

Planning Commission Meeting

Monday, September 26, 2022 12:00 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 26th day of September, 2022 at 12:00 p.m. (noon) 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). Notice of the meeting was published in the Phonograph Herald, a legal newspaper in Howard County, Nebraska. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the September 12, 2022 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2022-32 Zac Nowak - fence at 1003 Sheridan Street
 - (b) 2022-33 City of St. Paul - monument sign near Highway 281 & Adams Street
 - (c) 2022-34 Paula Imler - fence at 708 3rd Street
 - (d) 2022-35 Howard County aka Howard County Medical Center - Therapy / Wellness Center
 - (e) 2022-36 Jordan Nielsen - fence at 1320 Paul Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
September 12, 2022
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 12th day of September, 2022 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 12:01 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 posted in four (4) public places. 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, Arvilla Jacobs, and Tyler Solko. Commission member absent: Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Solko moved to approve the August 29, 2022 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2022-28 Jason Leth – construct car lean-to at 1315 Grant Street
- (b) 2022-29 Terrie Heaps – construct house at 1403 9th Street
- (c) 2022-30 Kim & Lisa Jensen – construct house at 422 Paul Street
- (d) 2022-31 Alice Osterman/Tom Davis – install storage shed at 1121 2nd Street

Commission member Becker moved to approve Zoning Permit application 2022-28. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0.

Commission member Becker moved to approve Zoning Permit applications 2022-29 and 2022-30. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye. Commission member Solko abstained. Nays none. Motion carried 3/0.

Commission member Becker moved to approve Zoning Permit application 2022-31. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Solko voted aye. Commission member Woodgate vote nay due to the storage shed having already been placed on the property prior to the application being approved. Motion carried 3/0.

The next St. Paul Planning Commission meeting date will be held on September 26, 2022 at noon.

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

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2 Value \$ 2,000

PERMIT NUMBER 2022-32
FEE \$25.00 CASH CHECK# 1079 CC
paid 9/9/22

APPLICATION FOR A FENCE PERMIT

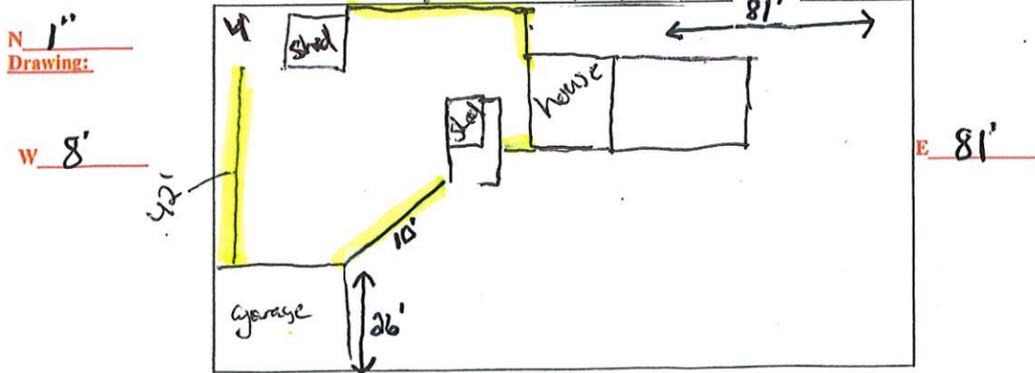
St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Zac Nowak Contractor Jeff Ross
Address 1003 Sheridan Street Address 2419 Riverside Drive, Grand Island
City, State, Zip St. Paul, NE, 68873 Phone Number 308-391-1700 68801
Phone Number 308-379-9259 Cell Phone ←
Complete Legal Description of the Property Lots 8, 9 and 10 Exc 10 44' Block 12 Bartletts St. Paul
Address of Fence Site 1003 Sheridan Street Size & Kind 6ft wooden Privacy - 134ft
Replacement or New Fence: New
Approximately when will the construction: Start Sep. 10th ish Finish Fall 2022
To Whom Should the Improvements be assessed? Zac Nowak
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 9-9-22
(Matt Helzer's signature)

Recommendations needed before approval: _____

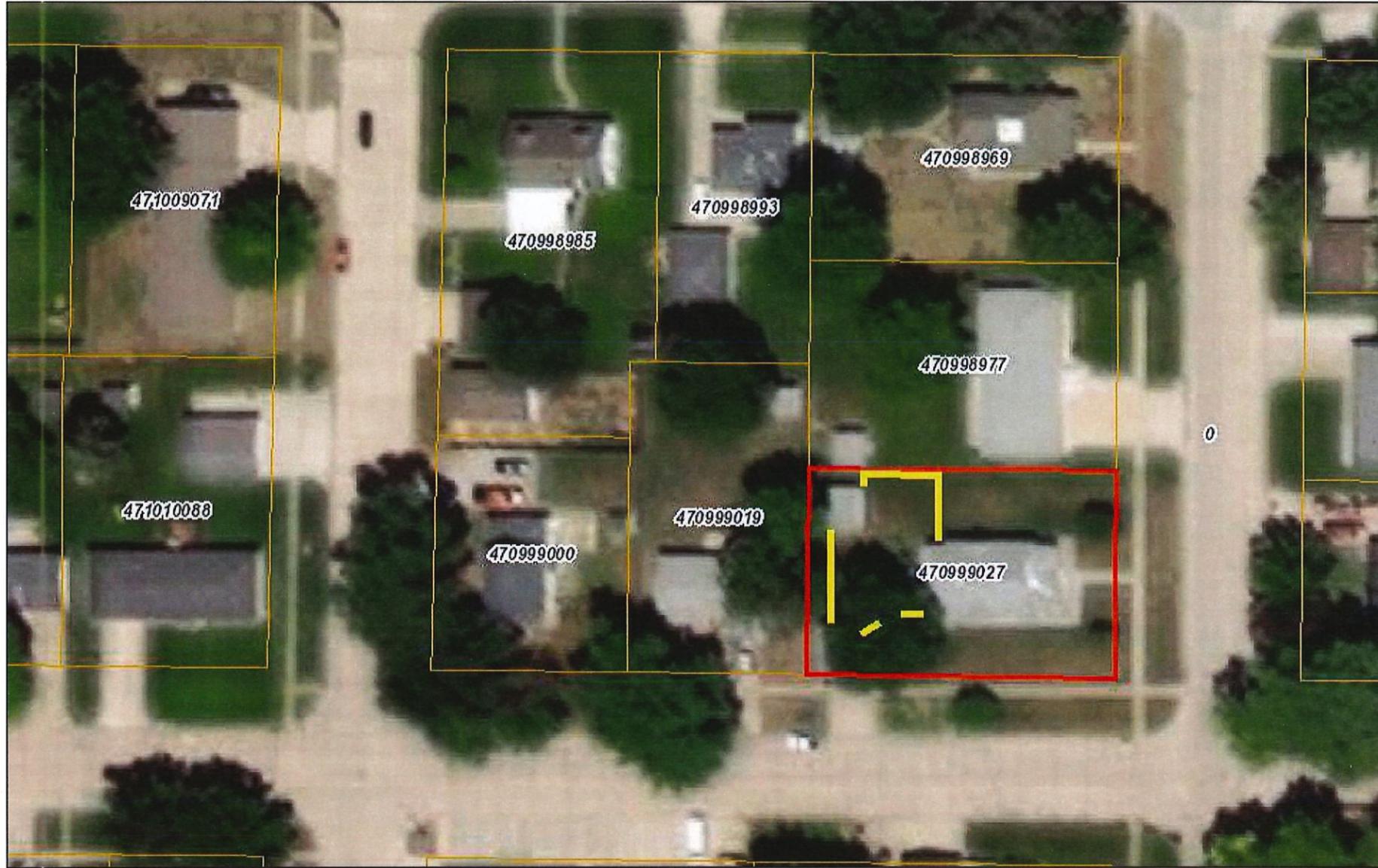
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 Zac Nowak Date 9/6/22



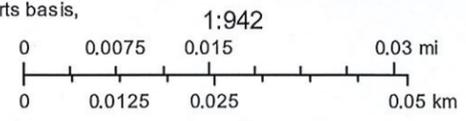
For Office Use Only: Permit is Approved Denied S 26' Date _____
Zoning Administrator

Reasons for Denial: _____



September 12, 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.

