

Planning Commission Meeting

Monday, April 22, 2024 5:30 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 22nd day of April, 2024 at 5:30 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Tyler Solko 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 Tyler Solko, Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was posted in four (4) public places. 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 March 11, 2024 minutes.
4. Public Hearing on the Conditional Use Permit application filed by Melvin Fuller for an Outdoor Storage Container to be placed at 607 Grand Street.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny Conditional Use Permit
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2024-6 Larry Dugan - garage at 1115 Custer Street
 - (b) 2024-7 Brad & Audrey Thomsen - covered patio at 904 Grand Street
 - (c) 2024-8 Ed & Maura Allen - shed at 921 Custer Street
 - (d) 2024-9 Thomas Holmes - fence at 616 6th Street
 - (e) 2024-10 Julie Schlueter - deck at 1111 Custer Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Solko announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission
March 11, 2024
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 11th day of March, 2024 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Acting Chairman Scheer called the meeting to order at 12:10 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: Connie Becker, Arvilla Jacobs, and Dan Scheer. Commission member absent: None. Tyler Solko and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the February 7, 2024 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Scheer voted aye, nays none. Motion carried 3/0.

Commission member Jacobs moved to ratify the administrative approve the following zoning permits:

- (a) 2024-2 Tristin Kincheloe – fence at 310 6th Street
- (b) 2024-4 Jerod & Stephanie Fling – fence at 915 Davis Street

Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Scheer voted aye, nays none. Motion carried 3/0.

Commission member Becker moved to approve the following zoning permits:

- (a) 2024-3 River Valley Auto – commercial building at 964 Highway 92
- (b) 2024-5 Brandon Rasmussen – house at 1617 Jay Street

Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Scheer voted aye, nays none. Motion carried 3/0.

The meeting was adjourned at 12:23 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

Application Fee: \$700.00
Date Paid: 2/23/24
Check No. 1588 Cash

CITY OF ST. PAUL
Application for Conditional Use Permit

Address or Location: 607 Grand St.

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: Installing an outdoor storage container

On the property legally described as follows: Lots A, B, C, D. Bk 21 O.T.

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

Owner Name: Melvin E Fuller
Address: 723 Shenandoah St. St. Paul
Telephone: 308-390-5860

Signature of Applicant: Melvin E Fuller

*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: 2/23/24

For Office Use Only:
Planning Commission hearing date: 4/22/24 Approved _____ Denied _____
If Denied, Reason for Denial: _____

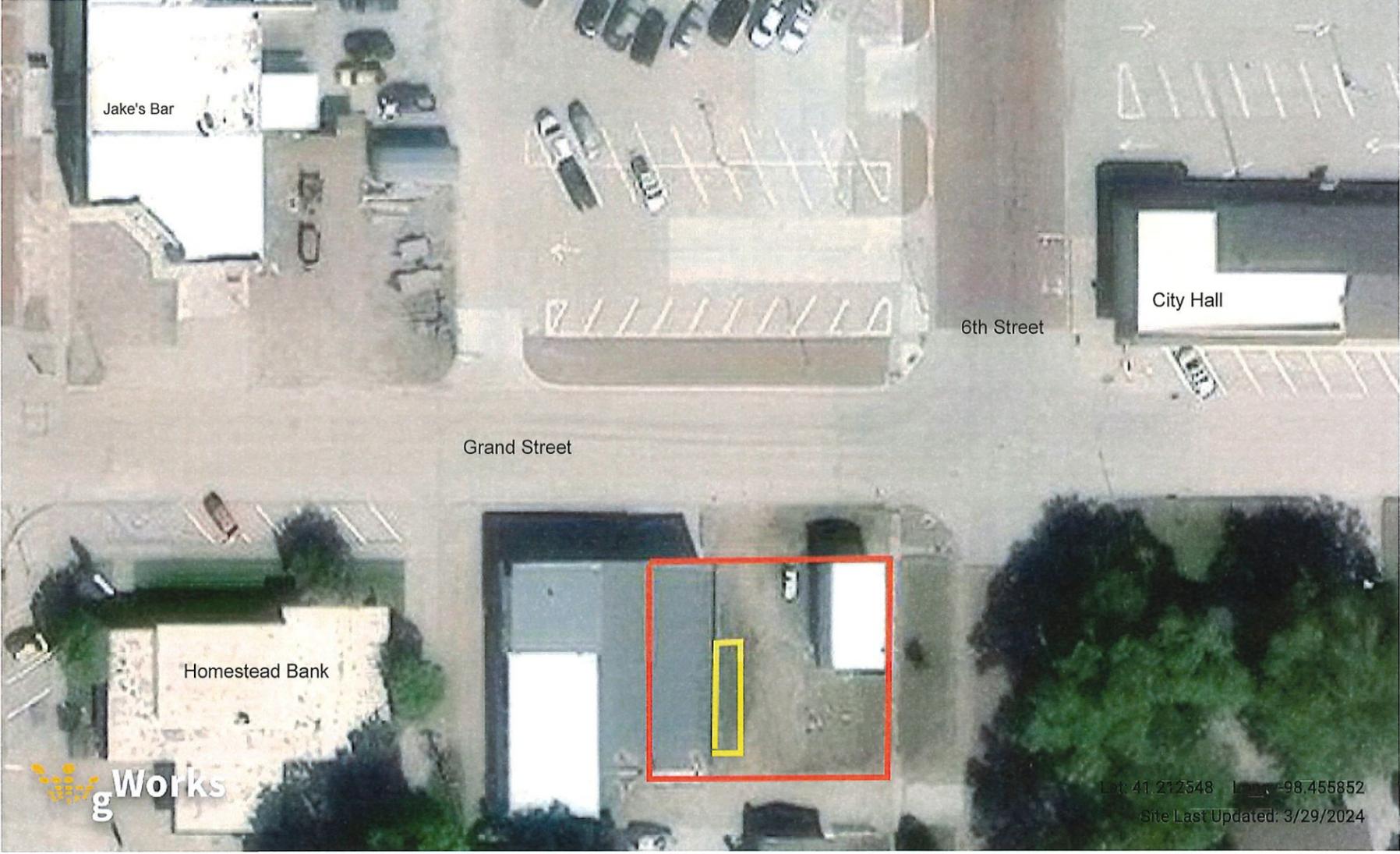
City Council hearing date: 5/6/24 Approved _____ Denied _____
Conditions of Approval (if applicable): _____

If Denied, Reason for Denial: _____

Board of Adjustment hearing date: _____ Approved _____ Denied _____

Howard County
Nebraska

Layers
Basemap



● Proposed Area of Storage Container

NOTICE OF PUBLIC HEARING

Notice is hereby given that the St. Paul Planning Commission will hold a public hearing at 5:30 p.m. on April 22, 2024 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 to take public comments on the Conditional Use Permit Application of Melvin Fuller to have an Outdoor Storage Container at 607 Grand Street, St. Paul, NE. Said property is legally described as Lots A, B, C, and D, Block 21, Original Town of St. Paul, Howard County, Nebraska.

