

## Planning Commission Meeting

Monday, May 13, 2024 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 13th day of May, 2024 at 12:00 p.m. (noon) 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 April 22, 2024 minutes.
4. Ratify the Administrative Approval of Zoning Permits:
  - (a) 2024-11 Mary Kay Donahoo - fence at 317 Bruce Street
  - (b) 2024-12 Todd Padrnos - fence / dog kennel at 108 Howard Avenue
  - (c) 2024-16 Don & Meg Yetesler - fence at 716 Howard Avenue
  - (d) 2024-17 Casey Kellogg - fence at 1308 8th Street
5. Discuss - Approve / Deny Zoning Permit applications:
  - (a) 2024-13 Thomas Molczyk - fence and garden shed at 1508 Indian Street
  - (b) 2024-14 St. Paul Grocery LLC - grocery store, sign and fence at 1517 2nd Street
  - (c) 2024-15 Evan Stelk / EMS Investments - shop at 401 Baxter Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Adjournment

St. Paul Planning Commission  
April 22, 2024  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 22<sup>nd</sup> day of April, 2024 in the Council Chambers at the City office, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Planning Chairman Tyler Solko called the meeting to order at 5:36 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: Tyler Solko, Arvilla Jacobs, and Dan Scheer. Commission members absent: Connie Becker and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Scheer moved to approve the March 11, 2024 meeting minutes. Commission member Jacobs seconded the motion. Commission members Jacobs, Solko, and Scheer voted aye, nays none. Motion carried 3/0.

Chairman Solko opened the public hearing at 5:37 p.m. regarding the Conditional Use Permit application submitted by Melvin Fuller to put an outdoor storage container at 607 Grand Street. The zoning regulations were recently updated to clarify requirements for outdoor storage containers. Mr. Fuller stated that he would be painting the container grey to better blend in with his existing structures. Don McClain, a neighbor, expressed overall support for the project, but indicated a concern about adding more storage containers on the property in the future. The zoning regulations allow up to two (2) outdoor storage containers per property. Upon no further comments, the public hearing was closed at 5:49 p.m. Commission member Scheer moved to approve the Conditional Use Permit application. Commission member Jacobs seconded the motion. Commission members Solko, Jacobs, and Scheer voted aye, nays none. Motion carried 3/0. A public hearing will be held on May 6, 2024 at 6:30 p.m. before the City Council on this Conditional Use Permit application.

Lowell Poland was present to discuss the possibility of placing ten (10) outdoor storage containers at his property near 4<sup>th</sup> Street and Howard Avenue. The storage containers would be placed near the existing storage units. They would be twenty (20) foot long containers, and would be placed on cylinders to keep them level. The storage containers would be similar in appearance as the existing storage units, but would be cheaper to install. It was noted that the zoning regulations do not allow more than two (2) outdoor storage units per property in that district.

A lengthy discussion was held on the Zoning Permit Application 2024-6 submitted by Larry Dugan at 1115 Custer Street. Mr. Dugan has an existing carport area that is a non-conforming structure due to the lack of appropriate side yard setbacks. Mr. Dugan indicated at the time he submitted his application, that he is experiencing criminal activity, and would like to enclose the carport area. Mr. Dugan was not present at the meeting to provide clarification on the project. It was assumed that enclosing the area would require the existing carport to be removed entirely to construct a garage, and would therefore not be allowed to be rebuilt due to the inability to meet the side yard setback. Commissioner Scheer moved to deny Zoning Permit Application 2024-6 because they didn't have enough information on how the carport would be enclosed. Commissioner Jacobs seconded the motion. Commission members Jacobs, Solko, and Scheer voted aye, nays none. Motion carried 3/0. Zoning Administrator Helzer will meet with Mr. Dugan to get more information on the proposed project prior to the May 6, 2024 City Council meeting.

Commission member Jacobs moved to approve the following zoning permit applications:

- (a) 2024-7 Brad & Audrey Thomsen – covered patio at 904 Grand Street
- (b) 2024-8 Ed & Maura Allen – shed at 921 Custer Street
- (c) 2024-9 Thomas Holmes – fence at 616 6<sup>th</sup> Street
- (d) 2024-10 Julie Schlueter – deck at 1111 Custer Street

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

The meeting was adjourned at 6:33 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Tyler Solko  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R-1 Value \$ 500<sup>00</sup>

PERMIT NUMBER 2024-11  
FEE \$25.00 CASH  CHECK# paid 4/24/24 CC     

**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 Mary Kay Donahoo Contractor Self

Address 317 Bruce St. Address     

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

Phone Number 308-379-7699 Cell Phone     

Complete Legal Description of the Property Lot 4, Block 1, Kelly's Addition

Address of Fence Site 317 Bruce Street Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: white vinyl 4'x8' panels

Approximately when will the construction: Start Immediately Finish 05-05-2024

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-24-24  
*(Matt Helzer's signature)*

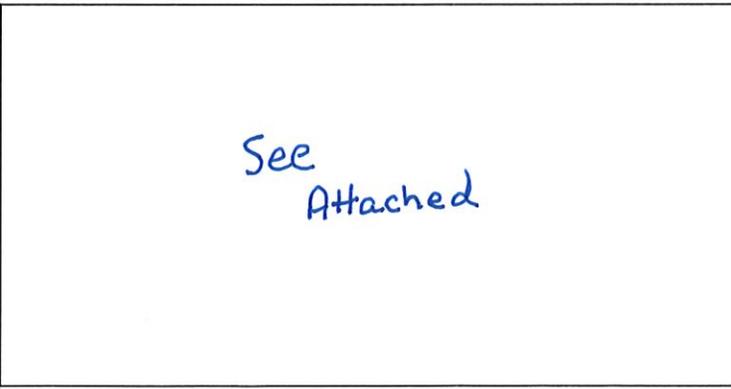
Recommendations needed before approval:     

**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 Mary Kay Donahoo Date 4/24/24

N 4'  
Drawing showing placement of Proposed fence on the property (include location of house, sheds, etc.)



W 23'

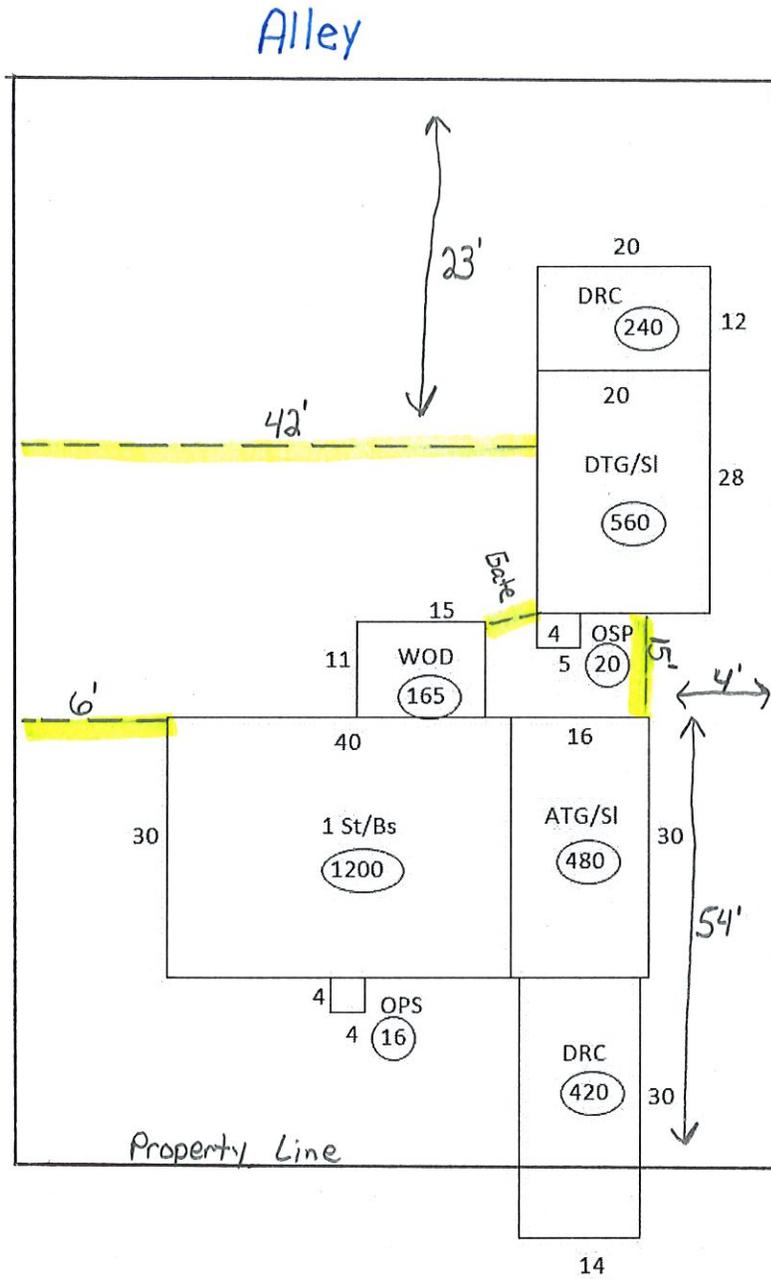
E 54'