 Parcels



Zoning Classification I-1 Value \$ 17,000 PERMIT NUMBER 2022-33
FEE \$50.00 CASH CHECK# wave fee

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 City of St. Paul Property Owner St. Paul Development Corp.

Address 704 6th Street Address 423 Howard Ave.

City, State, Zip St. Paul, NE 68873 Phone Number 308-754-2181

Phone Number 308-754-4483 Cell Phone

Complete Legal Description of the Property Lot 20 Middle Loup Sub St. Paul

Address of Business

Size of Proposed Sign 20' x 10'

Type of Sign Aluminum with vinyl graphics with brick base

Sign Construction/Material

Where will sign be located on the property Lot 20 Middle Loup Sub, NW corner of lot

Distance from Front property line 10' Rear property line

Distance from Side property line 10' Second Side property line

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

Approximately when will construction Start Oct 2022 Finish Nov 2022

To Whom Should the Improvements be assessed?

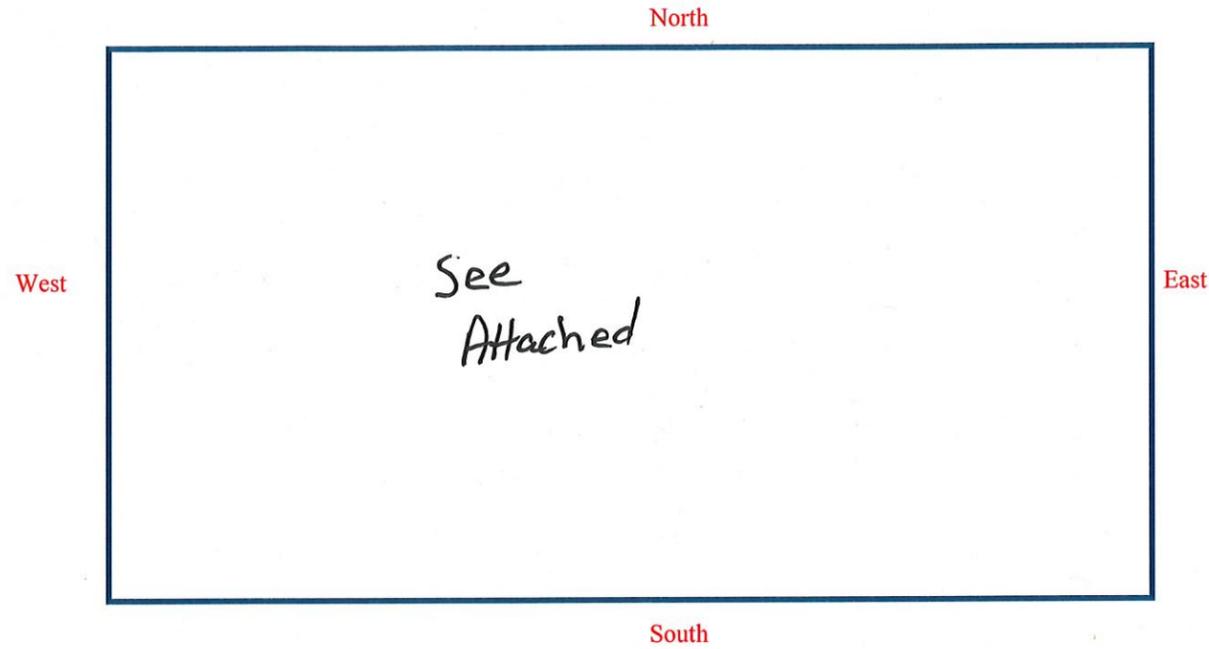
Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 9-19-22
(Matt Helzer's signature)

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:



Street Name: North boundary _____ South boundary _____
 Street Name: West boundary _____ East boundary _____

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.

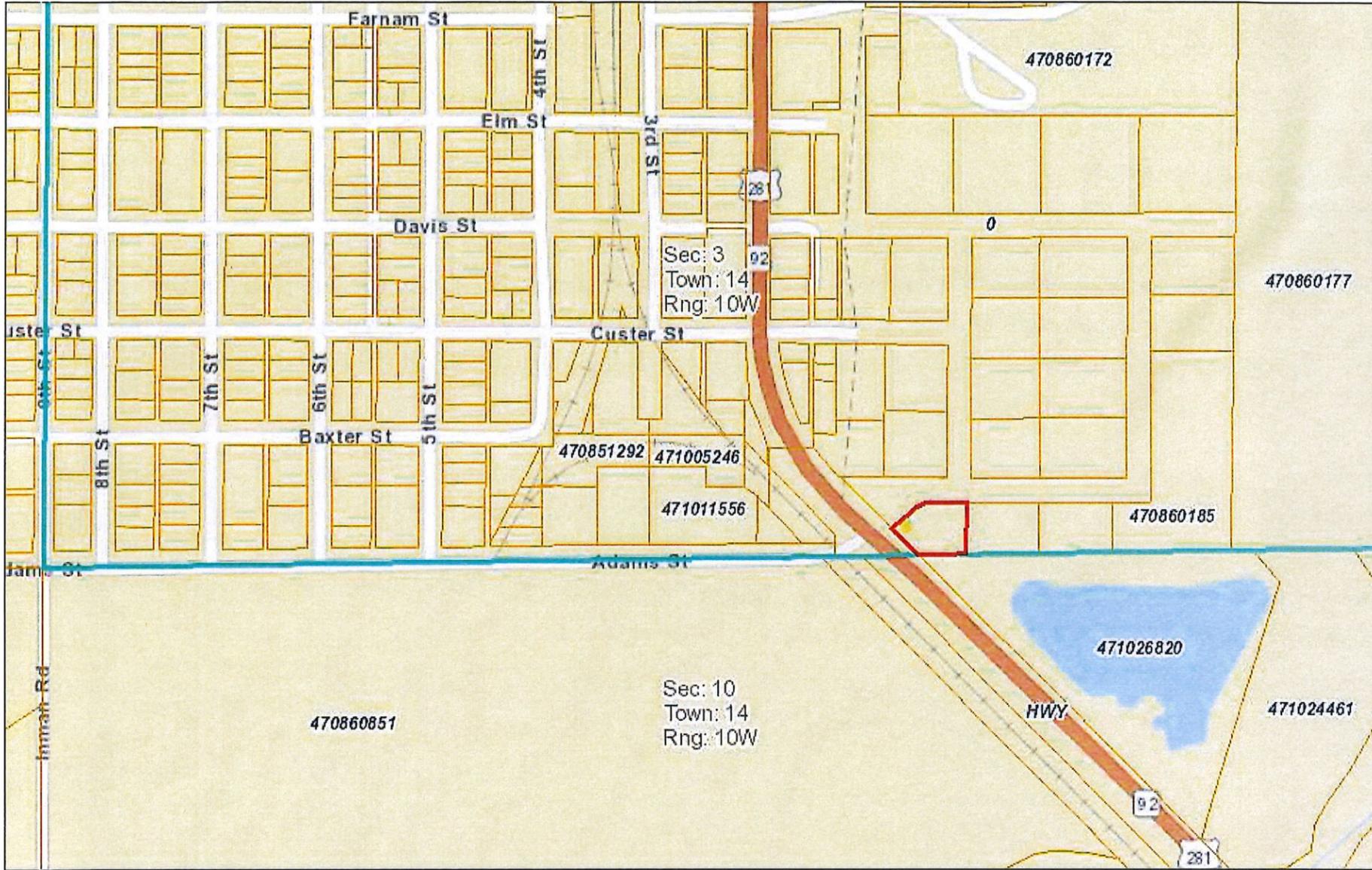
Signature of Applicant Dream Salke Date 9-19-22

