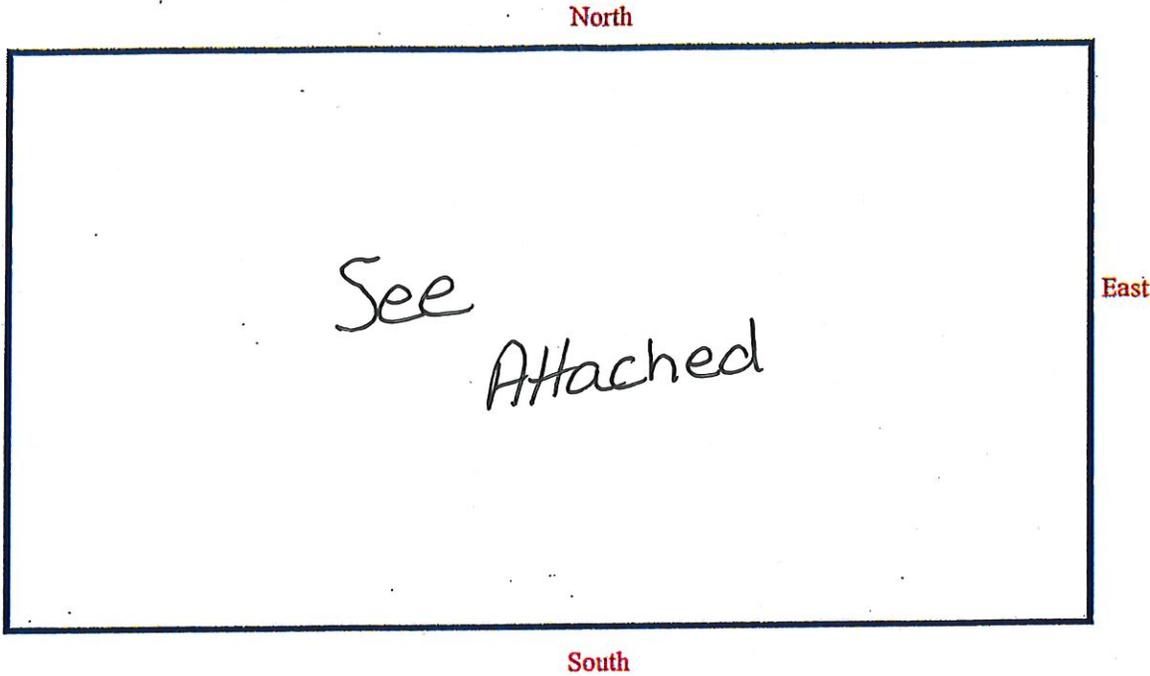
Does the proposed use meet all the required setback distances? YES NO

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? _____

(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 _____ Name of the Lot Split or Subdivision _____

Site Plan Sketch:



Street Name: North boundary _____ South boundary _____
 Street Name: West boundary _____ East boundary INDIAN 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.**

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.

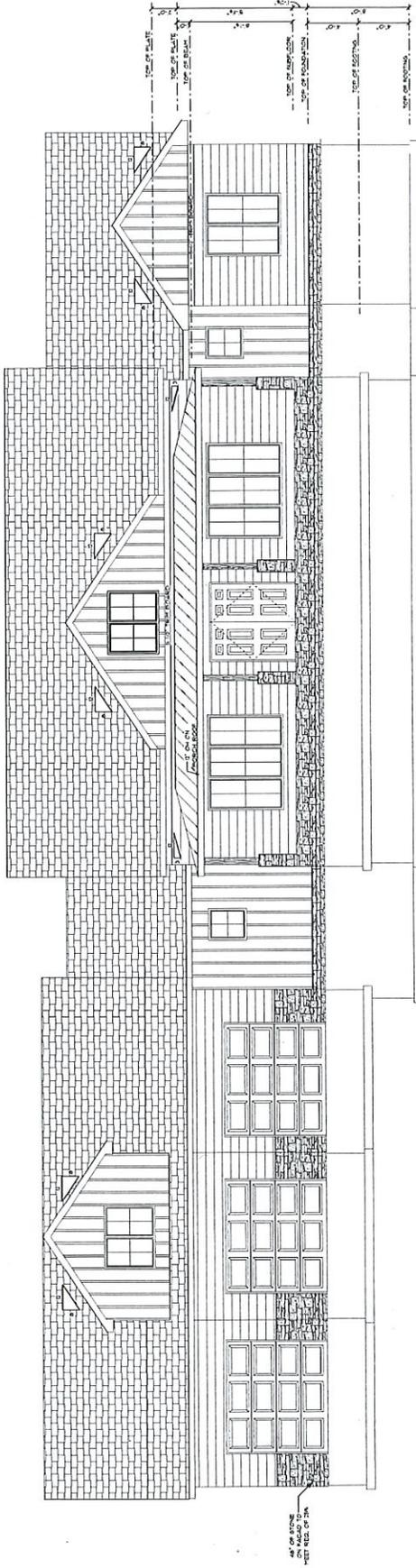
Signature of Applicant Al Hill Date 2/27/2022