S 6"

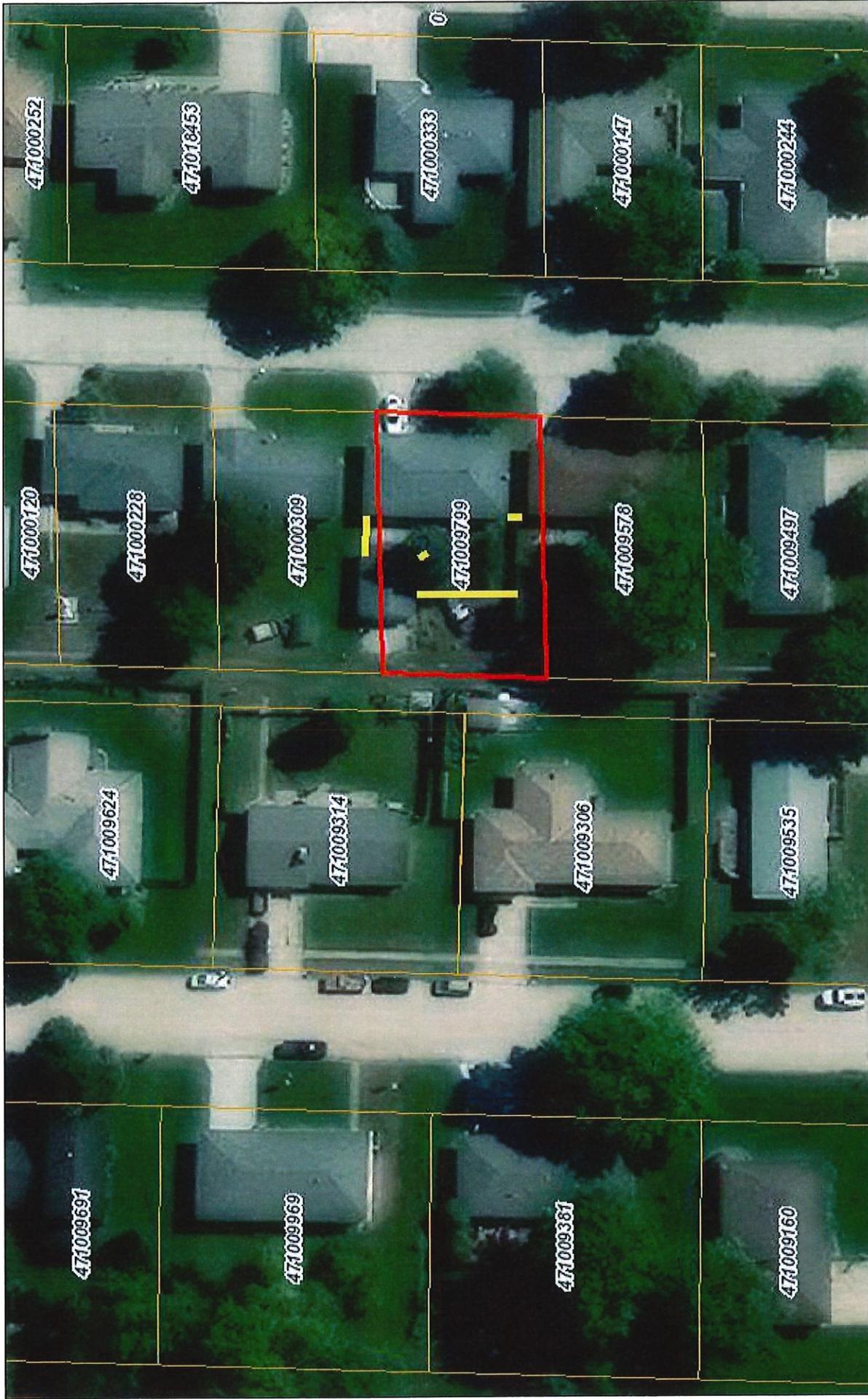
For Office Use Only:  
Permit is Approved  Denied      Matthew T Helzer Date 4/25/24  
Zoning Administrator

Reasons for Denial:

2024-11



Bruce Street



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.

April 25, 2024

Parcels

1:953



Zoning Classification R-2 Value \$ 500<sup>00</sup>

PERMIT NUMBER 2024-12  
FEE \$25.00 CASH  CHECK#          CC           
*Rec'd 4/18/24*

**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 Todd Padinos <sup>Tenant</sup> Contractor Tenant Anna Ford  
Address 108 Howard Ave Address 108 ~~How~~ Howard #6  
City, State, Zip St Paul NE 68873 Phone Number 308 339 9010 *(Anna Ford)*  
Phone Number 308 380 1787 Cell Phone         

Complete Legal Description of the Property CSP UTL Tract A in Tax Lot 7 3-14-10

Address of Fence Site 108 Howard Ave Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: 4' Feet tall 20' x 35' Chain Link

Approximately when will the construction: Start 4/18/24 Finish 4/18/25

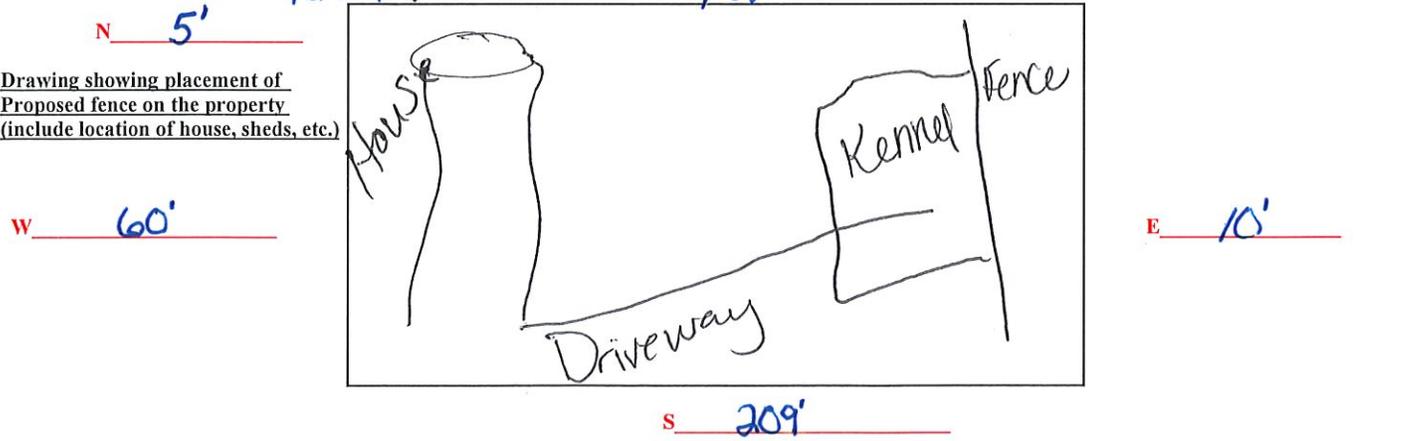
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-22-24  
*(Matt Helzer's signature)*