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____

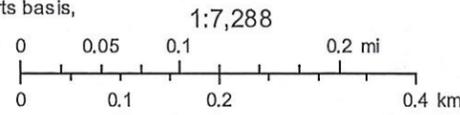
 Zoning Administrator

Reasons for Denial: _____



September 13, 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.

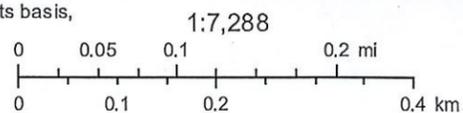
- Parcels
- Sections





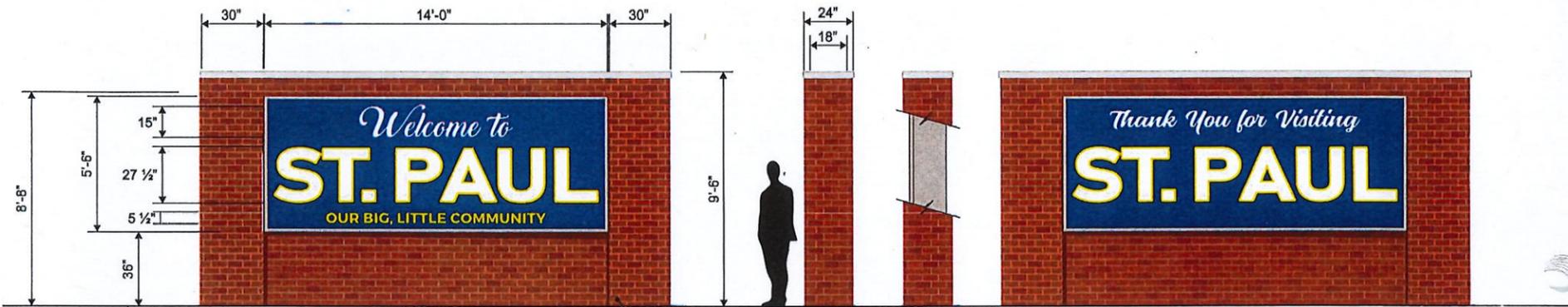
September 13, 2022 DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections



2022-33

S/F MONUMENT SIGN DISPLAY
SCALE: 1/4" = 1'



NOTE:
BRICK BASE AND COLUMNS
ARE BY OTHERS.

S/F MONUMENT SIGN DISPLAY	
INTERIOR FRAME:	ANGLEIRON FRAME
CABINET SKIN/COLOR:	ALUM. PAINTED LIGHT BEIGE
RETAINERS:	ALUM. PAINTED LIGHT BEIGE
FACE MATERIAL:	ALUM. PAINTED LIGHT BEIGE
GRAPHICS:	APPLIED VINYL GRAPHICS
ILLUMINATION:	WHITE LED MODULES
INSTALLATION:	CABINET IS TO BE INSTALLED IN CUSTOMER SPECIFIED LOCATION
	Cobalt Blue 230-157
	Yellow 230-015

SIMULATED NIGHT VIEW



PROPOSED

TRI-CITY SIGN COMPANY
DESIGNING YOUR FUTURE...

363 N Elm Street
Grand Island, NE 68801
800.339.4779
tricitysign.com
© 2007 TRI-CITY SIGN COMPANY

SALESPERSON: Jeff Benson
DRAWN BY: Sean Cornett
DRAWING #: 22575
Approved By:

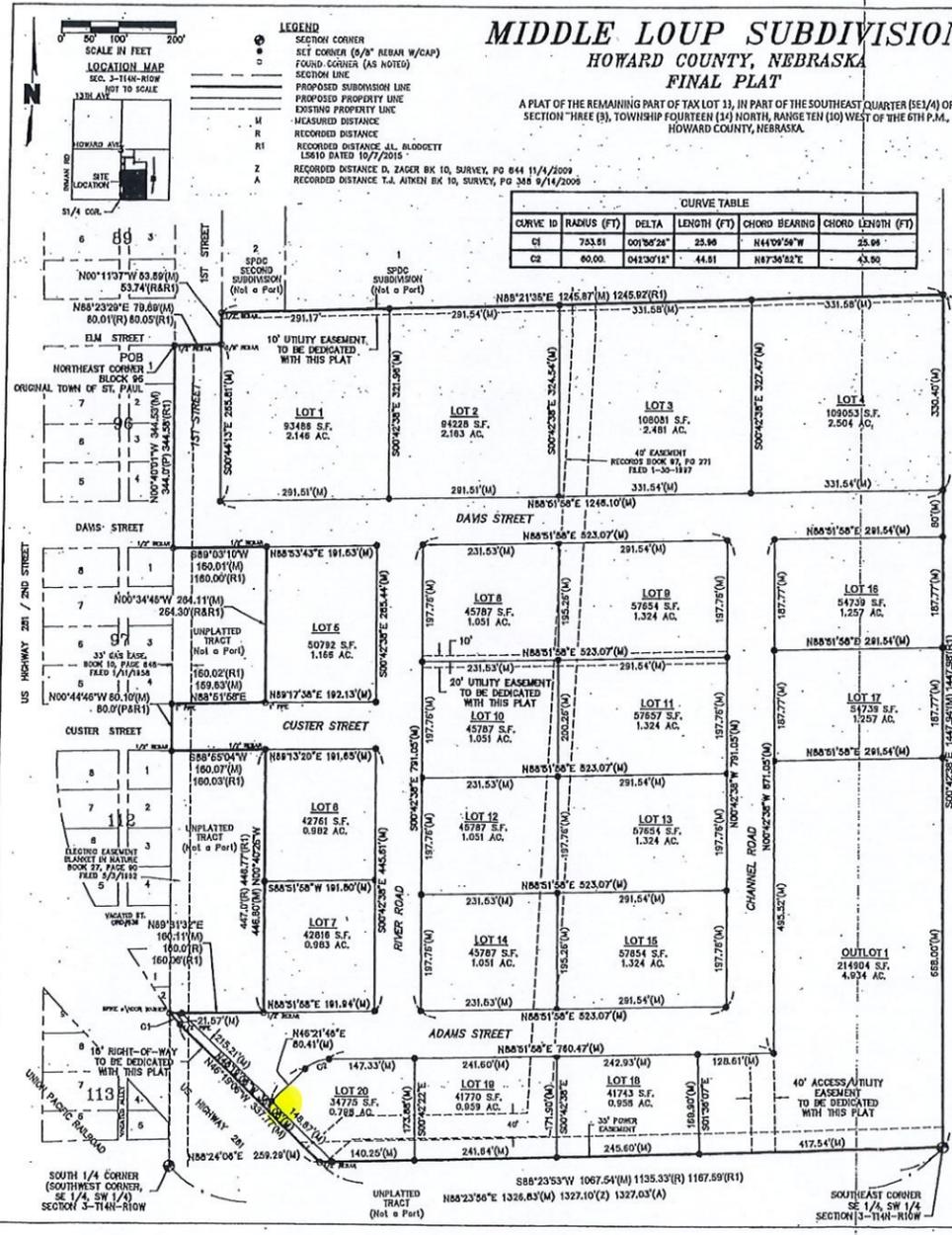
Welcome to
ST. PAUL

704 6th Street
St. Paul, NE 68873
Date: 10 Mar 2022
Revised: 02 May 2022

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
UL LISTED

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. TRI-CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.
Signed: _____ Date: _____
Sales Rep. _____ Date: _____

2022-33



LEGAL DESCRIPTION

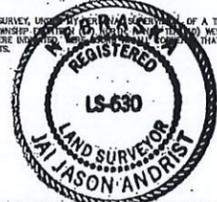
A TRACT OF LAND LOCATED IN THE REMAINING PART OF TAX LOT 13, IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 96, ORIGINAL TOWN OF ST. PAUL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°23'28"E, ALONG THE SOUTH LINE OF A TRACT OF LAND RECORDED AND DESCRIBED IN RECORD BOOK 14, PAGE 1764 OF THE HOWARD COUNTY CLERK'S OFFICE, A DISTANCE OF 79.69 FEET; THENCE N00°11'37"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 53.59 FEET TO THE NORTH LINE OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2, SPDC SECOND SUBDIVISION; THENCE N88°23'28"E, ALONG SAID NORTH LINE OF TAX LOT 13, A DISTANCE OF 1245.87 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, SPDC SUBDIVISION; THENCE S00°42'28"E, ALONG THE EAST LINE OF SAID TAX LOT 13, A DISTANCE OF 1447.84 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 3 AND ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 13; THENCE S88°23'28"E, ALONG THE SOUTH LINE OF SAID TAX LOT 13 AND ALSO BEING THE SOUTH LINE OF SAID SPDC SUBDIVISION; THENCE S00°42'28"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 337.77 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 01°28'26", HAVING A RADIUS OF 753.51 FEET, AND CHORD BEARING OF N44°09'56"W, A CHORD DISTANCE OF 25.98 FEET TO A POINT ON THE EAST LINE OF LOT 2, BLOCK 113, ORIGINAL TOWN AND THE WEST LINE OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 39, PAGE 510 OF THE HOWARD COUNTY CLERK'S OFFICE; THENCE N89°31'32"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT, A DISTANCE OF 160.11 FEET TO THE SOUTHWEST CORNER OF SAID RECORDED TRACT; THENCE N00°40'28"W, AND 160.0 FEET PARALLEL WITH THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 448.82 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 46, PAGE 636; THENCE S88°55'04"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 180.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 112, ORIGINAL TOWN AND ALSO BEING THE WEST LINE OF SAID TAX LOT 13; THENCE N00°44'48"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 80.10 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 97, ORIGINAL TOWN AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 46, PAGE 636; THENCE N89°31'32"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 182.83 FEET TO THE SOUTHWEST CORNER OF SAID RECORDED TRACT OF LAND; THENCE N00°34'45"W, ALONG THE EAST LINE OF SAID RECORDED TRACT AND 180.0 FEET PARALLEL WITH THE WESTERLY LINE OF SAID TAX LOT 13, A DISTANCE OF 284.11 FEET TO THE NORTHEAST CORNER OF SAID RECORDED TRACT OF LAND; THENCE S89°31'32"E, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 97, ORIGINAL TOWN; THENCE N00°40'28"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 344.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,768,455.89 SQUARE FEET OR 40,599 ACRES MORE OR LESS OF WHICH 8.512 ACRES ARE HEREIN DESIGNATED RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON March 26th 2019, I COMPLETED AN ACCURATE SURVEY, USING THE METHODS AND EQUIPMENT SPECIFIED IN THE STATE STATUTES OF NEBRASKA, OF A TRACT OF LAND LOCATED IN THE REMAINING PART OF TAX LOT 13, IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THREE (3), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREON THAT BORN MARKERS, EXCEPT WHERE SHOWN OTHERWISE, WERE FOUND AND LOCATED IN ACCORDANCE WITH THE DIMENSIONS AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

David K. Erdm
DAVID K. ERDM, REGISTERED LAND SURVEYOR NUMBER, LS-630



DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT ST. PAUL DEVELOPMENT CORPORATION, INC., BEING THE OWNERS OF THE TRACT DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "MIDDLE LOUP SUBDIVISION" IN THE REMAINING PART OF TAX LOT 13, IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THREE (3), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREON AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREIN, AND HEREBY PROHIBITING THE PLACING OF TENTS, BUREAU AND SUBURBAN PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____ NEBRASKA, THIS _____ DAY OF _____ 2019.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ 2019, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID K. ERDM, PRESIDENT, ST. PAUL DEVELOPMENT CORPORATION, INC., TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL, AT _____ NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY CITY COUNCIL OF ST. PAUL

THIS PLAT OF "MIDDLE LOUP SUBDIVISION" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA, ON THIS _____ DAY OF _____ 2019, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR _____ ATTEST CITY CLERK _____

APPROVAL OF ST. PAUL CITY PLANNING COMMISSION

THIS PLAT OF "MIDDLE LOUP SUBDIVISION" WAS APPROVED BY ST. PAUL PLANNING COMMISSION ON THIS _____ DAY OF _____ 2019.

CHAIRPERSON _____ SECRETARY _____

COUNTY TREASURER CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBARRASSED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS _____ DAY OF _____ 2019.