All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Dated this 29th day of March, 2024

Laura Berthelsen
Planning Secretary

***As a property owner located within 300 feet of the property line of the property requesting a Conditional Use Permit, you are receiving a copy of this notice. If you have any questions, you can contact the City office at 308-754-4483.**

Zoning Classification R-2 Value \$ 10,000

PERMIT NUMBER 2024-6

Please call 811 before completing form

FEE \$25.00

CASH CHECK# 2114
pd 3/26/24

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 Larry Pagan

Contractor JSE

Address 1115 Custer

Address 1115 Custer

City, State, Zip St Paul 68873

Phone Number 308 750 1652

Phone Number 308 750 1652

Cell Phone " " "

Complete Legal Description of the Property E.85' of Lots 2+3 Exc 5 123.5' of Lot 3 Block 7 Darnall's Add St. Paul

Address of Construction Site 1115 Custer

(If none, one must be registered with City of St. Paul)

In the Flood plain? NO

Proposed Structure change to Karaoke

Dimension of Structure 21' x 30'

Distance from Front property line North same as now 29'

Distance from Rear Property Line South same as now 81'

Distance from Side Property Line East on Lot Line same as now

Distance from Second Side Line West same as now 64'

Is there a utility easement on any side of the property? NO

Approximately when will construction Start May 2024

Finish May 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-3-24
(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 _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Does the proposed use meet all the required setback distances?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is a conditional use required for the proposed use?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Has a Conditional Use Permit been issued for this proposed use? If yes, when does it expire? _____	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

See 2.7 of zoning regs

Site Plan Sketch:

North Street Name _____

Street Name _____

W _____ E

See Attached

Street Name _____

South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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 Larry S. Regan Date 3-26-24

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____

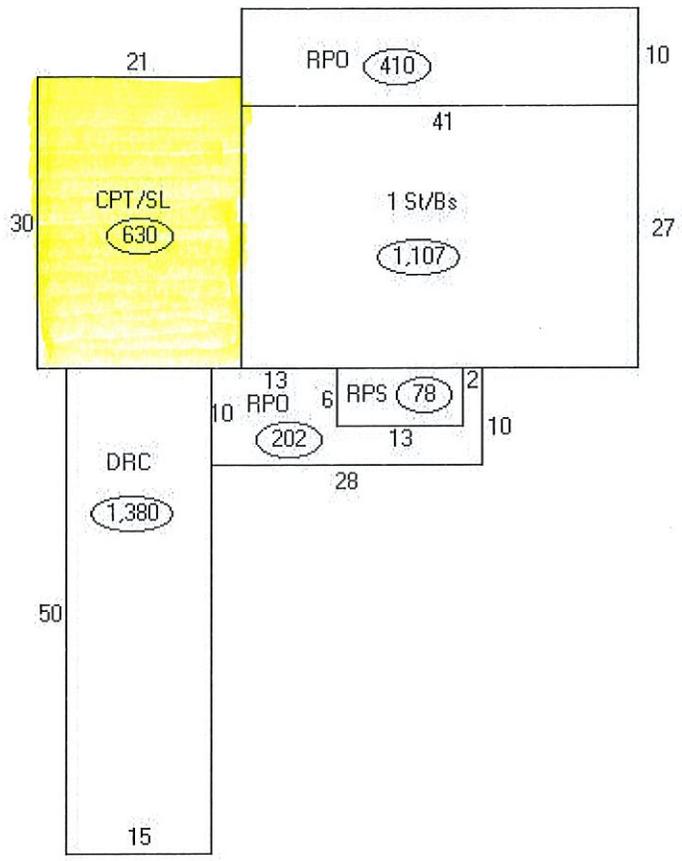
2024-6



2024-6



2024-6



ARTICLE 2 – APPLICATION OF REGULATIONS**2.1 GENERAL**

In their interpretation and application, the provisions of this Ordinance, adopted for the promotion of the public health, safety, morals, or general welfare, shall be held to be minimum requirements, and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided. Whenever the provisions of this Ordinance require a greater width or size of yards, courts or other open spaces, or require a lower height of buildings or structures, or require a greater percentage of a lot to be left unoccupied, or impose other higher standards than are required in any other Ordinances or regulations, the provisions of this Ordinance shall govern. Similarly, where the provisions of any other Ordinance require a greater width or size of yards, courts or other open spaces, or require a lower height of buildings or structures, or require a greater percentage of a lot to be left unoccupied, or impose other higher standards than are required by this Ordinance, the provisions of such other Ordinance or regulations shall govern.

2.2 SCOPE OF REGULATIONS

- 2.2.01 No building or structure shall hereafter be erected or altered to exceed the height or bulk, to accommodate or house a greater number of families, to occupy a greater percentage of lot area, to have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required, or in any manner contrary to the provisions of this Ordinance.
- 2.2.02 No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, replaced, moved or structurally altered except in conformity with all of the regulations herein specified for the zoning district in which it is located.
- 2.2.03 After a county road has been classified as a minimum maintenance road or is an unimproved road, no permits for residential dwellings, mobile home, or manufactured home shall be issued for construction on any property adjoining such classified road, unless by conditional use.
- 2.2.04 Any lot, portion of a lot, two or more contiguous lots, combination or contiguous lots or portions of contiguous lots under the same ownership or record on the effective date of this Ordinance shall, under this Ordinance, be considered a single lot and shall not be separated or subdivided in any way unless all lots created or remaining from such separation or subdivision shall meet or exceed the minimum lot area, lot width, and lot frontage requirements of the zoning district in which such lot, portion of a lot, two or more contiguous lots, combination of contiguous lots or portions of contiguous lots is/are located.

2.3 ZONING STANDARDS

No building, structure, or part thereof shall hereafter be erected or altered, unless a variance is granted:

- 2.3.01 To reduce any required yard setbacks
2.3.02 To exceed the height or bulk

- 2.3.03 To occupy a greater percentage of lot area
- 2.3.04 To erect or place any nonconforming building, or structure, or part thereof into any zoning district to be used or occupied
- 2.3.05 To relocate or transport any nonconforming building, structure, or part thereof into any zoning district to be used or occupied
- 2.3.06 To accommodate or house a greater number of families
- 2.3.07 No part of a yard or other open space required in connection with any building, occupancy, or use for the purpose of complying with these regulations shall be included in the calculations to determine the size of area necessary to accommodate the off-street parking and loading space requirements.