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.**

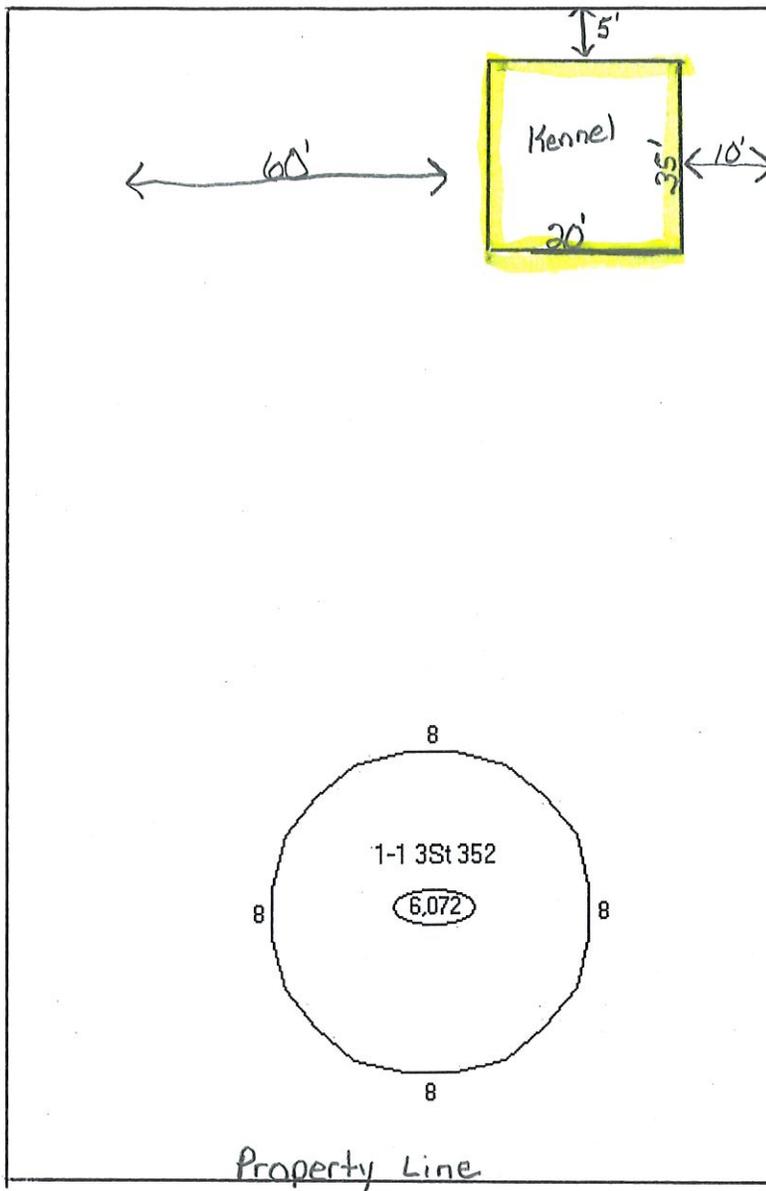
Signature of Applicant *Anna Ford* <sup>Tenant</sup> *Todd Padinos* <sup>Owner</sup> Date 4/18/25



**For Office Use Only:** Permit is Approved  Denied          Matthew T Helzer Date 4/25/24  
Zoning Administrator

Reasons for Denial:

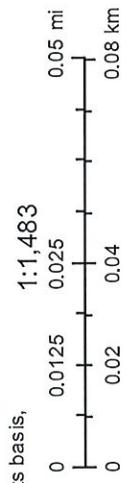
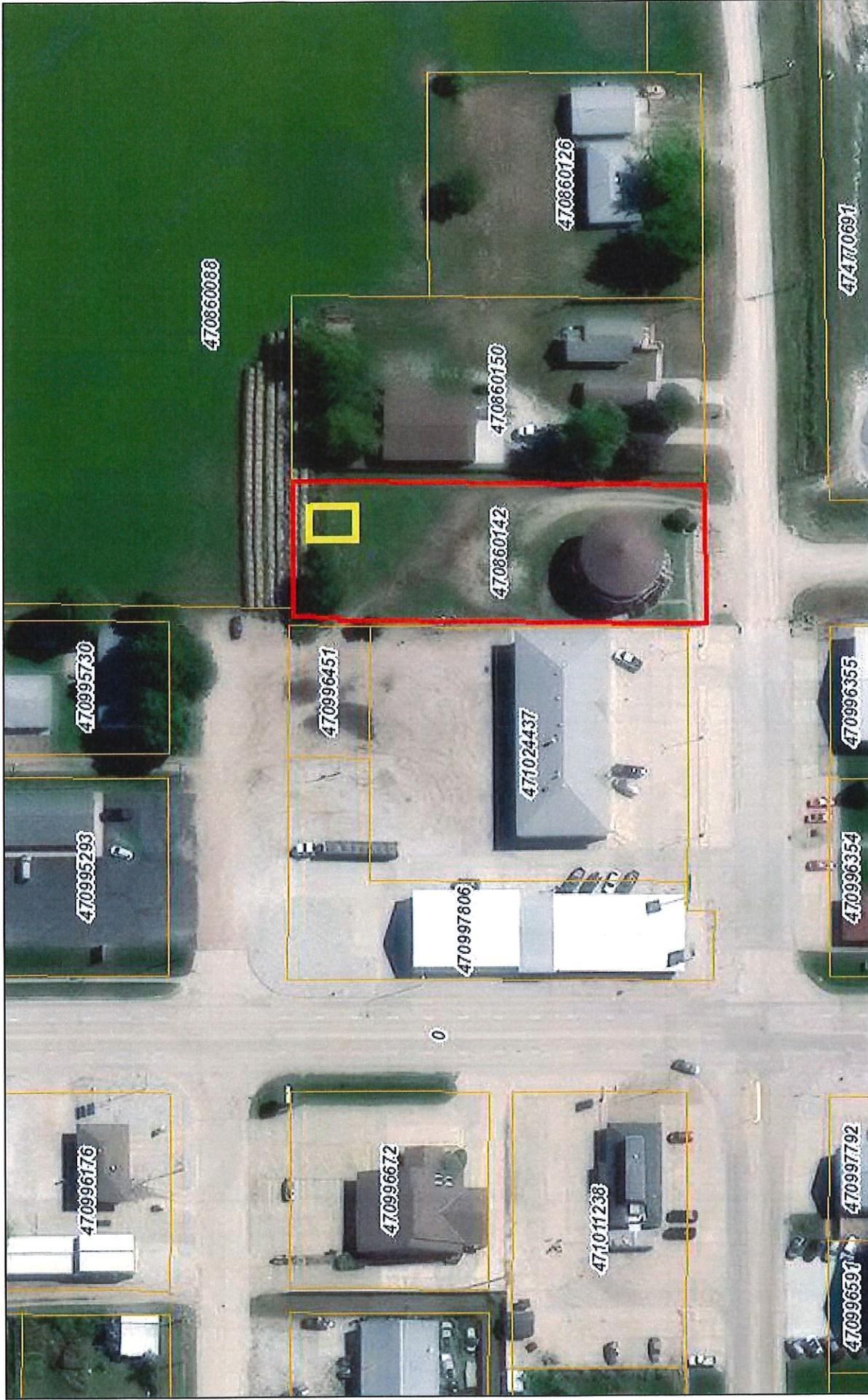
2024-12



North ↑

Howard Ave.

2024-12



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.

April 22, 2024

Parcels

Zoning Classification B-1 Value \$ 600.<sup>00</sup>

PERMIT NUMBER 2024-16  
FEE \$25.00 CASH      CHECK# X1306CC  
pd 5/7/24

**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 Don + Meg Yutesle Contractor Don Yutesle

Address 716 Howard Ave Address 1305 Sheridan St St. Paul NE 68872

City, State, Zip St. Paul, NE Phone Number (308) 390-3477

Phone Number (308) 390-3477 Cell Phone (308) 390-3477

Complete Legal Description of the Property lots 9,10,11,12,13 Blocks 78 OT St. Paul

Address of Fence Site 716 Howard Ave Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: 4ft x 40ft wood fence

Approximately when will the construction: Start June 1st 2024 Finish July 4, 2024

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-7-24  
(Matt Helzer's signature)

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

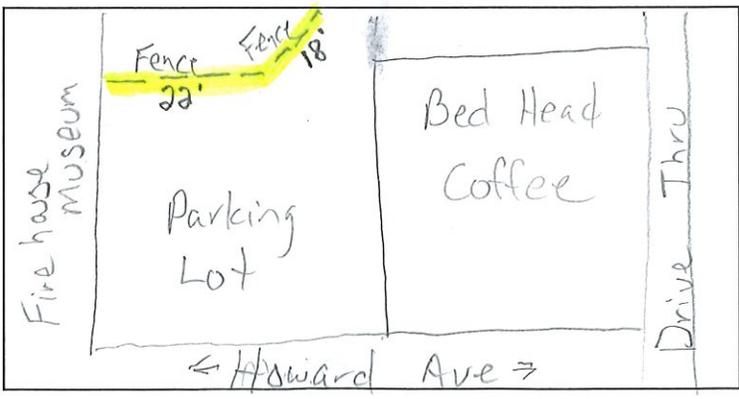
**MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.** The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on 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 Donald Yutesle Date 5/7/24

N 1'  
Drawing showing placement of Proposed fence on the property (include location of house, sheds, etc.)