COUNTY TREASURER _____

REGISTER OF DEEDS CERTIFICATE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____ 2019 AT _____ O'CLOCK, AND IS DULY RECORDED IN PLAT BOOK _____ PAGE _____

REGISTER OF DEEDS _____ DEPUTY _____

OWNERS: ST. PAUL DEVELOPMENT CORPORATION, INC.
SUBDIVIDER: ST. PAUL DEVELOPMENT CORPORATION, INC.
SURVEYOR: OLSSON ENGINEERS & ARCHITECTS
NUMBER OF LOTS: 20 LOTS/1 OUTLOT

Survey Record Repository
RECEIVED
\$5.00
MAY 29 2019
HOWARD
1421-303

SECTION CORNER TIES
SOUTH 1/4 COR. SEC. 13, T14N, R10W
FOUND "X" ON CONCRETE RAILROAD PANEL
N 18.4" TO BRASS PLUG IN CONCRETE PANEL
NW 32.8" TO PK NAIL IN CONCR. JOINT IN ADAMS
N 32.8" TO PK NAIL IN POWER POLE
SE 48.5" TO RH IN POWER POLE

SOUTHWEST COR. SE1/4, SW1/4, SEC. 3, T14N, R10W
FOUND 1-1/4" PIPE
N 9.32" TO PK NAIL IN FENCE POST
E 8.83" TO PK NAIL IN FENCE POST
NE 0.55" TO NEAR SDC OF CORNER POST
SW 29.48" TO NAIL IN POWER POLE

OLSSON
201 East 13th Street
Grand Island, NE 68801
TEL 308-384-8100
FAX 308-384-2162

PROJECT NO. 2018-204
ST. PAUL
DEVELOPMENT
CORPORATION
BY
DR. HOWARD GIL



Metal =
 Lattis = 24"
 $\div 2 = 12"$
 $1" \times 6" = 5 \frac{3}{4}"$

2022-34

Post

5 3/4" x

Galvanized Steel Panel

24" x
 1 width wide steel

Galvanized Steel Panel

24" Ribs
 x
 1 width steel panel

5 3/4"

Post

1" x 5 3/4" x

4" Post

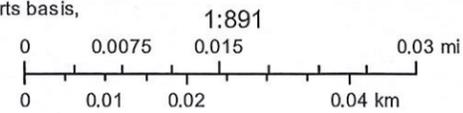
2022-34





September 22, 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.

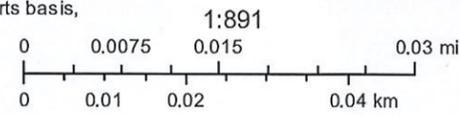
 Parcels





September 22, 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.

□ Parcels



Zoning Classification R-2 Value \$ 8,000,000 PERMIT NUMBER 2022-35
FEE \$100.00 CASH _____ CHECK# 1000031872
pd 8/22/22

APPLICATION FOR A COMMERCIAL 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 Howard County AKA Howard County Contractor BD Construction
Address 1113 Sherman St Medical Center Address 209 East 6th St Kearney NE 68848
City, State, Zip St Paul NE 68873 Phone Number 308-234-1836
Phone Number 308-754-4421 Cell Phone 308-440-4563
Complete Legal Description of the Property see attached

Address of Construction Site 1113 Sherman St, St Paul NE 68873
(If none, one must be registered with City of St. Paul or the 911 center.) Is property in the Flood Plain? No

Proposed Structure & Use Therapy/Wellness Center Dimension of Structure 116 x 150

Plans Submitted to Fire Marshall Office TBD

Distance from ^{North} Front property line 14' 6" Distance from ^{South} Rear Property Line 420' 6"
Distance from ^{West} Side Property Line 1' 1/2" Distance from ^{East} Second Side Property Line 147'

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

Approximately when will construction Start Fall 2022 Finish Spring 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. 9-20-22 Date of visit 8/5/2022
(Matt Helzer's signature)

Recommendations needed before approval: Identify ownership of North end of Lot

Does not meet north and west side setbacks

(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? _____

PERMIT NUMBER 2022-35

Site Plan Sketch:

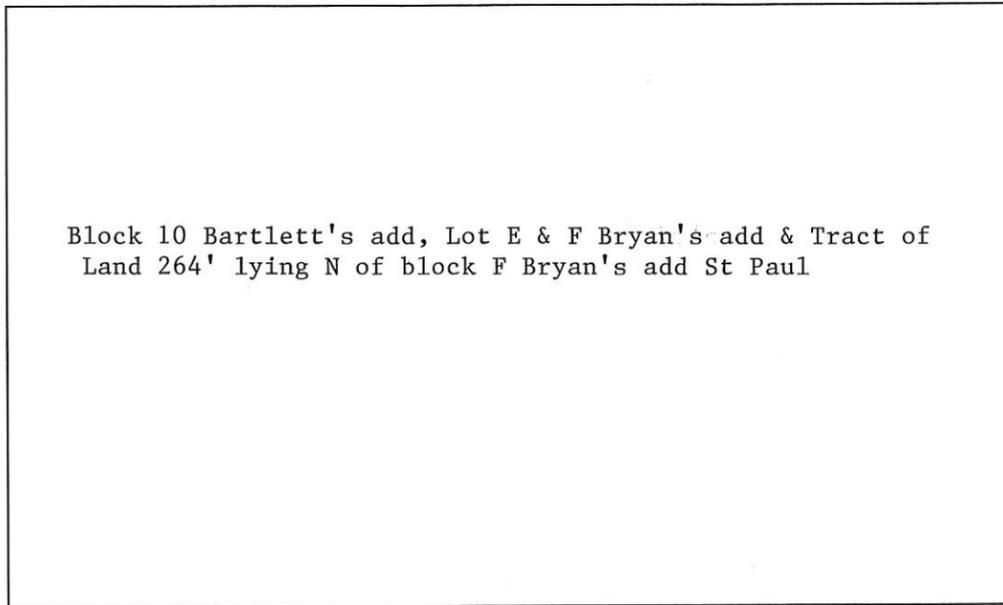
North Street Name M Street

West Street Name

Sheridan

East Street Name

Clinic



Block 10 Bartlett's add, Lot E & F Bryan's add & Tract of Land 264' lying N of block F Bryan's add St Paul

South Street Name Hospital

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 CONSTRUCTION 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  Date 8/17/2022

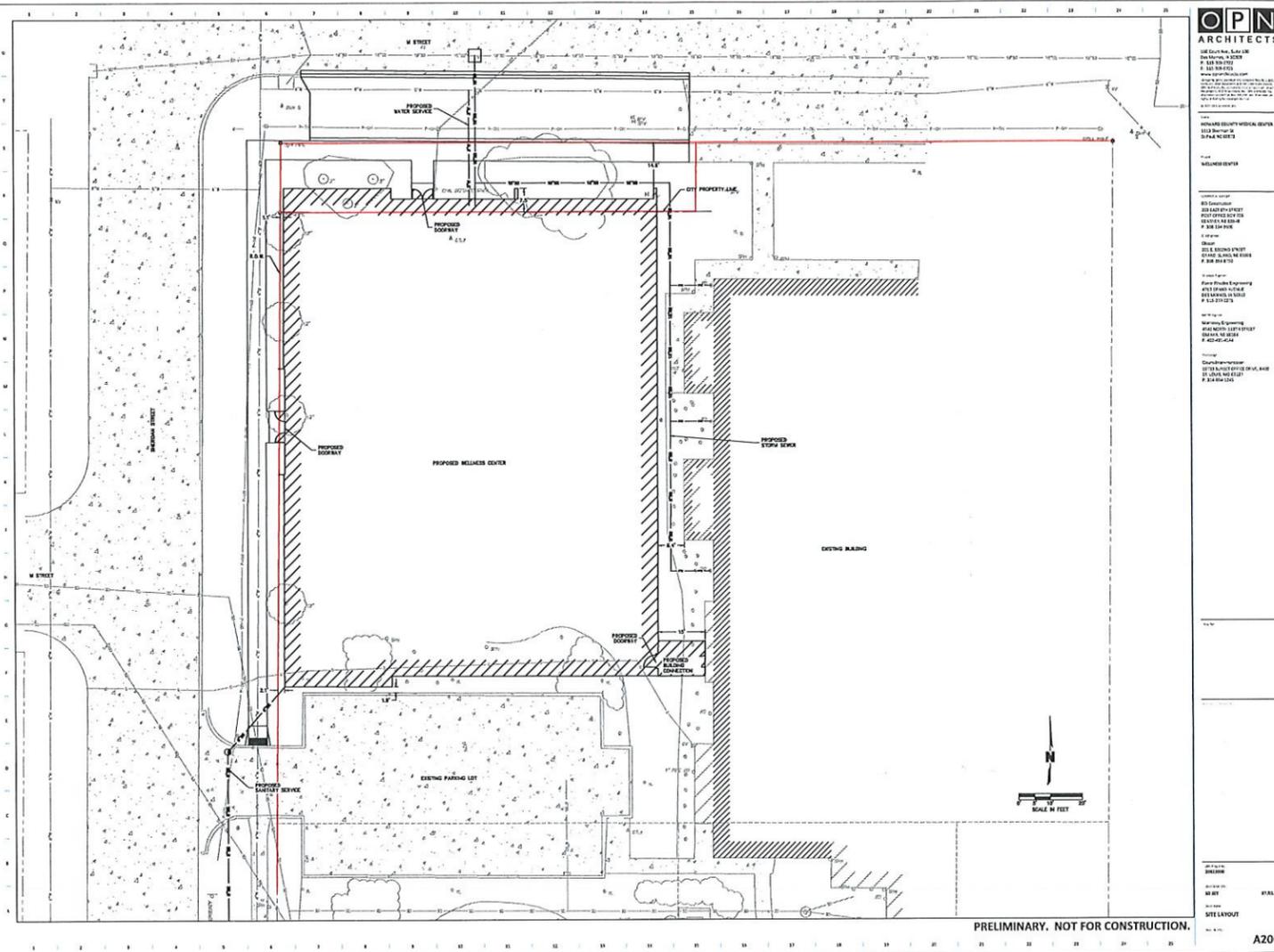
For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature _____