2.4 ACCESS AND EASEMENTS

- 2.4.01 Every building hereafter erected or moved, with the exception of non-residential agricultural structures located in the AGR Agricultural Residential Zoning District, shall be on a lot or premises which abuts a public or approved private street/road or shall be accessible by means of a recorded access easement at least 20 feet in width to provide safe and convenient access for servicing, fire protection and required off-street parking.
- 2.4.02 No building or structure shall be placed or erected on or over any utility easements, except for structures associated with such utility easements.

2.5 YARD AND LOT REDUCTION PROHIBITED

No yard or lot existing at the time of passage of this Ordinance shall be reduced by private action in dimension or area below the minimum requirements set herein. Yards or lots created after the effective date of this Ordinance shall meet the minimum requirements established by this Ordinance.

2.6 MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Where applicable, Municipal, State or Federal standards which are more restrictive than those contained herein, the more restrictive standards shall apply.

2.7 NONCONFORMITIES

Intent: Nonconformities are of three types: nonconforming lots of record, nonconforming structures, and nonconforming uses.

- 2.7.01 **NONCONFORMING LOTS OF RECORD:** The Zoning Administrator may issue a Zoning Permit for any nonconforming lot of record provided that:

Said lot is shown by a recorded plat or deed to have been owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size and width at such location would not have been prohibited, and

Said lot has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such lot has been prohibited by the zoning regulation, and

Said lot can meet all yard regulations for the district in which it is located.

2.7.02 **NONCONFORMING STRUCTURES**

Authority to Continue: Any structure which is devoted to a use which is permitted in the zoning district in which it is located, but which is located on a lot which does not comply with the use regulations and/or the applicable yard and height regulations may be continued, so long as it remains otherwise lawful.

Enlargement, Repair, Alterations: Any nonconforming structure may be enlarged, maintained, repaired, remodeled or rebuilt; provided, however, that no such enlargement, maintenance, repair or remodeling shall either create any additional nonconformity or increase the degree of existing nonconformity of all or any part of such structure, unless provided herein. Any structure which is devoted to residential uses which is located in a business or industrial district, may be remodeled, extended, expanded, and enlarged up to forty percent (40%) of the present residential structure, but not rebuilt; provided that after any such remodeling, such structure shall not be used to accommodate a greater number of dwelling or lodging units than such structure accommodated prior to any such work.

Damage of Destruction: In the event any nonconforming structure is damaged or destroyed, by any means, to the extent of more than 50 percent of its structural value, such structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located, except when destroyed by a natural disaster (such as a tornado) then such structure may be reconstructed to its original footprint and location provided nonconformity is not increased. When a structure is damaged to the extent of 50 percent or less, no repairs or restoration shall be made unless a zoning permit is obtained within six months, and restoration is actually begun one year after the date of such partial destruction and is diligently pursued to completion.

Moving: No nonconforming structure shall be moved in whole or in part of any distance whatsoever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

2.7.03 **NONCONFORMING USES**

Authority to Continue: Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure or only involving a structure which is accessory to such use or land, may be continued, so long as otherwise lawful. (Ref. 19-904.01 RS Neb.)

- A. Ordinary Repair and Maintenance:
1. Normal maintenance and incidental repair, or replacement, installation or relocation or nonbearing walls, nonbearing partitions, fixtures, wiring or plumbing, water and/or waste disposal systems, may be performed on any structure or system that is devoted in whole or in part to a nonconforming use.
 2. Nothing in these regulations shall be deemed to prevent the strengthening or restoring to a safe condition of a structure in accordance with an order of a public official who is charged with protecting the public safety who declares such structure to be unsafe and orders its restorations to a safe condition.
- B. Extension: A nonconforming use shall not be extended, enlarged, or increased in intensity. Such prohibited activities shall include, without being limited to the extension of such use to any structure or land area other than that occupied by such nonconforming use on the effective date of these Regulations (or on the effective date of subsequent amendments hereto that cause such use to become nonconforming).
- C. Enlargement: No structure that is devoted in whole or in part to a nonconforming use shall be enlarged or added to in any manner unless such structure and the use thereof shall thereafter conform to the regulations of the district in which it is located.
- D. Damage or Destruction: In the event that any structure that is devoted in whole or in part to a nonconforming use is damaged to the extent of more than fifty (50) percent of the its reasonable replacement value, the property shall conform to the zone in which it is located.
- E. Moving: No structure that is devoted in whole or in part to a nonconforming use and nonconforming use of land shall be moved in whole or in part for any distance whatsoever, to any location on the same or any other lot, unless the entire structure and the use thereof or the use of land shall thereafter conform to all regulations of the zoning district in which it is located after being so moved.
- F. Change in use: If no external structural alterations are made which will expand the area or change the dimensions of the existing structure, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use provided that the governing body after receiving a recommendation from the Planning Commission, by making findings in the specific case, shall find that the proposed use is more appropriate to the district than the existing nonconforming use. More appropriate shall mean creating less traffic, noise, glare, odor or other characteristics of the proposed use. In permitting such change, the governing

body may require appropriate conditions and safeguards to protect surrounding areas and properties. Once such use has changed, it may no longer be returned to the original use or any other less appropriate use.

- G. Abandonment or Discontinuance: When a nonconforming use is discontinued or abandoned, for a period of 12 consecutive months, such use shall not thereafter be reestablished or resumed, and any subsequent use or occupancy of such land shall comply with the regulations of the zoning district in which such land is located.
- H. Nonconforming Accessory Uses: No use which is accessory to a principal nonconforming use shall continue after such principal use shall cease or terminate, unless otherwise provided for herein.
- I. The storage of inoperable vehicles, or salvaged or junked materials not in conformance with these regulations and/or city ordinances shall be discontinued, and said inoperable vehicles or salvaged or junked materials shall be removed.

2.8 STATUS OF SPECIAL PERMITTED, EXCEPTION OR CONDITIONAL USES AND VARIANCES

- 2.8.01 Status of Existing Special Permitted, Exception, or Conditional Uses: Where a use exists at the effective or amendment date of these Regulations and is permitted by these Regulations only as a special, exception, or conditional use in the zoning district in which it is located, such use shall not be deemed to be a nonconforming use, but shall, without further action, be deemed a lawful conforming use in such zoning district, as provided by prior approval.
- 2.8.02 Status of Future Special Permitted, Exception, or Conditional Uses: Any use for which a special, exception, or conditional use permit has been issued, as provided in these Regulations, shall not be deemed to be a nonconforming use, but shall, without further action, be deemed lawful conforming use.
- 2.8.03 Former Variances as Nonconformities: Any variance from the requirements of a zoning district granted by the Board of Adjustment under the provision of any previous or existing Zoning Ordinance of the City of St. Paul shall be considered a nonconforming use, structure or land unless such variance would not be necessary to comply with these Regulations.