W 4'



E \_\_\_\_\_

S \_\_\_\_\_

For Office Use Only:  
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_

Zoning Administrator

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



Zoning Classification R-2 Value \$ 500

PERMIT NUMBER 2024-17  
FEE \$25.00 CASH      CHECK# 5021 CC       
paid 5/7/24

**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 Casey Kellogg Contractor Self

Address 1308 8th St. Address     

City, State, Zip St. Paul, NE 68873 Phone Number 308-380-5288

Phone Number      Cell Phone     

Complete Legal Description of the Property N 1/2 Lot 6, all of Lot 7, Blk 55, O.T. St. Paul

Address of Fence Site 1308 8th St. Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: PVC 4ft 200ft Picket Fence

Approximately when will the construction: Start Pending Finish 6-1-24

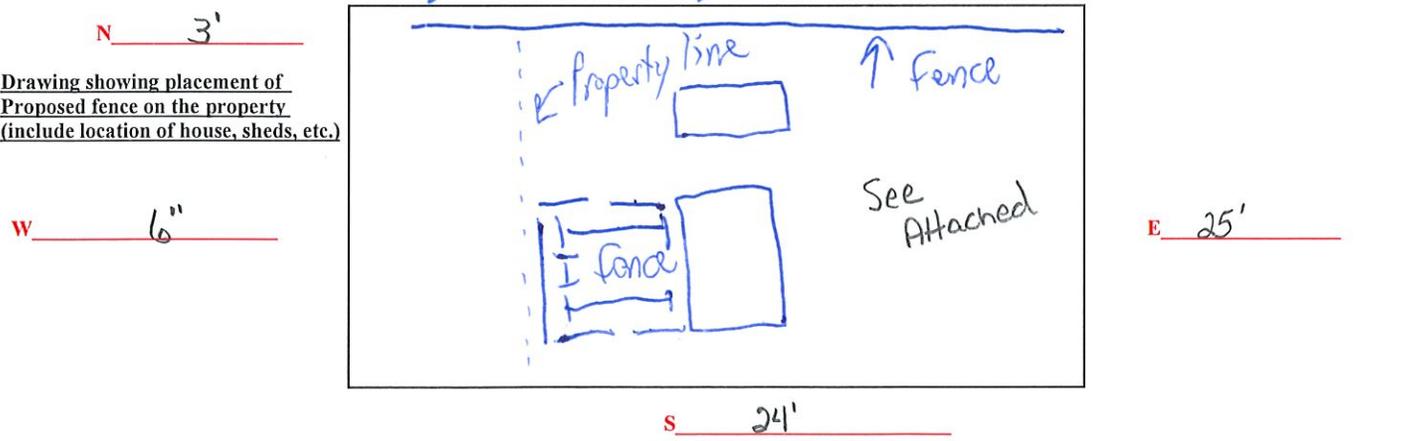
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-8-24  
(Matt Helzer's signature)

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 Casey Kellogg Date 5-7-24

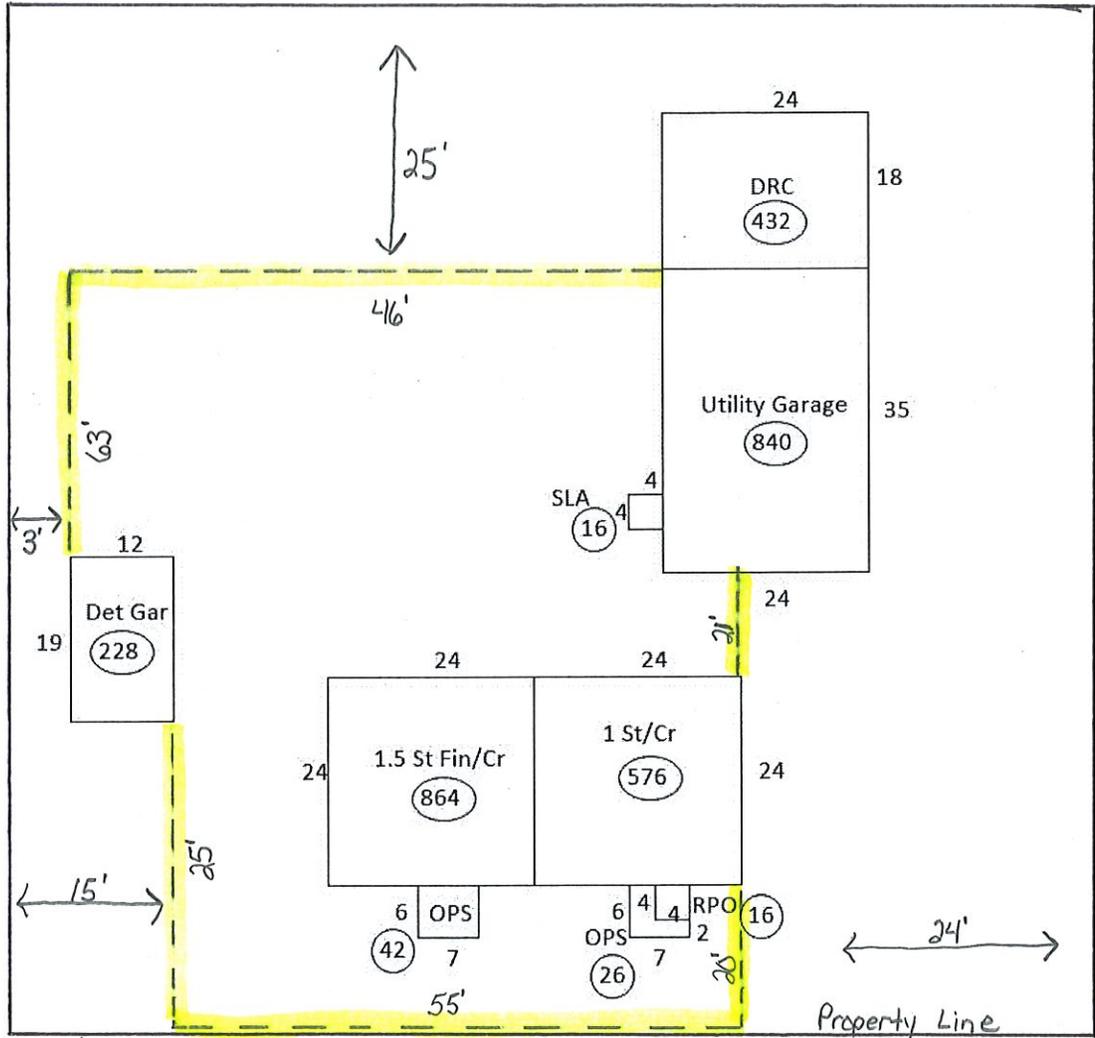


**For Office Use Only:**  
Permit is Approved      Denied      Date       
Zoning Administrator

Reasons for Denial:

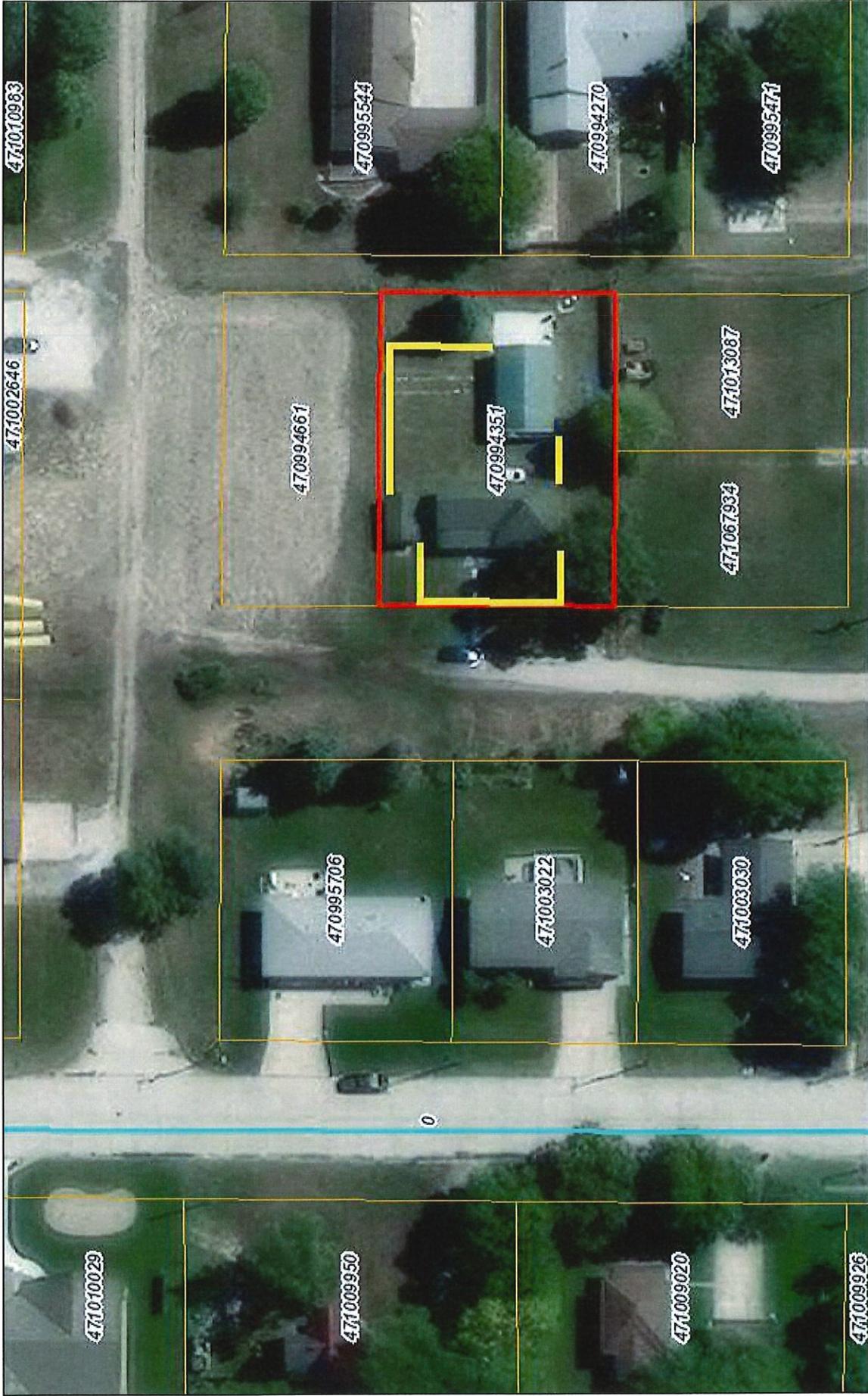
2024-17

Alley



8<sup>th</sup> Street

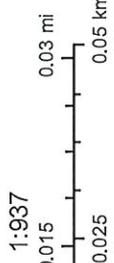
2024-17



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May 8, 2024

Parcels



Zoning Classification R-2 Value \$ 3000.<sup>00</sup> PERMIT NUMBER 2024-13  
 Please call 811 before completing form FEE \$25.00 CASH CHECK# 1773

**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 Thomas Molczyk Contractor SAME  
 Address 1508 Indian Street Address \_\_\_\_\_  
 City, State, Zip St Paul NE 68873 Phone Number \_\_\_\_\_  
 Phone Number 308-754-3901 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 12, Dattox Meadows Subdivision to the City of St Paul, Howard County, Nebraska  
 Address of Construction Site 1508 Indian Street

(If none, one must be registered with City of St. Paul) Fence on East side 1' in from property line to utility set back. **In the Flood plain?** \_\_\_\_\_

Proposed Structure Garden Shed Dimension of Structure 12x16  
 Distance from <sup>South</sup> Front property line 123 feet Distance from <sup>North</sup> Rear Property Line 10 feet  
 Distance from <sup>West</sup> Side Property Line 9 feet Distance from <sup>East</sup> Second Side Line 73 feet

Is there a **utility easement** on any side of the property? yes North side

Approximately when will construction Start May - June 2024 Finish Oct - November 2024

Fence 70' (2 rail fence) 50' +/- (5 ft privacy)

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-30-24  
 (Matt Helzer's signature)

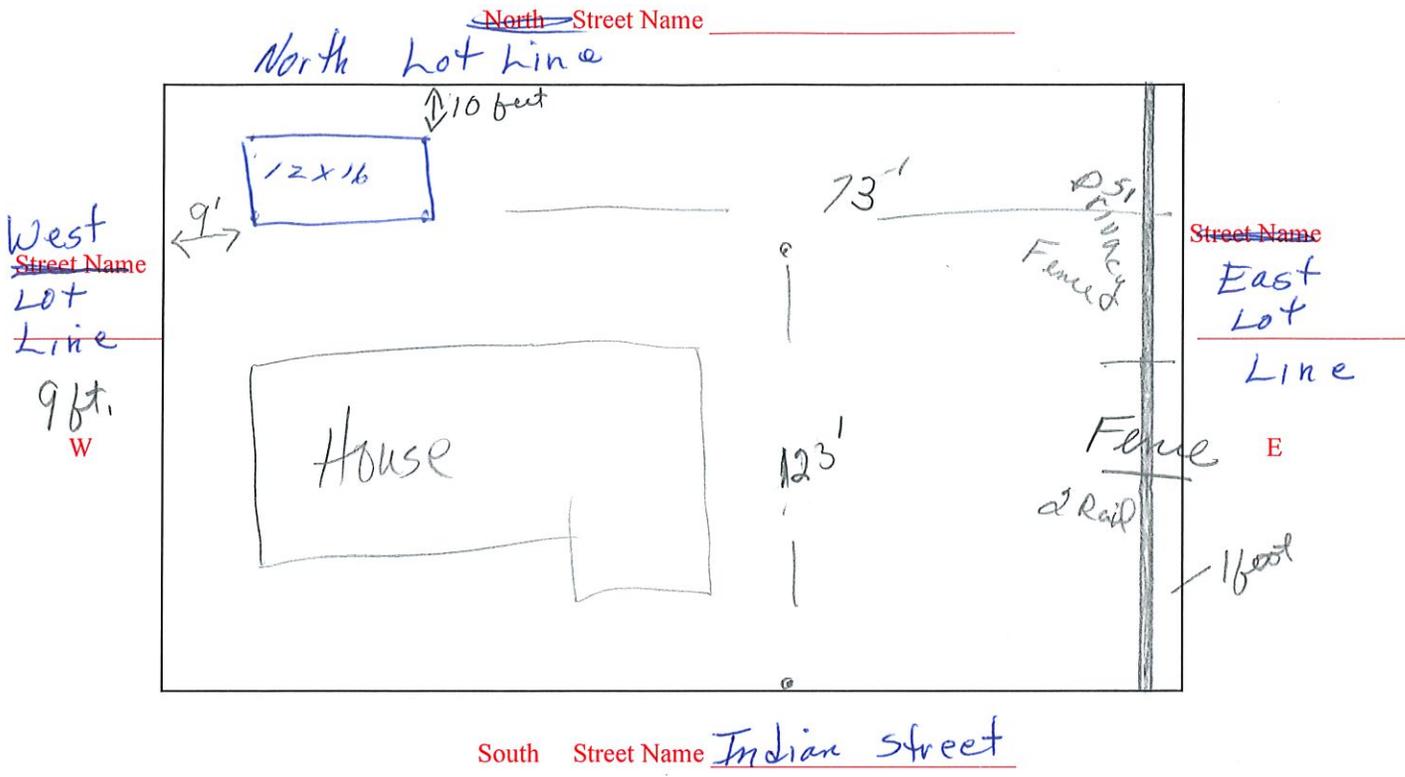
**Recommendations needed before approval:** \_\_\_\_\_

(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:



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 Adrian Malysh Date 4-29

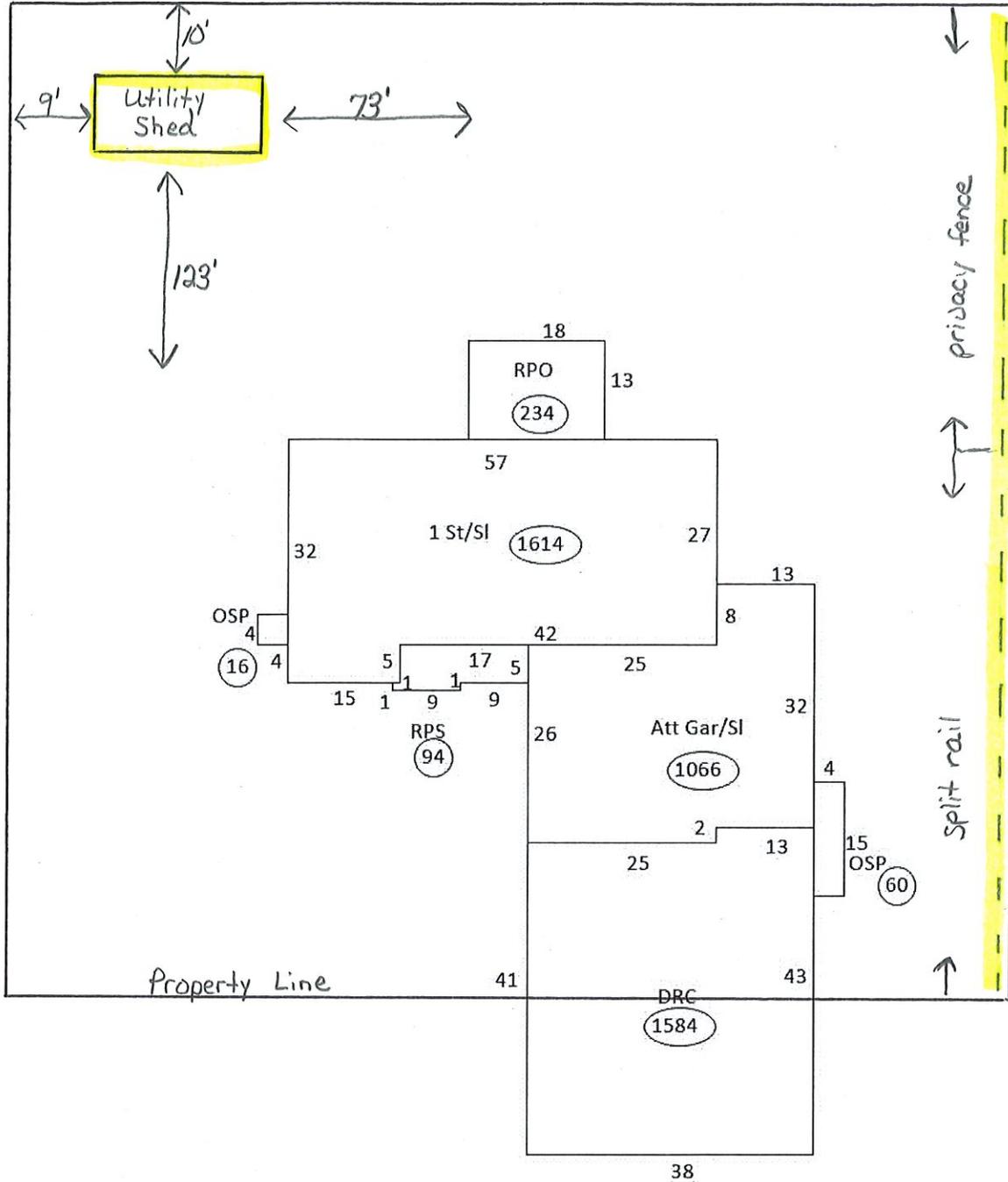
**For Office Use Only:**

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

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

2024-13

Utility Easement



Indian Street

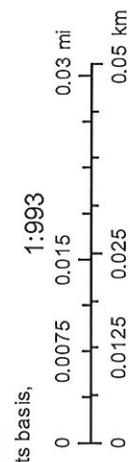
2024-13



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April 30, 2024

□ Parcels



Zoning Classification HC

Value \$ 4 million

PERMIT NUMBER 2024-14

FEE \$100.00

CASH

CHECK#

credit card 4/29/24

**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 St. Paul Grocery L.L.C. Contractor Chief - Jim Fiala

Address 813 6th Street Address Grand Island

City, State, Zip St. Paul, NE 68873 Phone Number 308 238 2752

Phone Number 308 754 4471 Cell Phone 308 440 5753

Complete Legal Description of the Property All block 34' x Vac N 33' x Vac Alley OT St. Paul

Address of Construction Site 1517 2nd Street

(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 Grocery Store and Sign Fencing Dimension of Structure 16,115 sqft.

Plans Submitted to Fire Marshall Office YES

Distance from Front <sup>South</sup> property line 53 feet Distance from Rear <sup>North</sup> Property Line 10 Feet

Distance from Side <sup>East</sup> Property Line 140 feet Distance from Second Side <sup>West</sup> Property Line 20 Feet

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 2024 or Spring 2025 Finish 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-30-24  
(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 \_\_\_\_\_ and the Name of the Lot Split or Subdivision \_\_\_\_\_

**For Office Use Only:**

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

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

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

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

Site Plan Sketch:

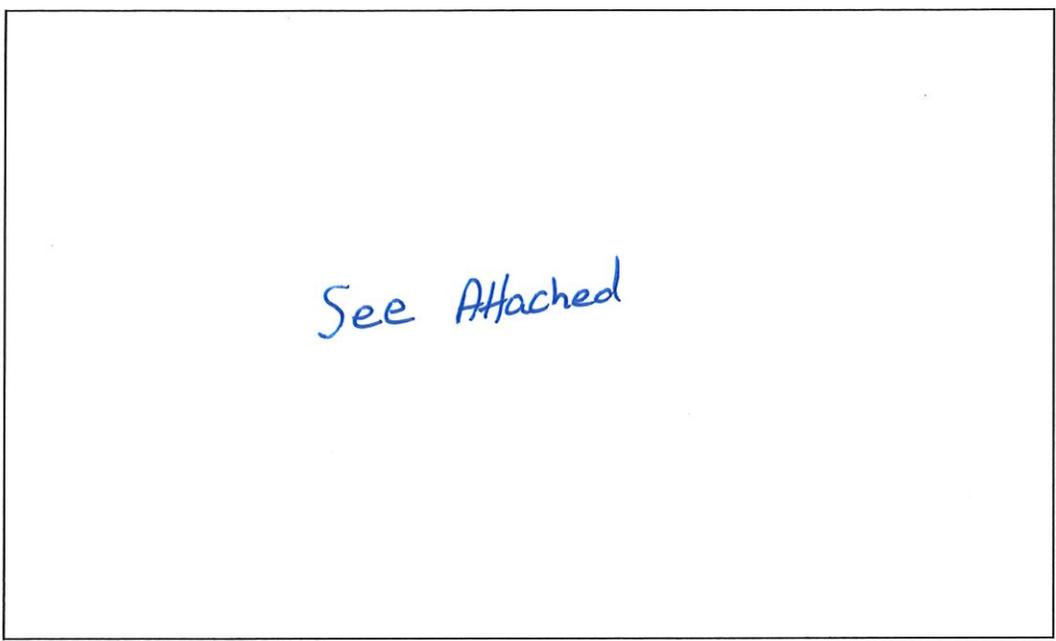
North Street Name \_\_\_\_\_

West Street Name

3rd Street

East Street Name

2nd Street  
281



South Street Name O Street

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW 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 [Handwritten Signature] Date 4-29-24