Reasons for Denial: _____

2022-35

PRINTED: 6/22/2022 8:05:32 AM



OPN
ARCHITECTS

10000 W. 10th Ave.
Suite 1000
Denver, CO 80202
P: 303.733.1111
www.opnarchitects.com

PROJECT: 2022-35
SHEET: 01 SITE LAYOUT
DATE: 6/22/2022

DESIGNED BY: [Name]
CHECKED BY: [Name]

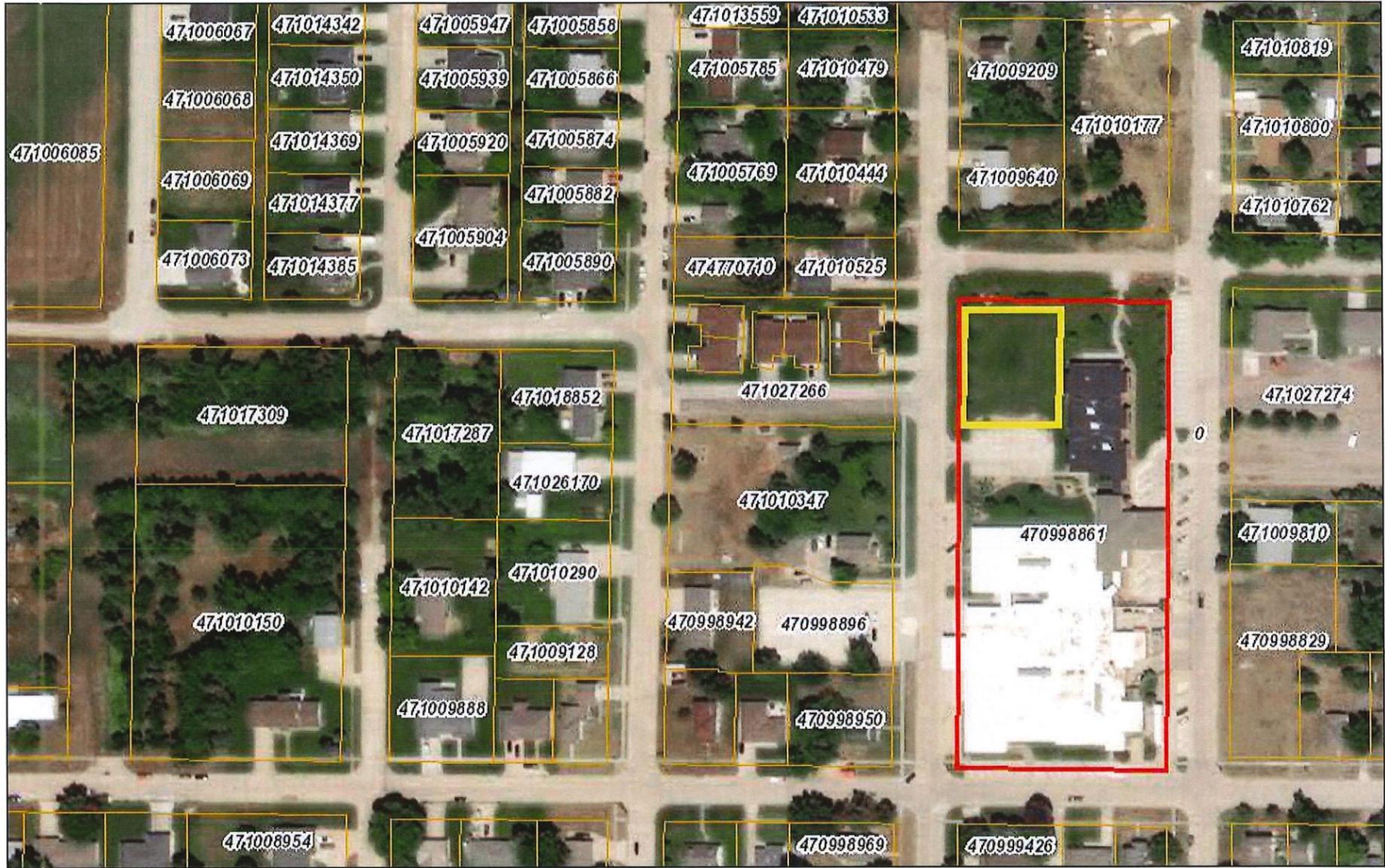
SCALE: AS SHOWN

DATE: 6/22/2022

PROJECT: 2022-35
SHEET: 01 SITE LAYOUT
DATE: 6/22/2022

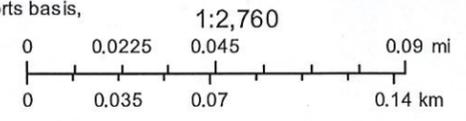
PRELIMINARY. NOT FOR CONSTRUCTION.

A200



September 20, 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.