2.9 PROHIBITED USES

All uses and structures not specifically listed as a permitted or conditional use within a particular zoning district are deemed to be prohibited until some point where this Ordinance is amended to include a given use.

Zoning Classification R-2 Value \$ 1,500.00 PERMIT NUMBER 2024-7
Please call 811 before completing form FEE \$25.00 CASH _____ CHECK# 1081
pd 4/3/24

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 Brad & Audrey Thomsen Contractor Self
Address 904 Grand St Address _____
City, State, Zip St Paul NE 68873 Phone Number _____
Phone Number 308-750-1572 Cell Phone _____

Complete Legal Description of the Property E 31.5' Lot 10, 11, 12 Block 1 Military Add St. Paul
Address of Construction Site 904 Grand St
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure COVERED PATIO Dimension of Structure 18 FT X 18 FT
Distance from Front South property line 95' Distance from Rear North Property Line 19.0 FT
Distance from Side East Property Line 77 FT Distance from Second Side Line West 26.5'

Is there a utility easement on any side of the property? NO
Approximately when will construction Start ASAP Finish SUMMER 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-3-24
(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 _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

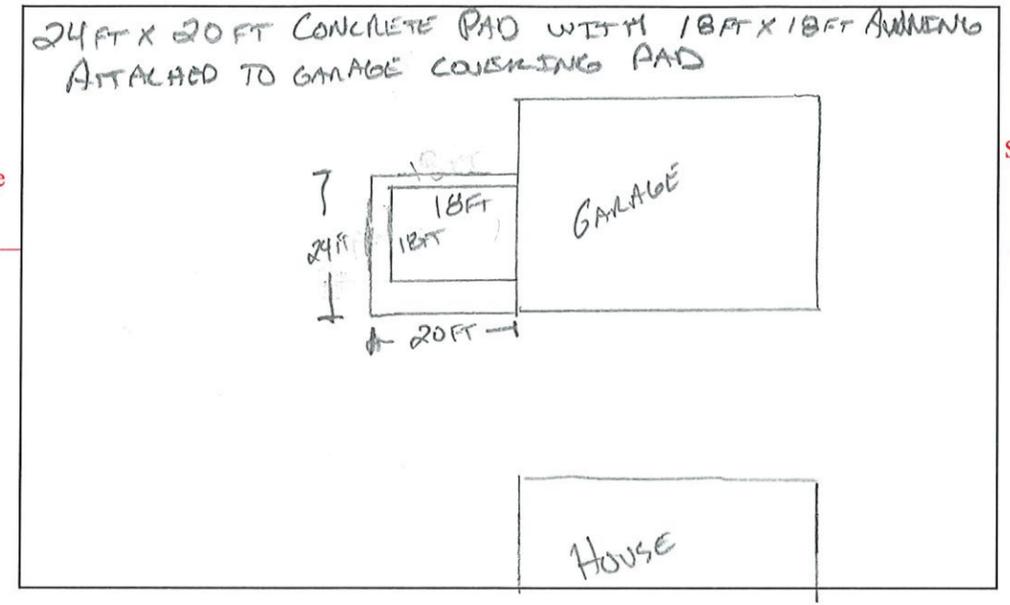
Is the proposed use permitted within this zoning district?	YES <input checked="" type="checkbox"/>	NO _____
Does the proposed use meet all the required setback distances?	YES <input checked="" type="checkbox"/>	NO _____
Is a conditional use required for the proposed use?	YES _____	NO <input checked="" type="checkbox"/>
Has a Conditional Use Permit been issued for this proposed use? If yes, when does it expire? _____	YES _____	NO <input checked="" type="checkbox"/>

Site Plan Sketch:

North Street Name HOWARD AVE

Street Name
GRANT

Street Name
9TH ST



South Street Name ~~GRAND~~ GRAND

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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.

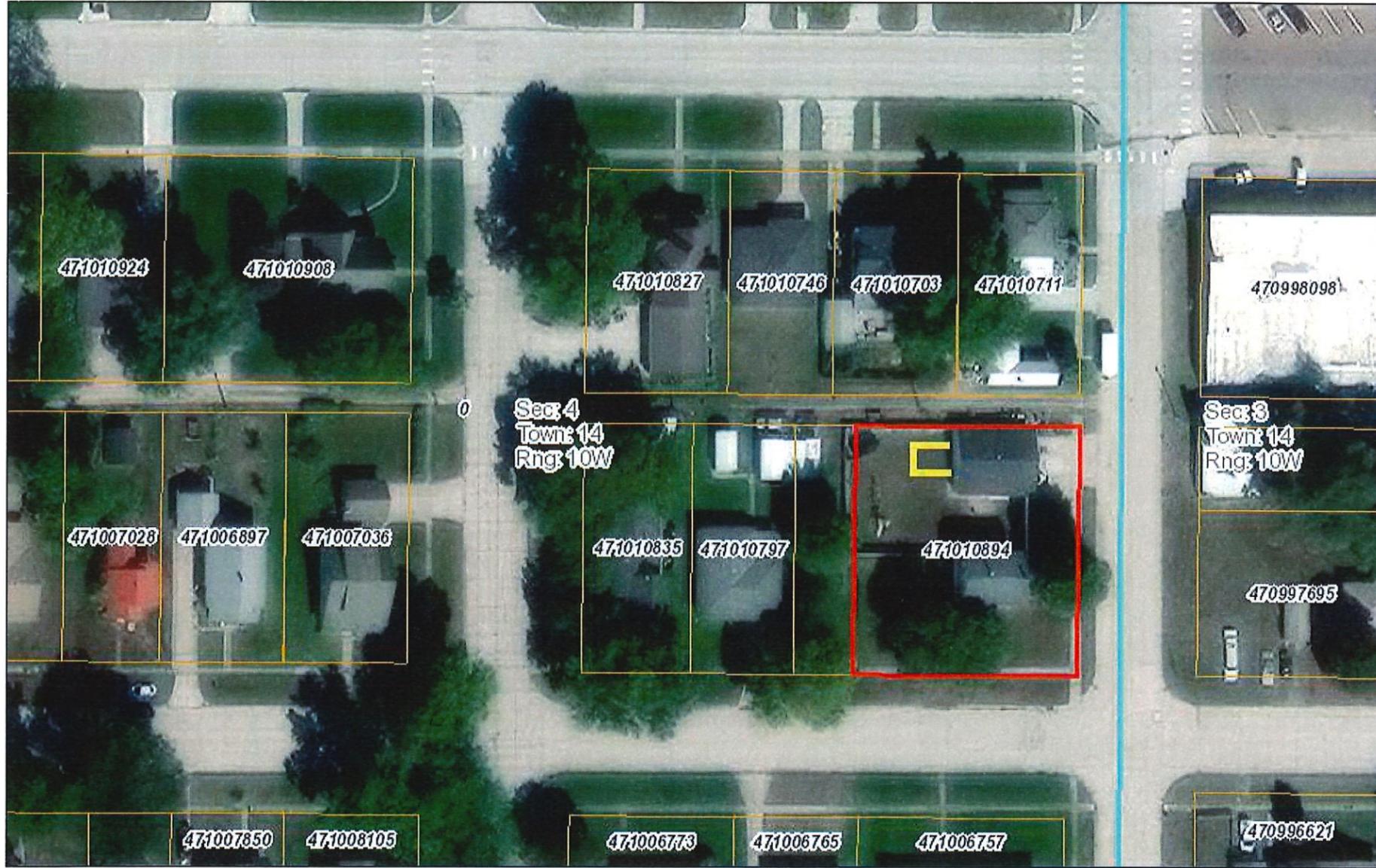
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Audrey Thomas Date 4-3-24

