

Planning Commission Meeting

Tuesday, October 15, 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 15th day of October, 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 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 30, 2024 minutes.
4. Ratify Administrative Approval of Zoning Permits:
 - (a) 2024-31 Marcus A. Paczosa - fence at 924 Wallace Street
 - (b) 2024-32 Marci Toler - fence at 1319 7th Street
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2024-33 Barb & Loren Wroblewski - demolition of structures at 1122 7th Street
 - (b) 2024-34 Howard County - new building for Roads Dept at 971 14th Avenue
 - (c) 2024-35 Ashley Jarman and Emmanuel Mendoza Torres - shed at 1021 6th Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Solko announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission
September 30, 2024
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 30th day of September, 2024 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Commission member Becker called the meeting to order at 12:05 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 Tony Walch. Commission member absent: Tyler Solko and Dan Scheer. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Walch moved to approve the September 9, 2024 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Walch voted aye, nays none. Motion carried 3/0.

Commission member Walch moved to approve the following zoning permits:

- (a) 2024-29 Larry & Rhonda Lange – covered porch at 1302 Paul Street
- (b) 2024-30 Jason & Lisa Porter – shed at 324 Jackson Street

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

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

Sincerely,

Matthew T. Helzer
Zoning Administrator

Connie Becker
Acting Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification B-2 Value \$ 700.00

PERMIT NUMBER 2024-31
FEE \$25.00 CASH CHECK# _____ CC _____
paid 10/2/24

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 Marcus A Pazrosa Contractor self
Address 924 Wallace St Address _____
City, State, Zip St. Paul NE 68873 Phone Number _____
Phone Number 308 571 0248 Cell Phone _____

Complete Legal Description of the Property Lot 6 and W 1/2 of Lot 5 Block 1 Kendall's Add St. Paul

Address of Fence Site 924 Wallace St Is Fence new or replacing a current fence? Replacing Chain link
7 removed this summer

Size and Type (material) of Fence: Wood, 6 ft pickets (8x6 panel)

Approximately when will the construction: Start ~~Oct 5th~~ Finish Oct 31st
Oct 12th

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 10-2-24
(Matt Helzer's signature)

Recommendations needed before approval: _____

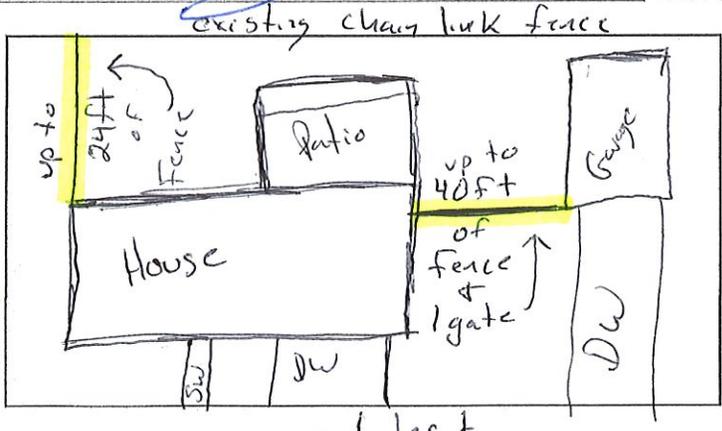
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 10/2/24