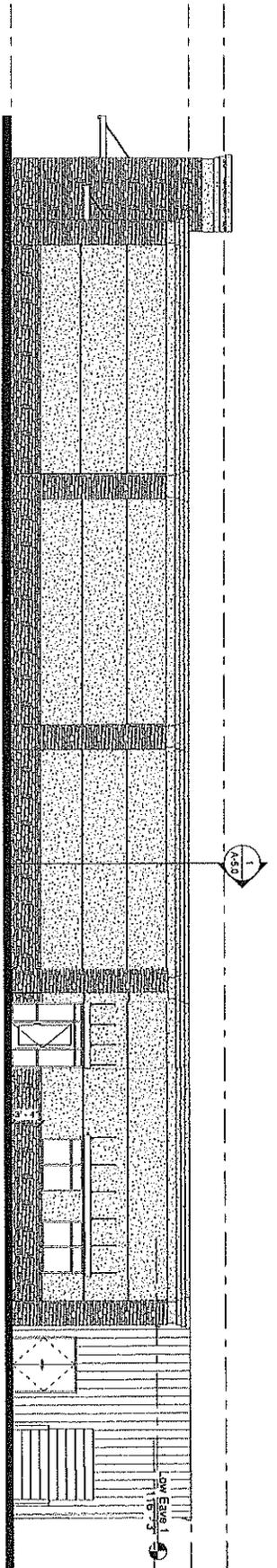
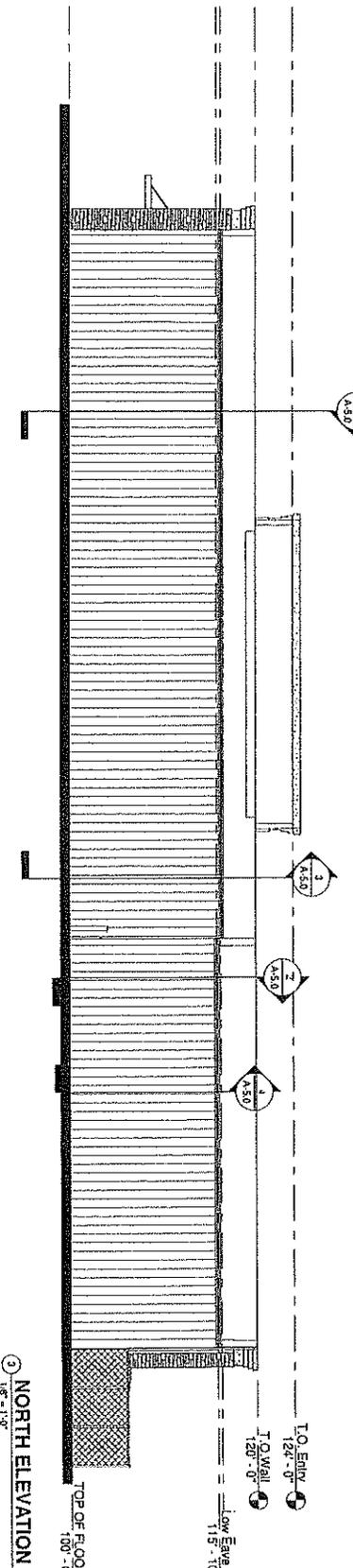
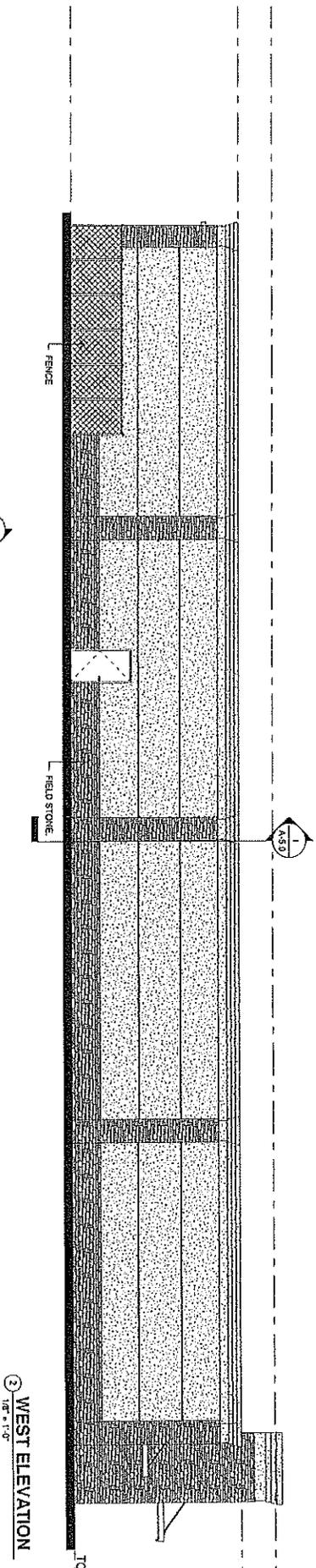
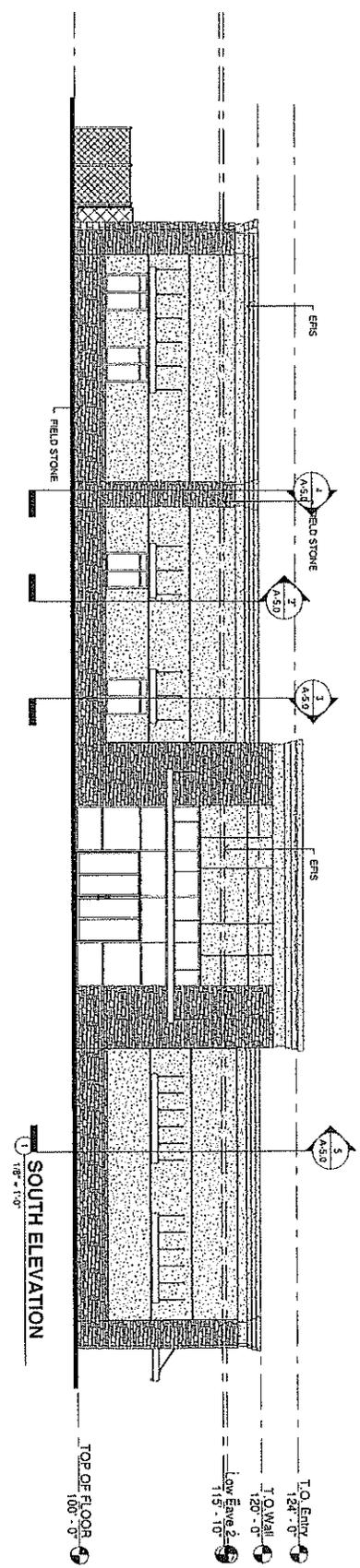
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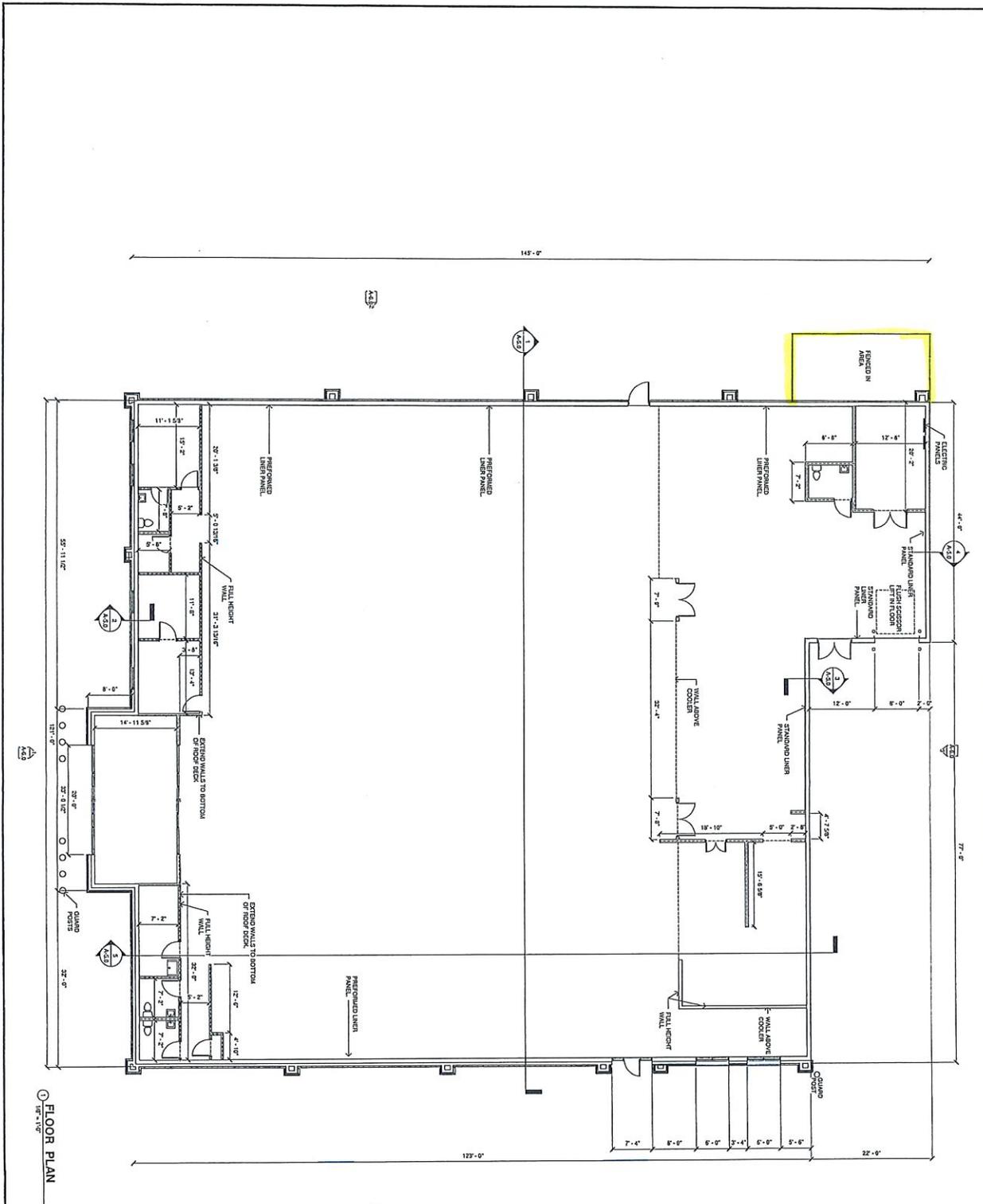
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_

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



2024-14





2024-14

① FLOOR PLAN

**CONFIDENTIAL**  
 This drawing is the property of Chief Construction, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Chief Construction, Inc.