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

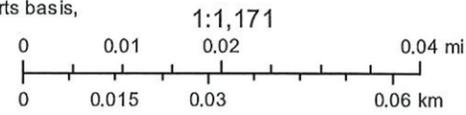
Reasons for Denial: _____



April 3, 2024

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



Zoning Classification R-2

Value \$ 2500-

PERMIT NUMBER 2024-8

Please call 811 before completing form

FEE \$25.00

CASH CHECK# 1099

rec'd 4/3/24

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 Ed & Maureen Allen Contractor Self

Address 921 Custer Address _____

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

Phone Number 308-571-0200 Cell Phone _____

Complete Legal Description of the Property W 70' of Lot 2 Block 6 Darnall's Add St. Paul

Address of Construction Site 921 Custer

(If none, one must be registered with City of St. Paul) In the Flood plain? No

Proposed Structure Shed - Wood Dimension of Structure 10' x 8'

Distance from Front property line North 116' Distance from Rear Property Line South As close as allowed to easement 8'

Distance from Side Property Line East 10' Distance from Second Side Line West 50'

Is there a utility easement on any side of the property? yes / South

Approximately when will construction Start 4-25-22 Finish 5-20-24

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-4-24
(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 _____ 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? _____

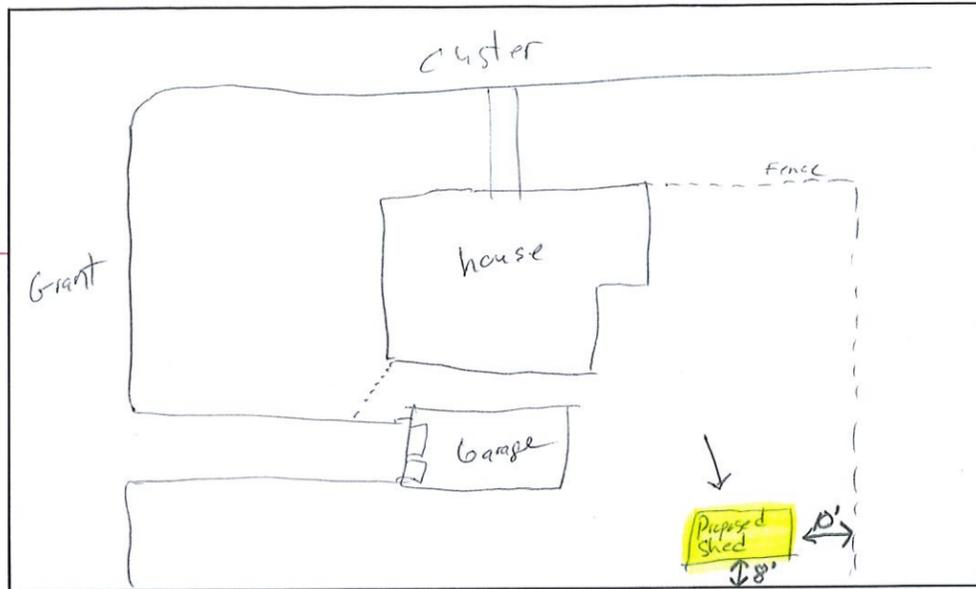
Site Plan Sketch:

North Street Name Custer

Street Name

Grant

W



Street Name

N/A

E

South Street Name ~~Easement~~ Easement

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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.

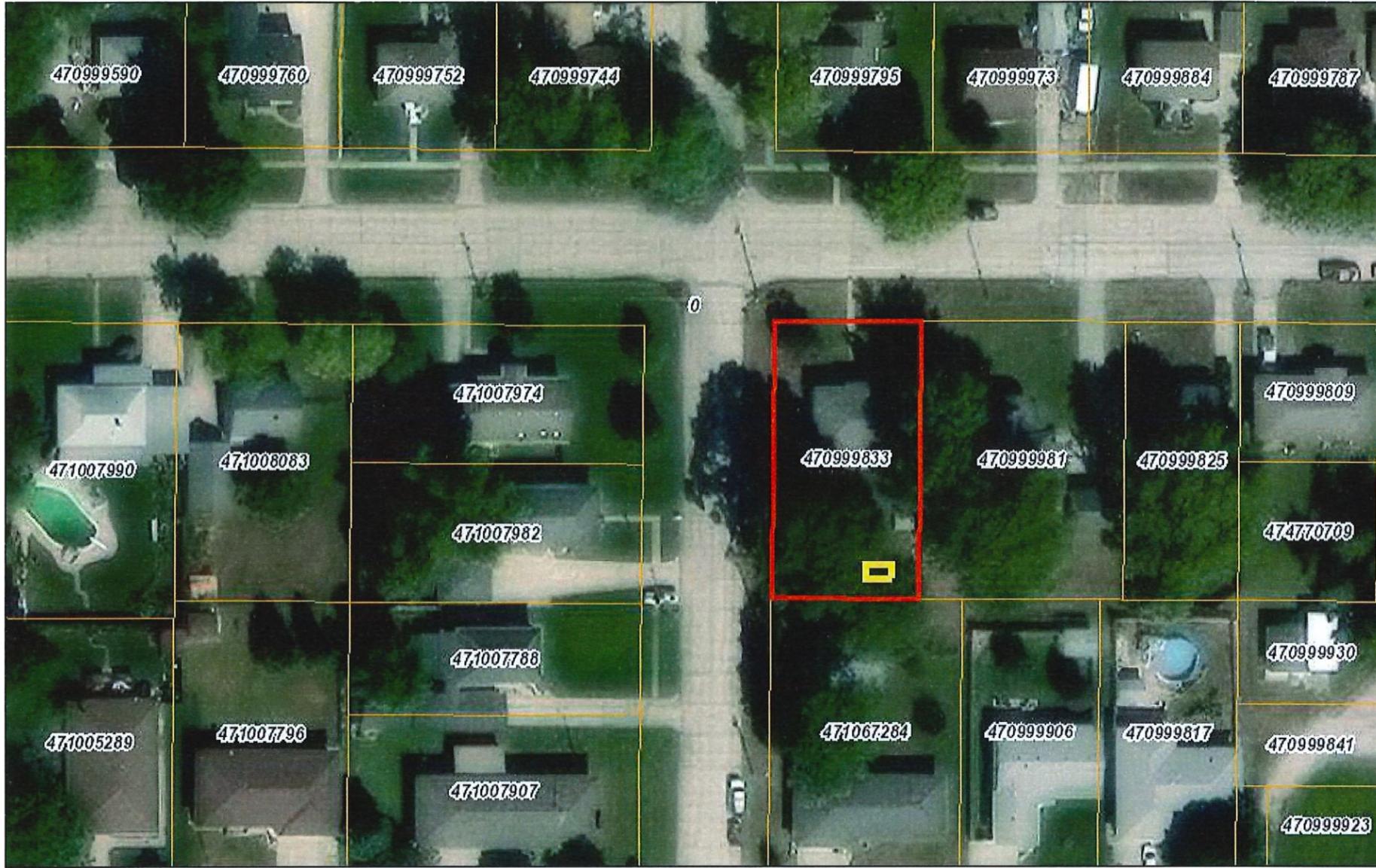
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant [Signature] Date 4-3-24