East

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

North
Jay St



South

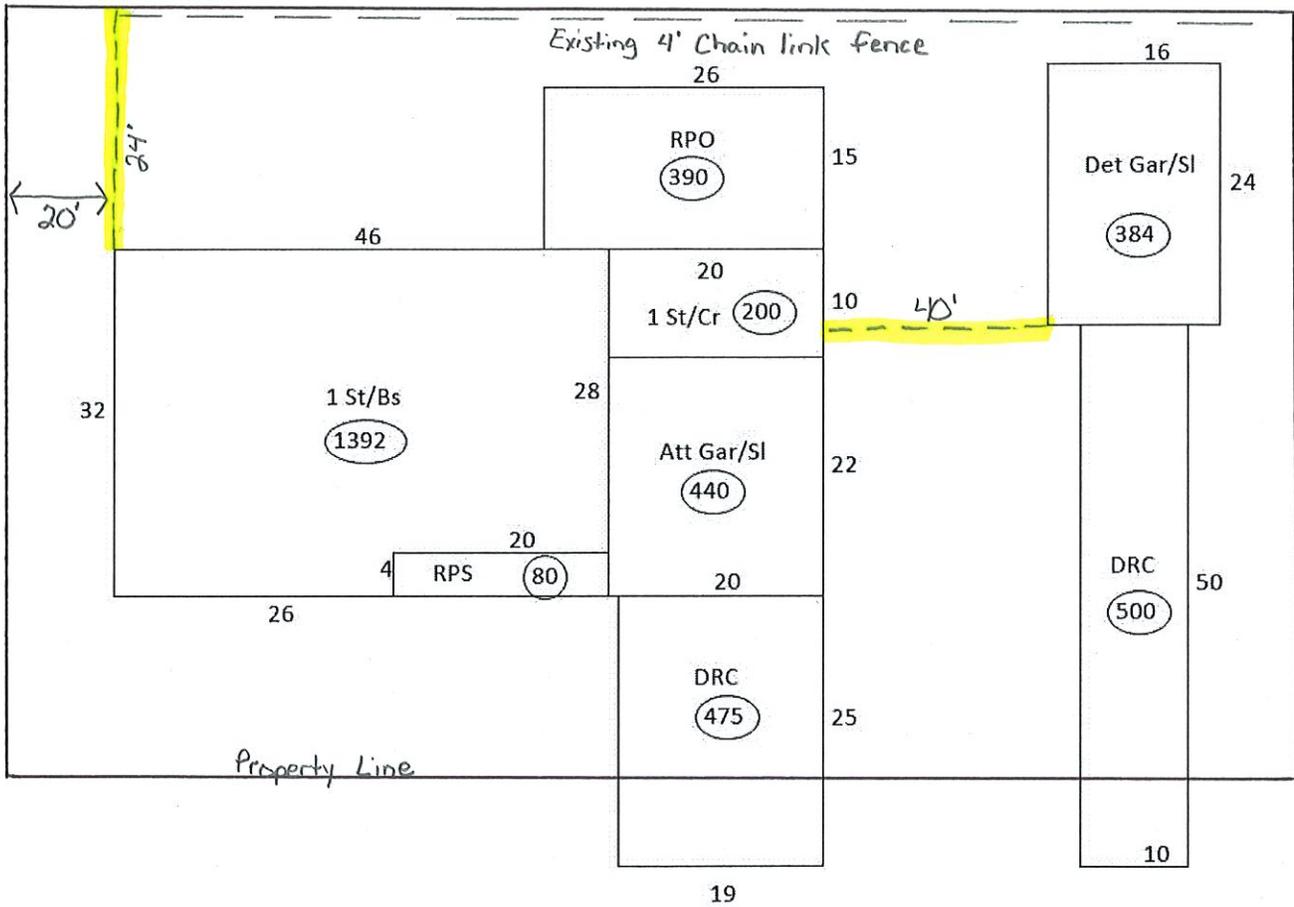
West
Wallace Street

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

Reasons for Denial: _____

2024-31

Jay Street



Wallace Street

Zoning Classification R-2 Value \$ 6,843.03

PERMIT NUMBER 2024-32
FEE \$25.00 CASH CHECK# CC paid 9/26/24

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 Marci Toler Contractor American Fence
Address 1319 7th St Address 1605 N Shady Bend - Grand Island
City, State, Zip St Paul NE 68873 Phone Number 308-395-0793
Phone Number 970-213-6467 Cell Phone 308-249-7856

Complete Legal Description of the Property Lot 1 + ~~2~~ N 51' of Lot 2 Block 55 of St Paul

Address of Fence Site same Is Fence new or replacing a current fence? new

Size and Type (material) of Fence: 6' wood

Approximately when will the construction: Start oct 8 Finish oct 10

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 10-7-24
(Matt Helzer's signature)

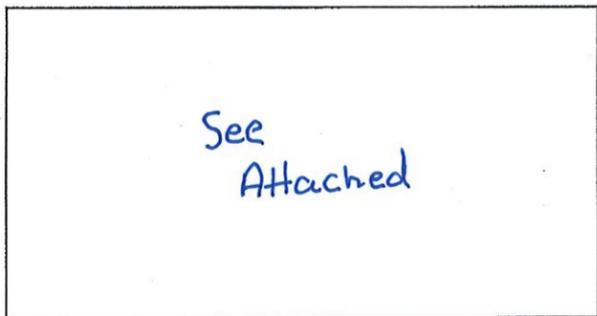
Recommendations needed before approval: _____

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 [Signature] Date 9-23-2024

N 20'
Drawing showing placement of Proposed fence on the property (include location of house, sheds, etc.)

W 6"



S 4'

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

Reasons for Denial: _____

2024-32

AMERICAN FENCE COMPANY

Omaha | Lincoln | Grand Island | Kearney | Sioux City | Des Moines | Cedar Rapids | Sioux Falls | Rapid City | Rochester
 AmeriFence: Kansas City | Madison | American Security & Gate : Fargo

ADDRESS **1605 N. Shady Bend Rd., Grand Island, NE 68802** SALESMAN **Patrick Donovan**
 PH: **(308) 395-0793**

DATE **10/8/2024** PHONE: **(970) 213-6467** CELL _____
 CUSTOMER **Marci Toler** WORK _____
 PROJECT LOCATION: **1319 7th St**
 CITY **St Paul** STATE **NE** ZIP **68873**
 BILLING ADDRESS: _____ AFC JOB# _____
 CITY _____ STATE _____ ZIP _____
 EMAIL **MARCI.TOLER@GMAIL.COM**