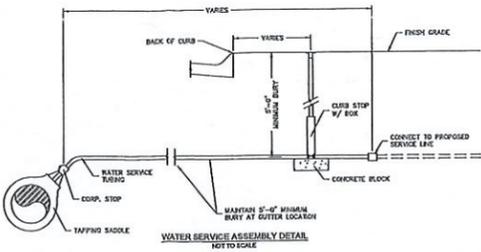
□ Parcels



2022-35

PRINTED: 6/22/2022 8:05:32 AM

- WATER SERVICE NOTES:**
- CONTRACTOR TO PROVIDE ALL INCIDENTAL FITTINGS NECESSARY TO COMPLETE WORK.
 - ALL WATER LINES TO BE PRESSURE TESTED AND DRY-FITTED.
 - CONTRACTOR SHALL BACTERIOLOGICAL TEST THE WATER SERVICE IN ACCORDANCE WITH ANSI/AWSA C82.1 TWO TESTS WITH 24 HOURS PAUSE, SHOWING ZERO COLIFORMS AND A METEOROLOGICAL PLATE COUNT (MPC) OF 300 OR LESS IS REQUIRED TO PASS.
 - FE WATER SERVICE PIPE SHALL BE 3/4" DIA. 100 PSI CONFORMING TO ASTM D2237, AND ANNA C605 IRON PIPE SIZE WITH INSERT FITTING.
 - TRACER WIRE SHALL BE #12 AWG (50-CCS HIGH-STRENGTH COPPER CLAD STEEL CONDUCTOR (50-CCS) INSULATED WITH A 30-MIL HIGH-DENSITY, HIGH MOLECULAR WEIGHT POLYETHYLENE (HDPE) INSULATION, AND RATED FOR DIRECT BURIAL USE AT 30 VOLTS.
 - HYDROSTATICALLY TEST ALL PORTIONS OF THE NEW WATER LINE FOR LEAKAGE IN ACCORDANCE WITH ANNA C605 AND ANNA C606 AT 120 PSI AT THE LOWEST POINT IN THE LINE FOR 3 HOURS WITHOUT ANY PRESSURE LOSS OF 2 PSI.
 - TAPPING SADDLE SHALL BE SHIRT-BLANK 317 EXCITE IRON SERVICE SADDLE (NO SUBSTITUTIONS). FITTINGS SHALL HAVE BARBED TYPED CONNECTIONS. OVER STOP SHALL BE WELDED, FORD, OR APPROVED EQUAL STOP COMPATIBLE WITH PPE AND TAPPING SADDLE INSTALLED (DRAIN TYPIC CONNECTION ON ONE END, AND IRON PPE BRANCHES ON THE OTHER END). OVER STOP SHALL BE EAST WITH MONSIEUR'S PATENT BASE AND SHALL BE PROVIDED WITH SLEEVES TO ALLOW FLUSH INSTALLATION WITH NEW SODAKAWK AND STATIONARY RODS (SODAKAWK OR APPROVED EQUAL).
- SANITARY SERVICE NOTES:**
- SANITARY SERVICE PIPE SHALL BE 6" DIA. 35 CONFORMING TO ASTM SPECIFICATION D3034.
 - PIPE JOINTS - PVC PIPE JOINTS SHALL BE WELL SPOUT WITH RECESSED SINGLE RUBBER GASKET JOINTS. WELDED JOINTS AND EXCHANGES WILL NOT BE PERMITTED.
 - FITTINGS FOR PVC PIPE CAN BE EITHER DUCTILE IRON WITH MECHANICAL JOINTS OR PVC PUSH-ON TYPE FITTINGS.
 - SANITARY SEWER SERVICE SHALL BE INSTALLED @ 1% SLOPE MIN.



- PAVING NOTES:**
- CONTRACTOR PAYMENT FOR STREET REPLACEMENT AND PARKING LOT SHALL BE NEBRASKA DOT 478-3500. ALL CEMENT SHALL BE 1F.
 - CONTRACTOR PAYMENT FOR SIDEWALK SHALL BE NEBRASKA DOT 8Y-3000. CONTRACTOR MAY USE 1F CEMENT FOR SIDEWALK.
 - SAVING JOINTS SHALL BE NO LARGER THAN 1/2" X 1/2" ON 6" PAVEMENT, 3/4" X 3/4" ON 8" PAVEMENT, OR 1" X 1" ON 4" PAVEMENT.
 - SEWER/JOINTS SHALL BE RASGATED AND TRIMMED. THE TRIMMED EDGES SHALL BE REMOVED WITH LIGHT BROOM FINISH.
 - THE FINISHED LOT PAVEMENT SHALL HAVE A BURLAP GRAD OR BROOM FINISH. SODAKAWK SHALL HAVE A LIGHT BROOM FINISH.
 - PRIOR TO PAVING, THE TOP 1/2" OF SURFACE IN ALL AREAS TO RECEIVE PAVEMENT SHALL BE SCARIFIED AND RECOMPACTED TO 95% PROCTOR. THIS SHALL BE SUBSEQUENT TO FINISHING.
 - CONTRACTOR SHALL PLACE CURBS COMPOUND ON ALL EXPOSED CONCRETE SURFACES IMMEDIATELY AFTER FINISHING.
 - CONSTRUCTION OF CURB BARS AND WARNING PLATES SHALL BE CONSIDERED SUBORDINARY TO CONCRETE SIDEWALK.
 - CONSTRUCTION OF ALL JOINTS INCLUDING DOWELS AND BARS SHALL BE CONSIDERED SUBORDINARY TO CONCRETE PAVEMENT.
 - ALL EXPANSION JOINTS SHALL BE FILLED WITH GRAY SELF-LEVELING URETHANE SEALANT. ALL OTHER JOINTS SHALL BE FILLED WITH HOT FOUR JOINT MATERIAL.
 - TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBORDINARY. CONTRACTOR SHALL NOTIFY THE NEBRASKA HIGHWAY DEPARTMENT OF ANY STREET OR HIGHWAY CLOSURE SO ACCESS TO ADJACENT PROPERTY CAN BE MAINTAINED.
 - ANY CONCRETE PANELS THAT CONTAIN RANDOM CRACKING WILL BE CONSIDERED UNACCEPTABLE. THE CONTRACTOR SHALL REMOVE AND REPAIR THE PANELS. THE CONTRACTOR SHALL REPLACE OR REPAIR THESE PANELS AT THE DISCRETION OF THE ENGINEER. AS NO COST TO THE OWNER. A 30% DEDUCTION WILL NOT BE ASSESSED ON ANY REPAIRED PANELS. ANY PANEL THAT IS REPLACED WILL NOT BE ASSESSED A 30% DEDUCTION.
 - PARKING STRIPES SHALL BE 4" WIDE UNLESS NOTED OTHERWISE. STRIPES AND MARKINGS SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAVEMENT MARKING PRODUCT SHALL BE OF THE HIGHEST APPROVED PRODUCTS LIST FOR REFLECTIVE PAINT.
 - STRIPING CROSS HATCH SHALL BE 4" LINES, 36" ON CENTER, AT A 45° ANGLE.