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____

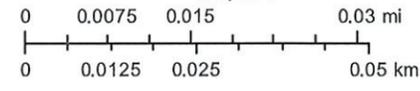


April 4, 2024

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.

1:1,051

Parcels



Zoning Classification R-3 Value \$ 2,000.00

PERMIT NUMBER 2024-9
FEE \$25.00 CASH CHECK# 1459 CC
Rec'd 4/3/24

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 Thomas Holmes Contractor self

Address 616 6th St Address

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

Phone Number 308-571-0792 Cell Phone

Complete Legal Description of the Property Lots 16+17 Block 22 OLD TOWN ST PAUL

Address of Fence Site 616 6th St Is Fence new or replacing a current fence? Replacement and adding

Size and Type (material) of Fence: 6ft wood privacy fence

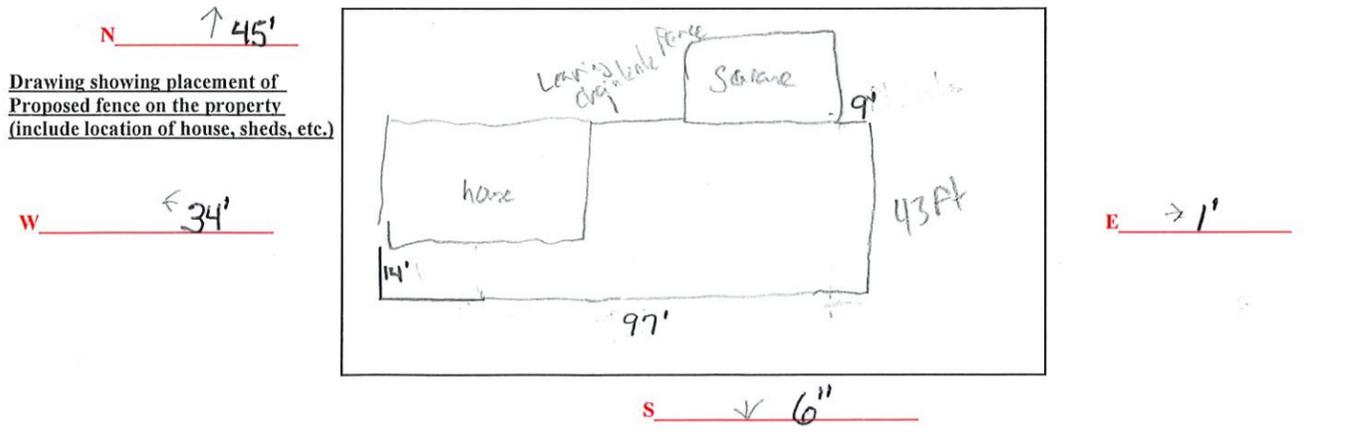
Approximately when will the construction: Start 4-8-24 Finish 4-14-24

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-9-24
(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 4-3-24



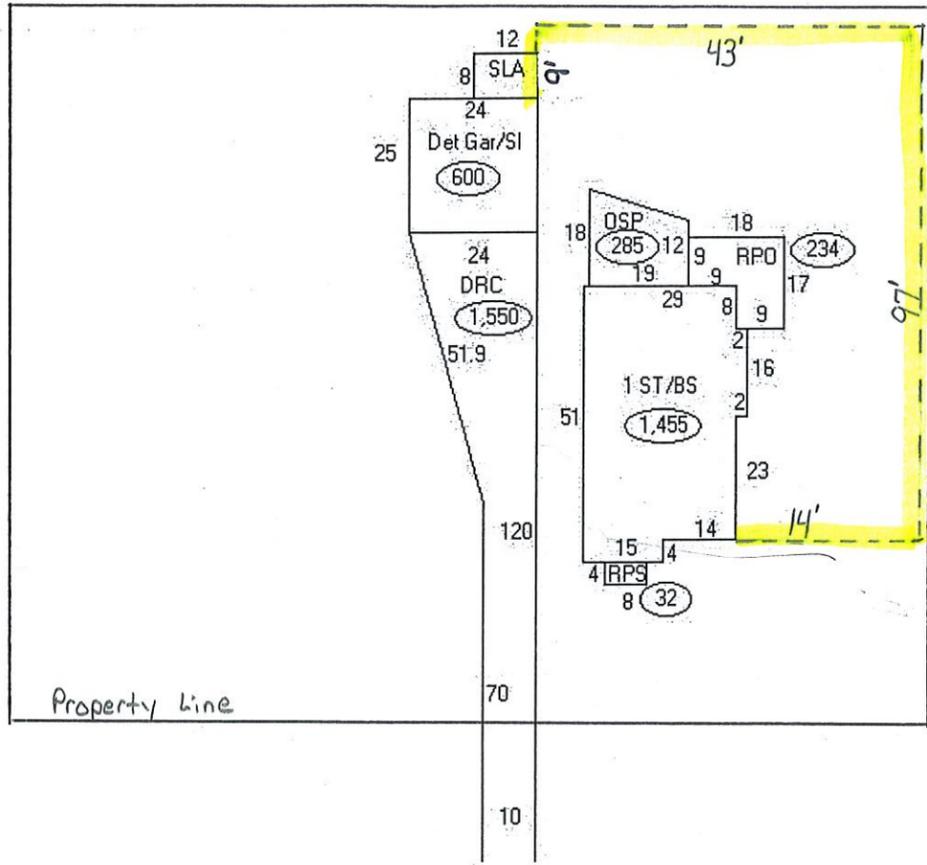
For Office Use Only:
Permit is Approved Denied Zoning Administrator Date