PHONE **308-249-7856**
 PGRAR24-0328-B

STYLE DRAWING	HEIGHT	LENGTH
W6-BB22	6.0'	198.0'

PROJECT TOTAL

GATE INFORMATION

4' wide x 6' tall	<input checked="" type="checkbox"/> SS	<input type="checkbox"/> DD
8' wide x 6' tall	<input type="checkbox"/> SS	<input checked="" type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD

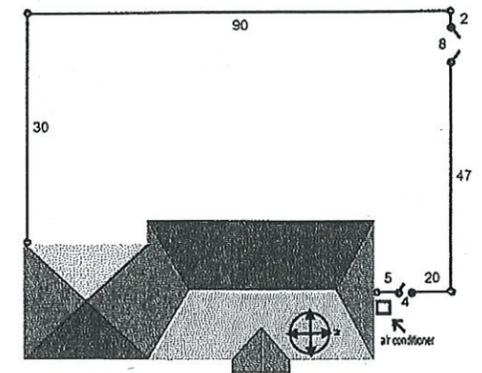
Fence Price **\$6,848.03**

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE

ESTIMATED SURVEY	\$0.00
SPRINKLER INS.	\$200.00
DIRT HAUL	\$288.00
OPTIONAL ITEMS SUB TOTAL	\$0.00

OFFICE USE ONLY

DATE _____
 TYPE _____
 AMOUNT _____



Fence style legend
 This drawing is not to scale
 ■ wood

DESCRIPTION OF MARCI TOLER PROJECT QUOTE IS GOOD FOR 14 DAYS

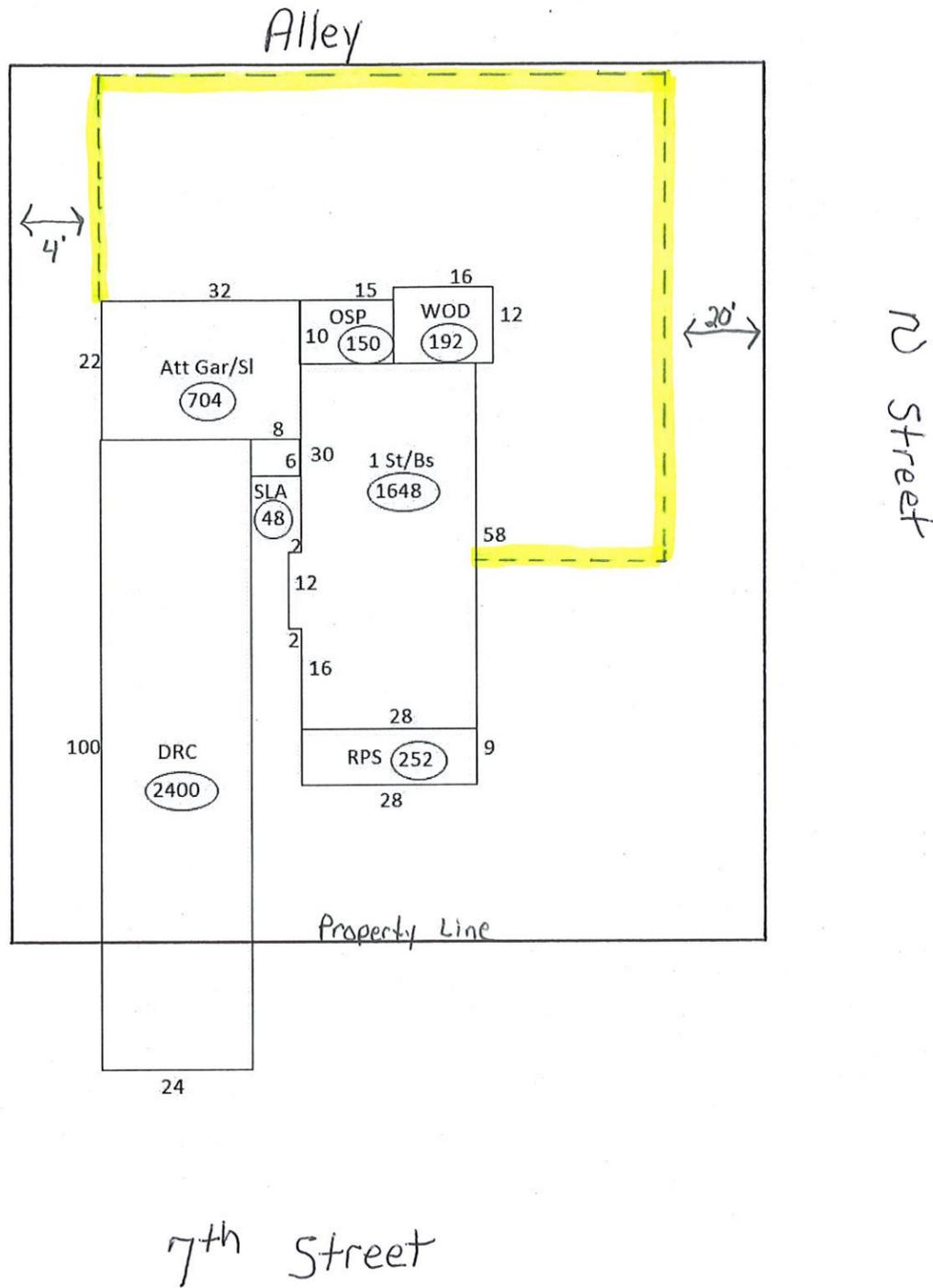
Fence 2: Install 239' of 6' Solid Wood Privacy fence using cedar pickets, Fir 2x4 Rails and Steel Forever Post with one 4' wide x 6' tall single swing gate and one 8' wide x 6' tall double drive gate. Posts will be hand driven.