For Office Use Only:

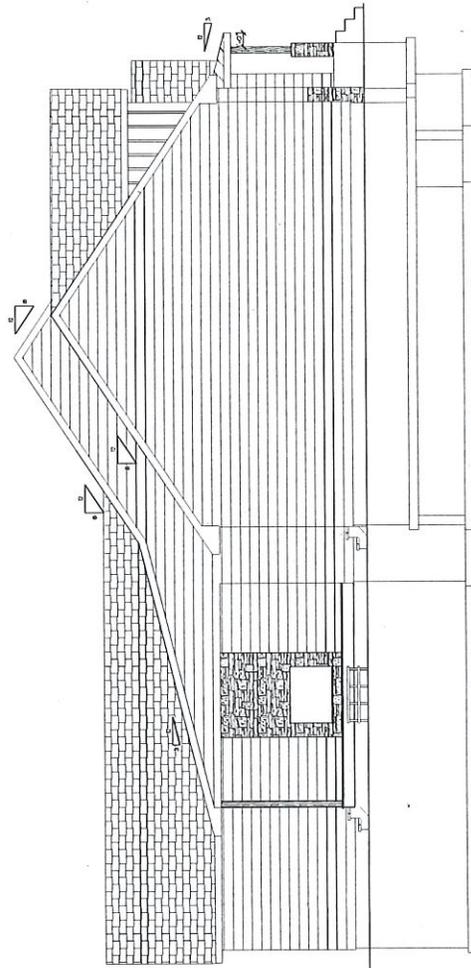
Permit is Approved _____ Denied _____ Date _____
 _____ Zoning Administrator

Reasons for Denial: _____

2022-7



FRONT ELEVATION
SCALE 1/4" = 1'-0"



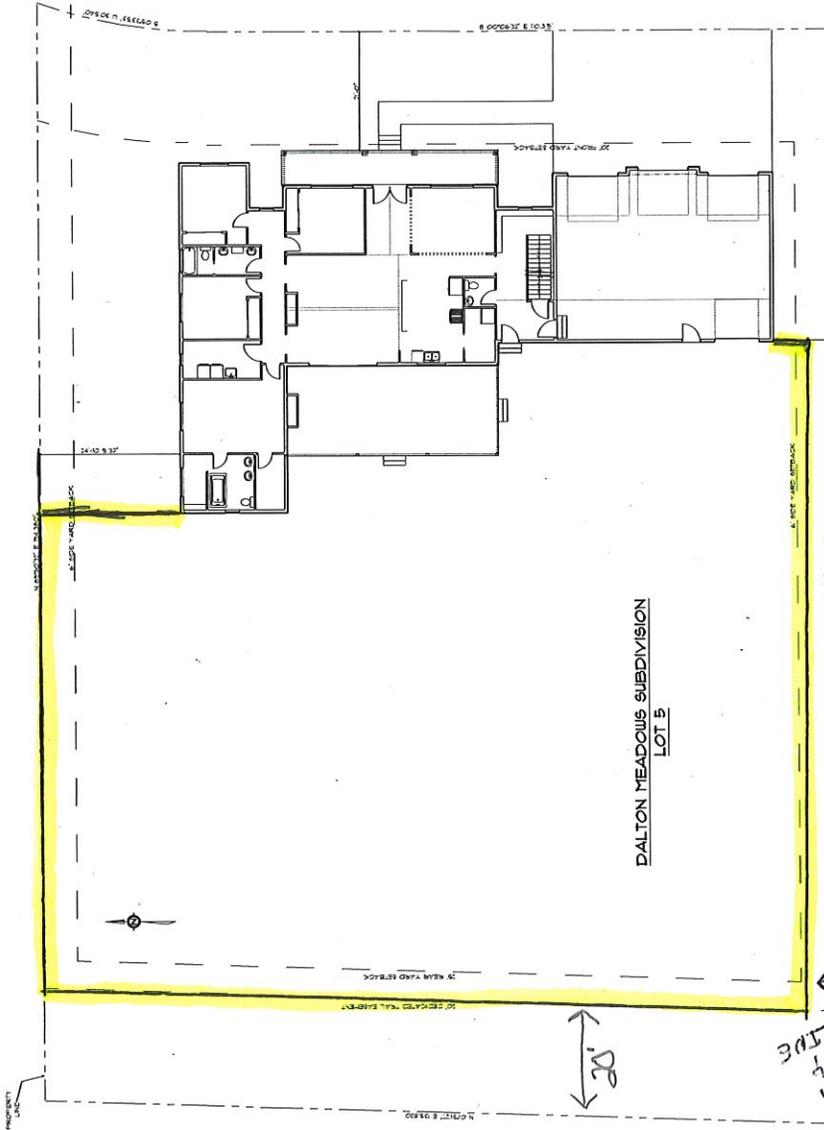
LEFT ELEVATION
SCALE 1/4" = 1'-0"