Reasons for Denial:

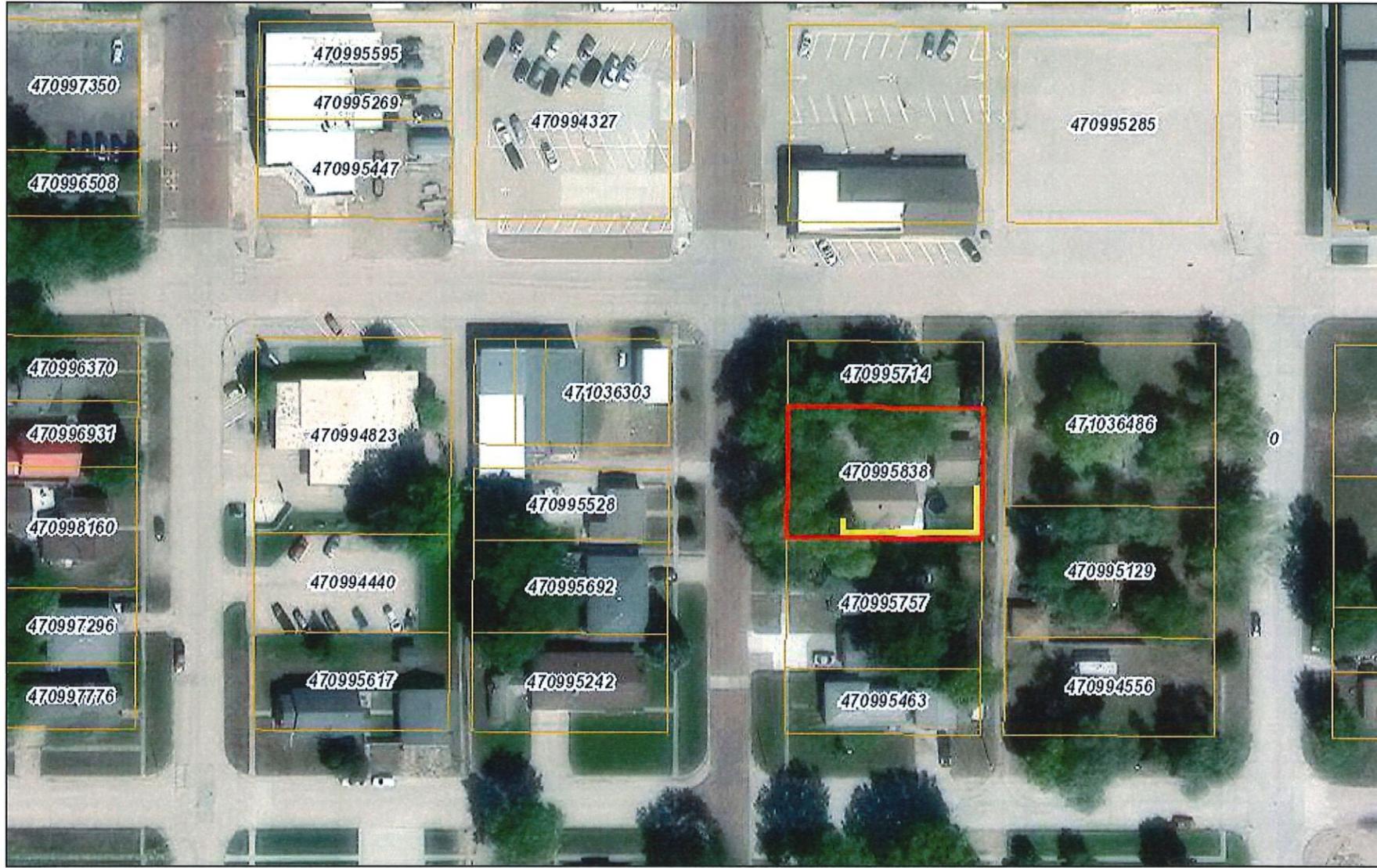
2024-9

← NORTH

Alley



6th Street

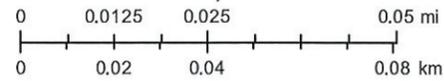


April 9, 2024

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

1:1,486



Zoning Classification B-2 Value \$ 14,200 PERMIT NUMBER 2024-10
 Please call 811 before completing form FEE \$25.00 CASH CHECK# 463
Rec'd 4/8/24

PERMIT NUMBER 2024-10

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 Julie Schlueter Contractor Wiegert Construction
 Address 1111 Custer St. Address Grand Island, NE
 City, State, Zip St. Paul, NE 68873 Phone Number 308-380-6627
 Phone Number 308-754-8591 Cell Phone _____

Complete Legal Description of the Property W 84' of Lot 1 Block 7 Darnall's Add St. Paul
 Address of Construction Site 1111 Custer St. St. Paul, NE
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Wood deck Dimension of Structure 10 x 13'
 Distance from ^{North} Front property line 44' Distance from ^{South} Rear Property Line 78'
 Distance from ^{East} Side Property Line 47' Distance from ^{West} Second Side Line 24'

Is there a **utility easement** on any side of the property? NO
 Approximately when will construction Start end of April Finish May

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-9-24
 (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 _____ Name of the Lot Split or Subdivision _____

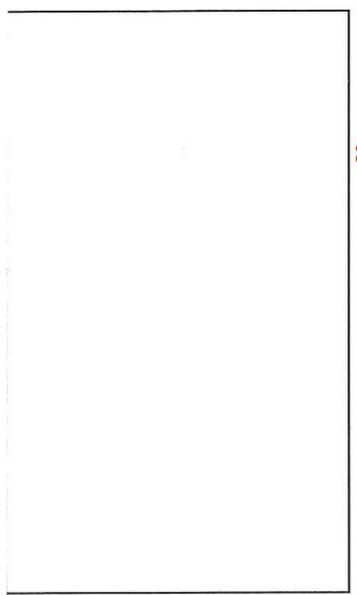
For Office Use Only:

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? _____



Street Name _____

E

isions of all existing and proposed buildings and structures, rom road frontages, side and rear lot lines). Show the location **BEFORE DIGGING – CONSTRUCTION ON UTILITY**

nderstood and agreed that any error, misstatement or ight, if known, cause a refusal of this application, or any trator subsequent to the issuance of the Permit, shall constitute **one (1) year from approval date and work must be started**

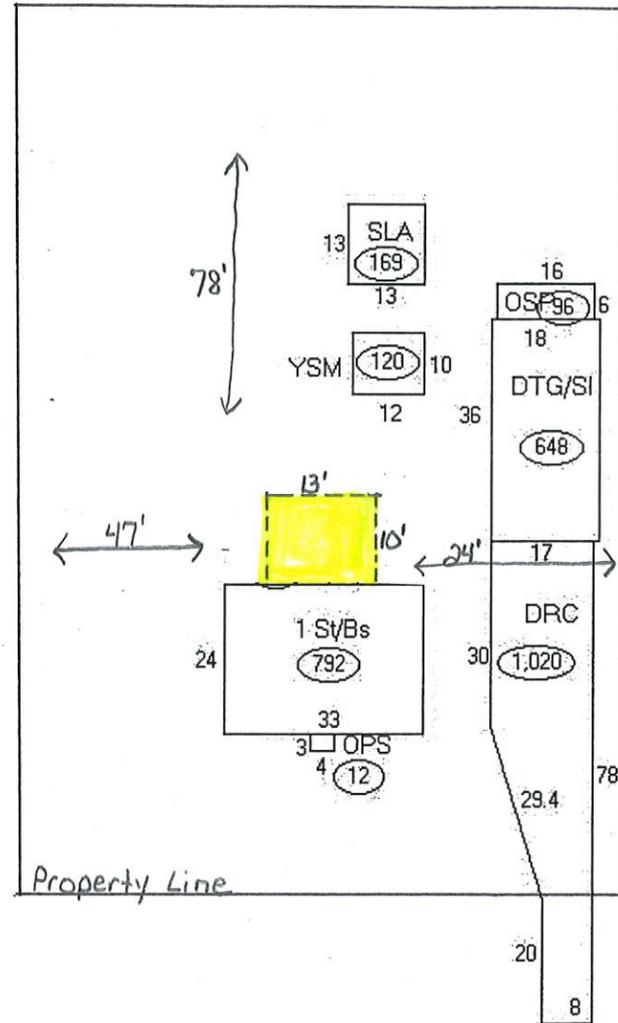
rator to inspect the construction site in which this permit

Date 4/3/24

 nistrator Signature Date _____

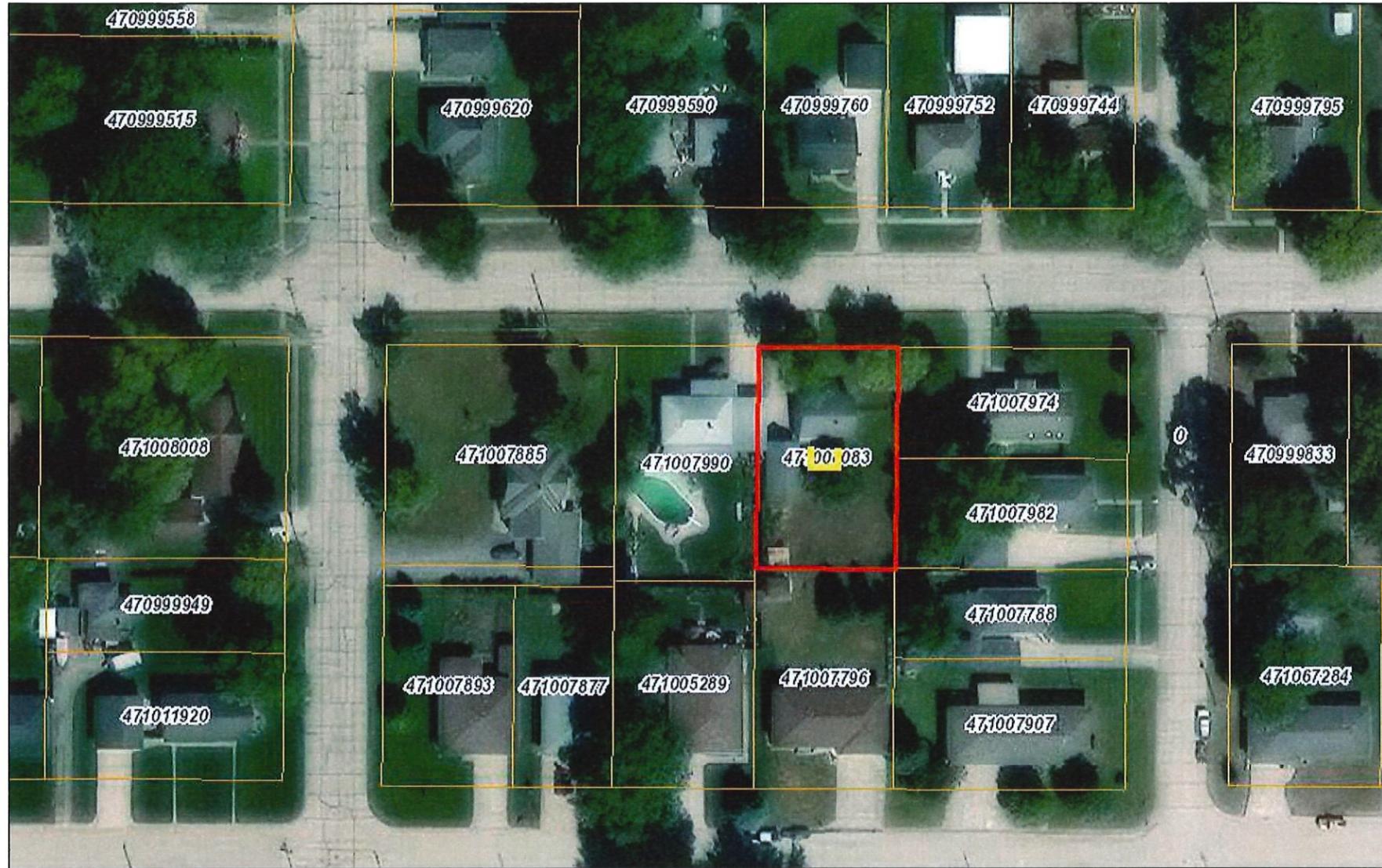
Administrator
 E 68873
 zer@cityofstpaulne.org Page 2 of 2

2024-10



Custer Street





April 9, 2024

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Parcels