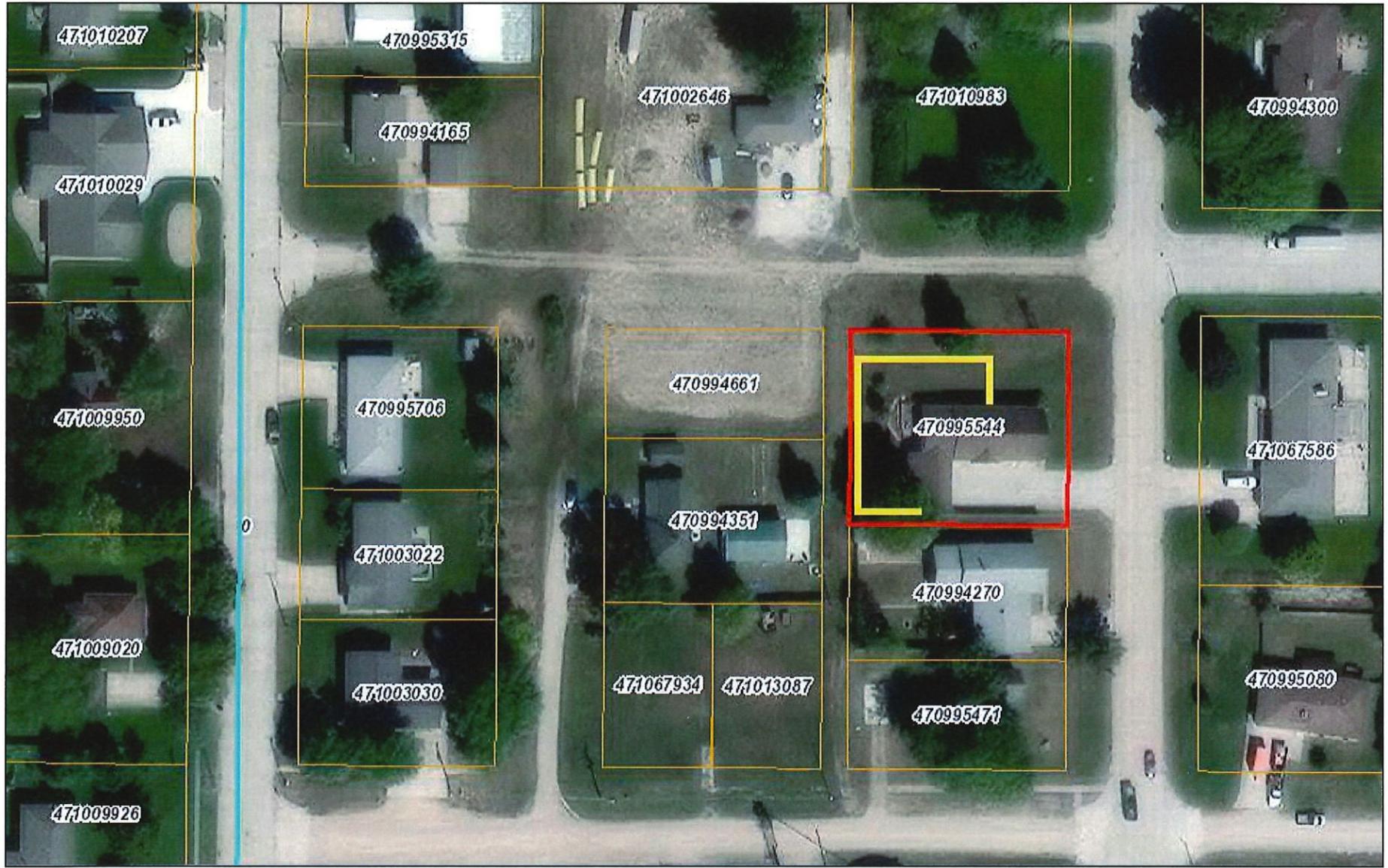
On the back and or second page of this proposal are very important terms and conditions that we are requesting that you review. If you do not have these terms and conditions; do not execute and contact your sales rep. Upon your review, if you have any questions please contact us. After review and agreement, please sign below indicating that you have fully read, understood and agree with the terms and conditions stated above. We impose a surcharge of 3% on all credit cards that is not greater than our cost of acceptance.