NO.	DESCRIPTION	DATE

**NOT FOR CONSTRUCTION**

A-1.0

PROJECT NO.	
DATE	
SCALE	
PROJECT	

PROJECT NAME:  
**Hometown Market**  
 Saint Paul, Nebraska  
 FLOOR PLAN



DESIGN/BUILD - GENERAL CONTRACTORS  
 GRAHO ISLAND, NE (308) 389-7222  
 KEARNEY, NE (308) 233-2755  
<http://www.chiefconstruction.us>

Zoning Classification I-1

Value \$ 45,000

PERMIT NUMBER 2024-15

FEE \$100.00 CASH \_\_\_\_\_

CHECK# 1016  
paid 5/3/24

**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 Evan Stellk, Ems Investments LLC Contractor Chris Meyer

Address 115 Kelly Ct Address 1406 Bruce St St Paul NE 68873

City, State, Zip St Paul NE 68873 Phone Number 308-750-5941

Phone Number 308-380-2449 Cell Phone " "

Complete Legal Description of the Property Part of Lots 1,2+3, Blk 116 o.t. and part of vacated street

Address of Construction Site 401 Baxter St

(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 Garage/Shop - Personal Use - Storage Dimension of Structure 40x40x14 ft  
Sidewalks

Plans Submitted to Fire Marshall Office None needed

Distance from Front property line 20 ft Distance from Rear Property Line 112 ft

Distance from Side Property Line 10 ft Distance from Second Side Property Line 63 ft

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

Approximately when will construction Start May 15<sup>th</sup> Finish July 15<sup>th</sup>

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-7-24  
(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 \_\_\_\_\_ and the Name of the Lot Split or Subdivision \_\_\_\_\_

**For Office Use Only:**

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

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

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

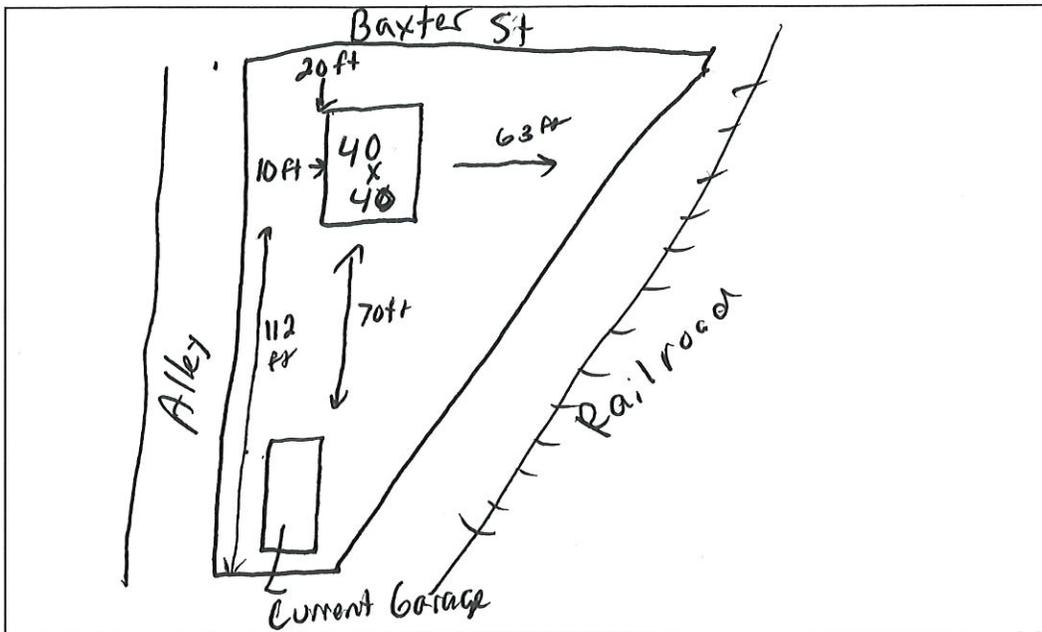
Has a Conditional Use Permit been issued for this proposed use? YES \_\_\_\_\_ NO   
If yes, when does it expire? \_\_\_\_\_

Site Plan Sketch:

North Street Name Baxter

West Street Name 5<sup>th</sup> St

East Street Name none



South Street Name Adams

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.

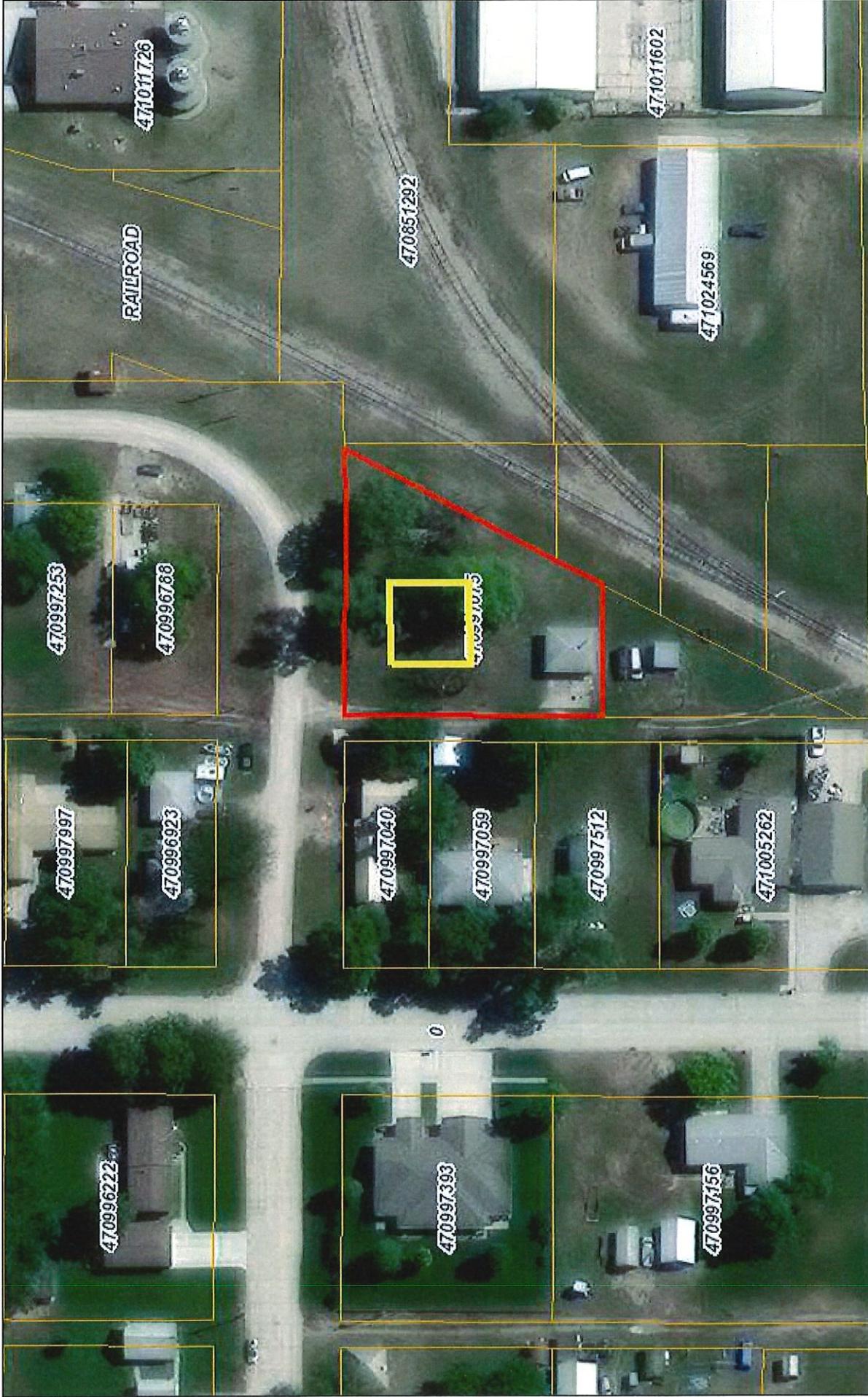
Signature of Applicant Evan Steed Date 5-3-24

**For Office Use Only:**

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

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

2024-15

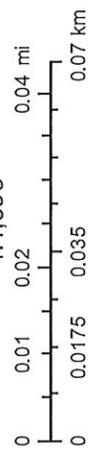


DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

May 6, 2024

Parcels

1:1,395



N-LINE



LAND SURVEYING

P.O. BOX 173  
Central City, NE 68826  
Phone: 308-846-3601

**OFFICIAL SURVEY RECORD**

Lots 1, 2, and Part of 3, Block 116,  
Original Town of St. Paul,  
Howard County, Nebraska

Lot 1, Block 116  
Frd. 3/4" pipe  
North Line of

933.51' (M)



Scale: 1" = 60'

**Legend**

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

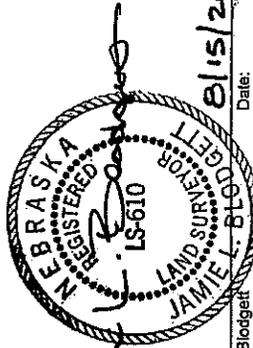
**Legal Description:**

All of Lots 1 and 2 and all of Lot 3, except the South 26 feet thereof, all in Block 116 in the Original Town of St. Paul, Howard County, Nebraska.

**Survey Description:**

All of Lot 1, Lot 2 and Lot 3, except the South 26 feet thereof, West of the Union Pacific Railroad Right of Way, all in Block 116 in the Original Town of St. Paul, Howard County, Nebraska.

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



*J. Blodgett*

Survey Record Repository  
RECEIVED

AUG 31 2018  
Howard  
1304-411

Date: 8/15/2018  
Jamie L. Blodgett  
License Number 610  
Pages covered by this seal: 1

DATE OF SURVEY 7/26/2018  
JOB NUMBER 18094