OPN ARCHITECTS
 200 Grand Ave., Suite 300
 Omaha, NE 68102
 P. 402.341.4100
 www.opnarchitects.com

PROJECT: HONOLULU COUNTY MEDICAL CENTER
 1315 Kalia Rd.
 Honolulu, HI 96813
 P. 808.531.1818

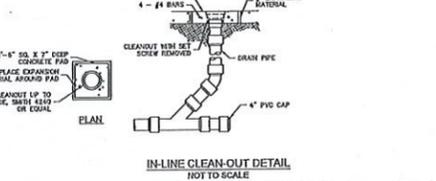
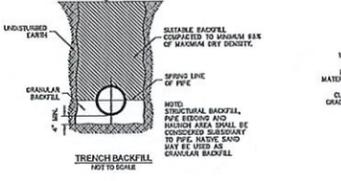
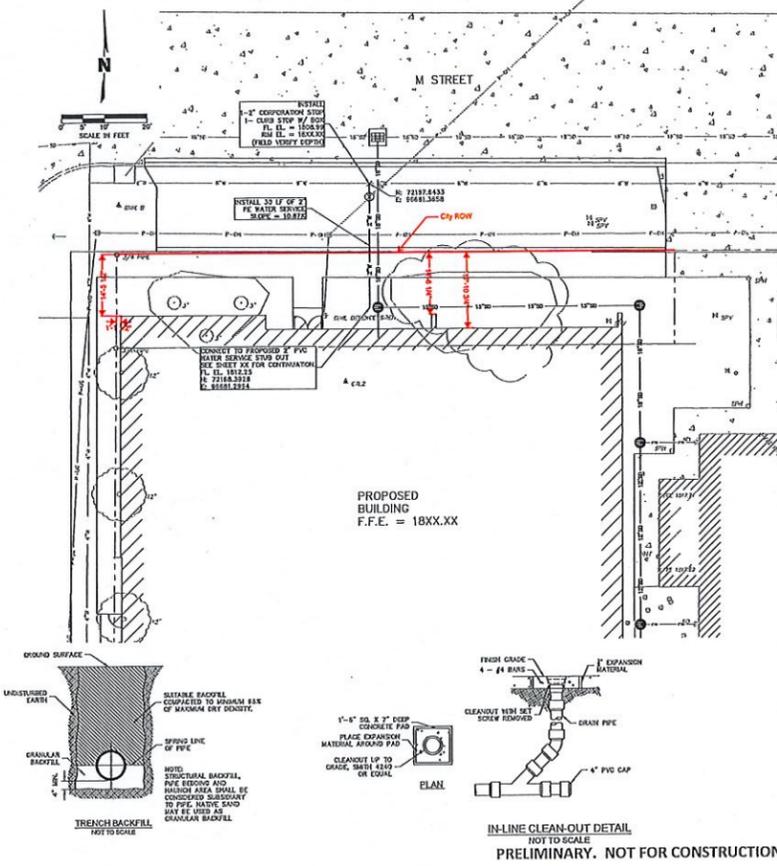
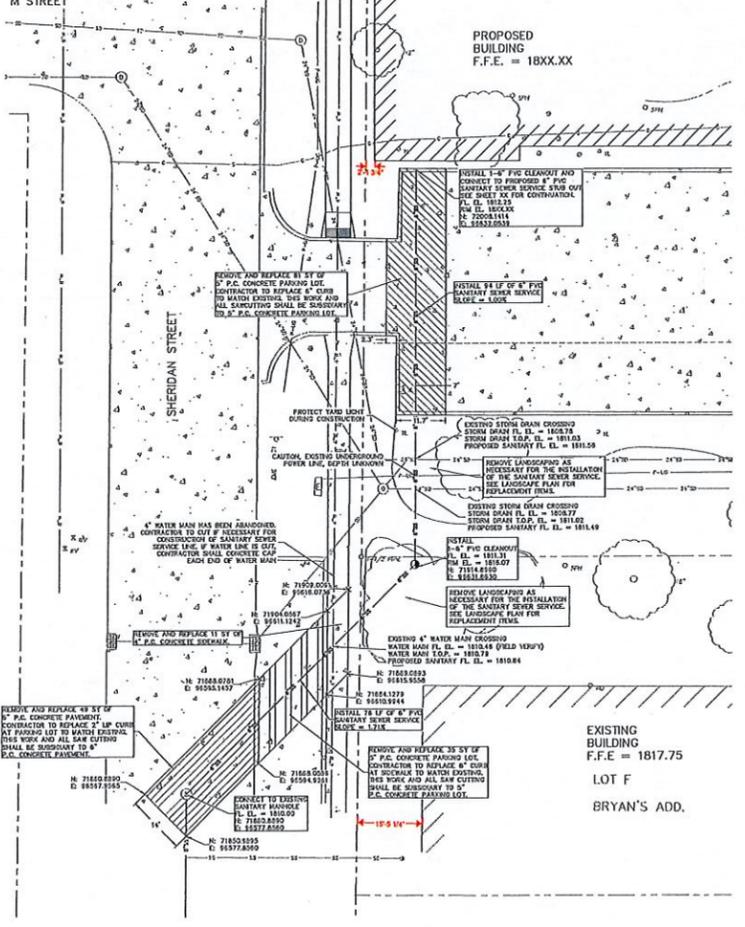
DATE: 06/22/2022

DESIGNED BY: OPN ARCHITECTS
 200 Grand Ave., Suite 300
 Omaha, NE 68102
 P. 402.341.4100

ENGINEERED BY: KIMBERLY ENGINEERING
 1400 SOUTH 10TH STREET
 OMAHA, NE 68104
 P. 402.341.4100

DATE: 06/22/2022

PROJECT: WATER & SANITARY SERVICE LAYOUT
 SHEET: C100



PRELIMINARY. NOT FOR CONSTRUCTION.

C100

Zoning Classification R2 Value \$ 9,000.00

PERMIT NUMBER 2022-36
FEE \$25.00 CASH CHECK# CC
paid 9/22/22

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 Jordan Nielsen Contractor Mid Nebraska Fence
Address 1320 Paul St Address 4132 Vermont Ave Grand Island, NE
City, State, Zip St. Paul NE 68873 Phone Number 308-383-3888
Phone Number 308-750-1924 Cell Phone _____

Complete Legal Description of the Property Lot 14 Exc W 80' Aleshires Sub St. Paul
Address of Fence Site 1320 Paul St Size & Kind 6' white Privacy Vinyl

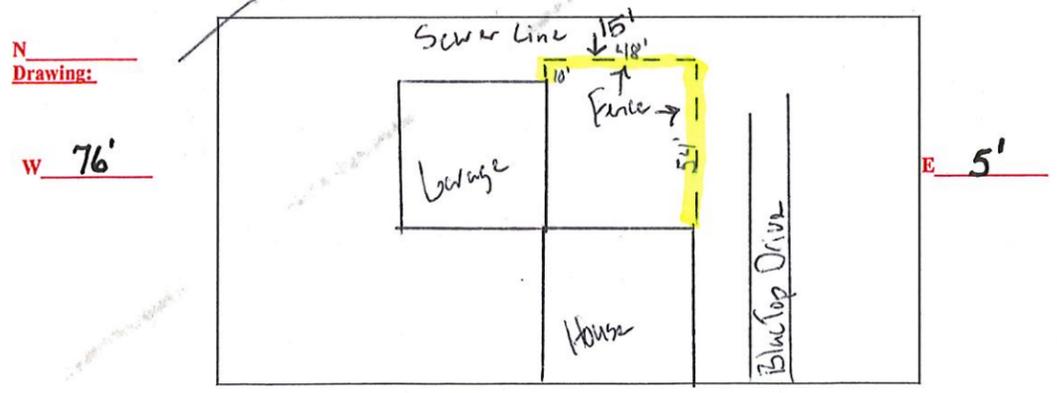
Replacement or New Fence: New Approximately 110'
Approximately when will the construction: Start 10-24-22 Finish 10-31-22

To Whom Should the Improvements be assessed? _____
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 9-23-22
(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 9-21-22



For Office Use Only:
Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____



September 23, 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.

□ Parcels