AFC REPRESENTATIVE: Patrick Donovan	DATE 10/8/2024	CUSTOMER SIGNATURE: Marci Toler	DATE 10/8/2024
---	-------------------	------------------------------------	-------------------

Please provide Billing Email Address: **marci.toler@gmail.com**

2024-32

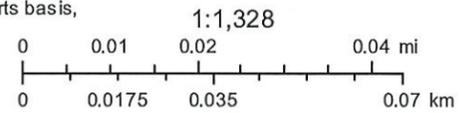




October 8, 2024
13:31 PM

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

PERMIT NUMBER 2024-33
FEE \$10.00 CASH _____ CHECK# 13907
paid 10/7/24

APPLICATION FOR A DEMOLITION 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 Loren + Barb Wroblewski Contractor Scott Reynolds
Address PO Box 23 Address 2204 2nd Ave., Boelus, NE 68820
City, State, Zip St. Paul, NE 68873 E-mail diger1974@gmail.com
Phone Number 308-750-2482 Barb Cell Phone 308-750-3174
308-754-4442 office
Complete Legal Description of the Property 308-750-0035 Loren Lot 12, Block 4, O.T., St. Paul, Howard Co., Nebr.

Address of Demolition Site 1122 7th St., St. Paul, NE

Structure to be demolished House, trees

Approximately when will demolition Start Nov. 1, 2024 Finish Dec. 30, 2024

Asbestos Inspection Conducted? Yes No _____ Attach inspection report.

To Whom Should the Improvements be assessed? Loren + Barb Wroblewski

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Date of visit Matt Helzer 10-8-24
(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 demolition site in which this permit is granted at any time until completed.
Signature of Applicant Loren Wroblewski Barbara A. Wroblewski 10-3-24
~~X Brad Lasser~~ ~~X D. G. Lasser~~ Date _____

Taxes must be paid in full prior to demolishing/removing any structure. Treasurer's certificate of approval to move or demolish the building MUST be attached.

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

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

Attachments : Tax Paid
Inspection Report
Asbestos Report

2024 - 33

LASSEN, BRAD L
118 5TH ST
SAINT PAUL, NE 68873-2410

Tax Year 2023
Statement 00002673

Howard County
Sara Roy, County Treasurer

Receipt 202313488
Payment Date 04/29/2024

0471010614	1	1.88567700	46,494	0	Real Estate
LOT 11 BLOCK 4 OT ST PAUL					
				12/31/2023	876.74
1118\ 7TH ST					51.76
				05/01/2024	0.00
				09/01/2024	824.98
LASSEN, BRAD L				X	824.98
118 5TH ST					0.00
SAINT PAUL, NE 68873-2410					0.00
					0.00
12,196.32 Check	BRAD LASSEN				824.98
				sroy	Paid In Full

Tax Year 2023
Statement 00002673

Howard County
Sara Roy, County Treasurer

Receipt 202313488
Payment Date 04/29/2024

0471010614	1	1.88567700	46,494	0	Real Estate
LOT 11 BLOCK 4 OT ST PAUL					
				12/31/2023	876.74
1118\ 7TH ST					51.76
				05/01/2024	0.00
				09/01/2024	824.98
LASSEN, BRAD L				X	824.98
118 5TH ST					0.00
SAINT PAUL, NE 68873-2410					0.00
					0.00
12,196.32 Check	BRAD LASSEN				824.98
				sroy	Paid In Full

2024-33

LASSEN, BRAD L
118 5TH ST
SAINT PAUL, NE 68873-2410

Tax Year 2023
Statement 00002671

Howard County
Sara Roy, County Treasurer

Receipt 202313486
Payment Date 04/29/2024

0471010258	1	1.88567700	49,953	0	Real Estate
LOT 12 BLOCK 4 OT ST PAUL			12/31/2023		941.96
					55.60
1122\7TH ST			05/01/2024		0.00
			09/01/2024		886.36
				X	886.36
LASSEN, BRAD L					0.00
118 5TH ST					0.00
SAINT PAUL, NE 68873-2410					0.00
12,196.32 Check	BRAD LASSEN				886.36
				sroy	Paid In Full

Tax Year 2023
Statement 00002671

Howard County
Sara Roy, County Treasurer

Receipt 202313486
Payment Date 04/29/2024

0471010258	1	1.88567700	49,953	0	Real Estate
LOT 12 BLOCK 4 OT ST PAUL			12/31/2023		941.96
					55.60
1122\7TH ST			05/01/2024		0.00
			09/01/2024		886.36
				X	886.36
LASSEN, BRAD L					0.00
118 5TH ST					0.00
SAINT PAUL, NE 68873-2410					0.00
12,196.32 Check	BRAD LASSEN				886.36
				sroy	Paid In Full

2024-33

Eldon's Inspections, LLC
Eldon Kieborz
79094 474 Ave
Loup City, NE 68853
308-745-0293
License # 710

Loren Wroblewski
919 Grant, St.
St. Paul, NE 68873

Re: Asbestos inspection

9-12-24

The house located on 1122 7th Street
is a one story that contains vinyl siding.