2/2/22
1/13/22
1/13/22

REVISION	DATE	DESCRIPTION
1	1/13/22	ISSUED FOR PERMITS
2	2/2/22	REVISED PER COMMENTS
3	2/2/22	REVISED PER COMMENTS

<p>BUILDERS LUMBER & BUILDING CENTER 1-308-382-5656 1000 S. 10TH ST. SUITE 100 MILWAUKEE, WI 53214</p>	<p>RESIDENCE DESIGNED FOR ANDREW AND JENNA ULLAHSEN 852 INDIAN STREET ST PAUL, NE 68053</p>
---	---

2022-7



SITE PLAN
SCALE: 1" = 10'-0"

Builders 1-308-382-2686 LUMBER & BUILDING CENTER <small>NOT BE USED FOR A CONTRACTING, ARCHITECTURAL, OR ENGINEERING PROJECT WITHOUT THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. THIS DOCUMENT IS THE PROPERTY OF BUILDERS LUMBER & BUILDING CENTER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</small>	RESIDENCE DESIGNED FOR ANDREU AND JENNA LULLHUSEN 1508 INDIAN STREET 81 PAUL, NE 68613	SHEET NO. 1
	DATE 2/1/22	PAISE 1

2022-7

Memorandum of Understanding

Dalton Meadows Subdivision
Lot #5
1528 Indian St.
St. Paul, NE 68873

Due to the permanent easement located in the property listed above, the Farwell Irrigation District wants to make record that from this date forward, the purchaser and successor is aware of that easement. Furthermore, it is understood that no permanent structures, semi-permanent structures, concrete pads, or deeply anchored items will be placed over or on said easement.

In the event of a repair or replacement of infrastructure within the easement, any easement overlap will be the responsibility and liability of the property owner to remove and replace, at the property owners expense. This includes but not limited to; buildings, fences, landscaping, underground sprinklers, patios, ect.

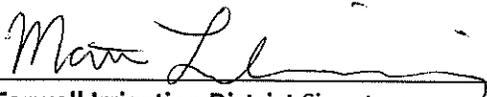
Due to the complexity of repairing and replacing infrastructure within the easement, it is also encouraged that any bordering structures remain a safe distance from the easement, to allow large equipment access for proper construction. This is suggested for the safety of the construction and the safety of the property. All work performed shall be done in a safe and respectful manner.



Property Owner Signature

3/22/2022
Date

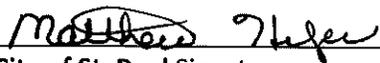
ANDREW WILSHUSEN
Print Name



Farwell Irrigation District Signature

3-22-2022
Date

Matt Lukagiewicz
Print Name



City of St. Paul Signature

3-22-2022
Date

Matthew Helzer
Print Name