The wood floors are carpet covered.

Walls and ceiling are wall paper covered,
with lath and plaster beneath.

a plaster sample has been sent for testing.

Sincerely,

Eldon Kieborz

Eldon O. Kieborz
79094 474 Avenue
Loup City, Nebraska 68853

License #710

Thanks,

#710

Eldon Kieborz



EMSL Analytical, Inc.

100 Green Park Industrial Court Saint Louis, MO 63123

Tel/Fax: (314) 577-0150 / (314) 776-3313

http://www.EMSL.com / saintlouislabs@emsl.com

EMSL Order: 392405118

Customer ID: ELDO78

Customer PO:

Project ID:

2024-33

Attention: Eldon Kleborz
Eldon Kieborz Inc.
79094 474th Avenue
Loup City, NE 68853

Phone: (308) 750-2138

Fax: (308) 745-1820

Received Date: 09/16/2024 2:45 PM

Analysis Date: 09/16/2024 - 09/17/2024

Collected Date:

Project: None Given

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
904		Various Non-Fibrous Homogeneous	4% Hair	17% Quartz 79% Non-fibrous (Other)	None Detected
392405118-0001					
905		Various Non-Fibrous Homogeneous	5% Hair	19% Quartz 76% Non-fibrous (Other)	None Detected
392405118-0002					

Analyst(s)

Sue Ferrario (1)

Zoe DeRousse (1)

Jeff Siria, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Saint Louis, MO NVLAP Lab Code 200742-0, CA 2668, OR 4194-001

Initial report from: 09/17/2024 13:53:47

2024-33

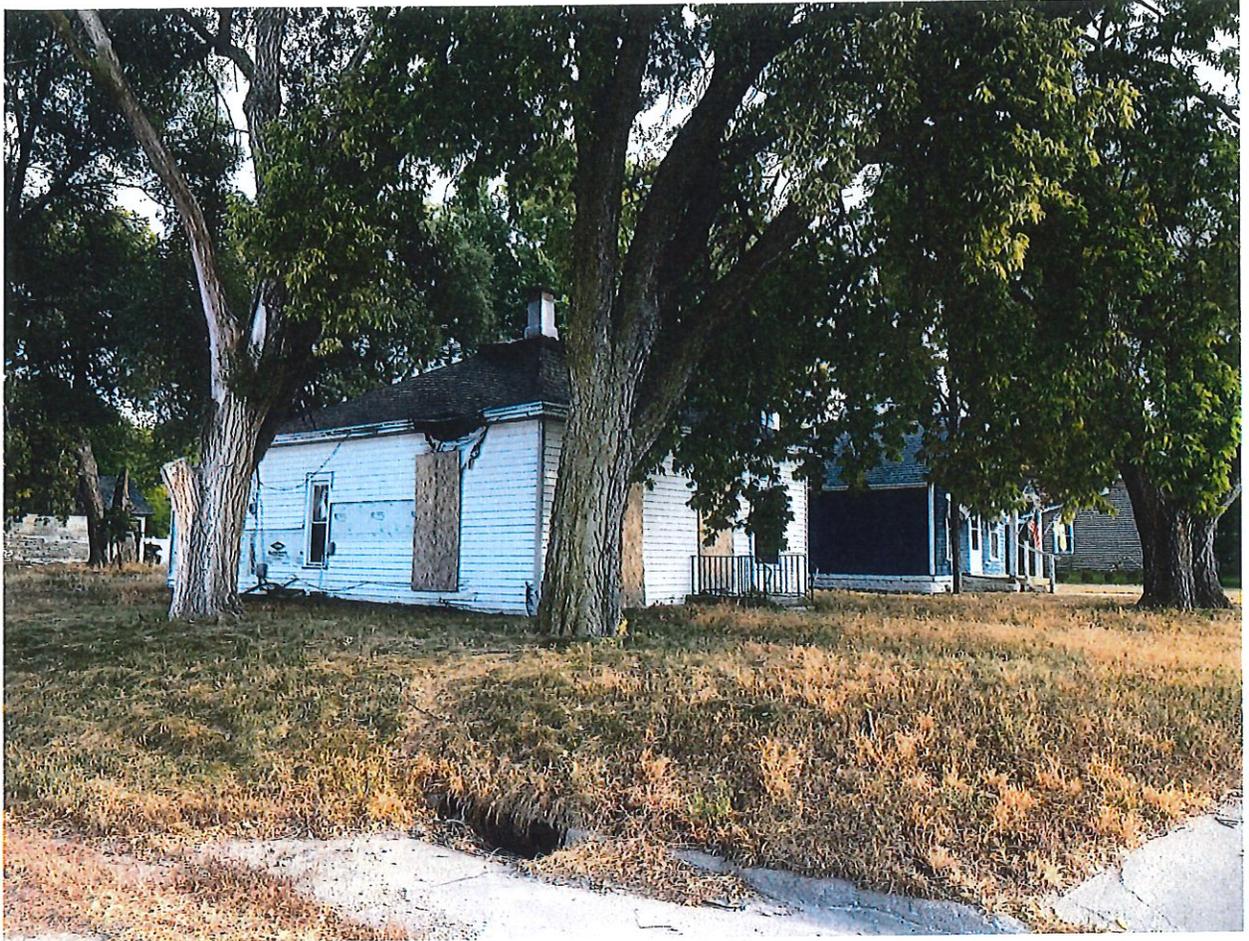
Connie,

You might want to include the pictures below regarding the demolition request to be heard on Oct. 21st.

Barb Wroblewski



2024-33



Sent from my iPhone

Zoning Classification AER

Value \$ 2,000,000

PERMIT NUMBER 2024-34

FEE \$100.00 CASH _____ CHECK# _____

fee waived

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 Contractor MidPlains Construction Co.

Address 612 Indian St. Address John Biesenhagen, Project Manager
1319 W North Front St.
Grand Island, NE 68801

City, State, Zip St. Paul, NE 68873 Phone Number (308) 382-2760

Phone Number (308) 754-4343 Cell Phone _____

Complete Legal Description of the Property Tract in N 1/4 NW 1/4 34-15-10 (4.47 acres)

Address of Construction Site 971 14th Ave. 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 County Road Dept Dimension of Structure 80' x 205'

Plans Submitted to Fire Marshall Office Will be submitted

Distance from ^{North} Front property line 95' Distance from ^{South} Rear Property Line 223'

Distance from ^{East} Side Property Line 70' Distance from ^{West} Second Side Property Line 186'

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 Oct 2024 Finish Oct 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 10-9-24
(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 _____ 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? _____

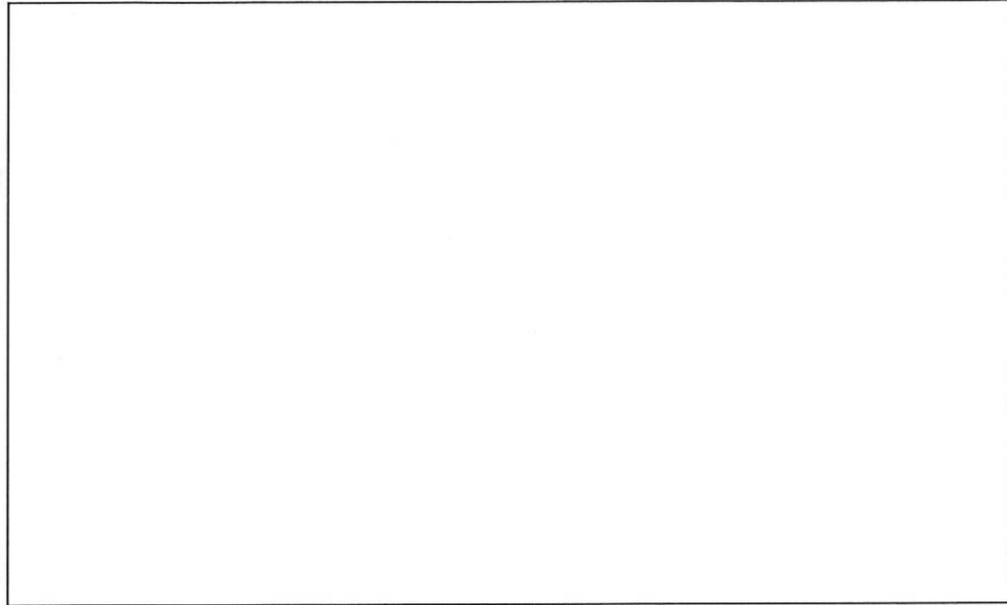
PERMIT NUMBER 2024-34

Site Plan Sketch:

North Street Name 14th Ave.

West Street Name _____

East Street Name _____



South Street Name _____

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

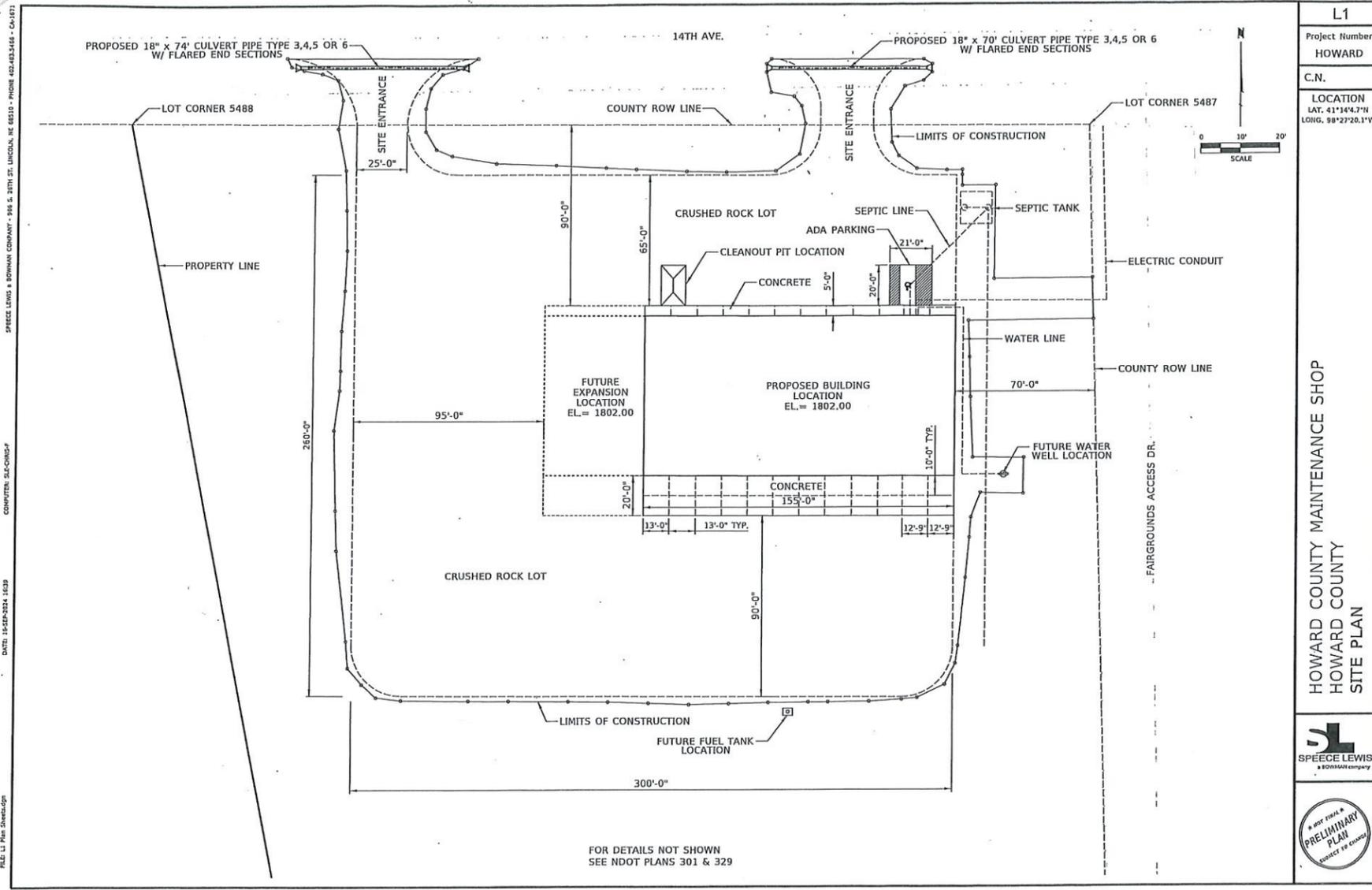
Signature of Applicant Janet Thomas, Howard Co - Hwy Supd. Date 10/9/24

For Office Use Only:

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

Reasons for Denial: _____

2024-34



L1
 Project Number
 HOWARD
 C.N.
 LOCATION
 LAT. 41°34'4.3"W
 LONG. 98°22'20.1"W

HOWARD COUNTY MAINTENANCE SHOP
 HOWARD COUNTY
 SITE PLAN

SL
 SPEECE LEWIS
 a BURNS&MCDERMOTT company

NOT FINAL
 PRELIMINARY
 PLAN
 SUBJECT TO CHANGE

SPEECE LEWIS & BOWMAN COMPANY - 905 S. 26TH ST. LINCOLN, NE 68510 - PHONE 402.483.4168 - FAX 402.483.4171
 COMPUTER: ELCORNEP
 DATE: 10-25-2024 10:39
 FILE: L1 Plan 2024-34.dwg

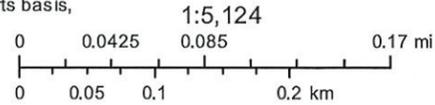
FOR DETAILS NOT SHOWN
 SEE NDOT PLANS 301 & 329



October 9, 2024
18:44 PM

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 \$ 2,000 PERMIT NUMBER 2024-35
Please call 811 before completing form FEE \$50.00 CASH CHECK#

Pd with Credit card 10-11-24

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 Ashley Jarmin + Emmanuel Mendoza Torres Contractor SELF

Address 1021 6th Street Address

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

Phone Number 402-394-1634 Cell Phone

Complete Legal Description of the Property Lots 1 + 2 Block 5 OT St. Paul

Address of Construction Site 1021 6th Street

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

Proposed Structure Wood Shed Dimension of Structure 10' x 12'

Distance from East Front property line 99' Distance from West Rear Property Line 23'

Distance from North Side Property Line 60' Distance from South Second Side Line 16'

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

Approximately when will construction Start Oct 2024 Finish Dec 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 10-11-24
(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:

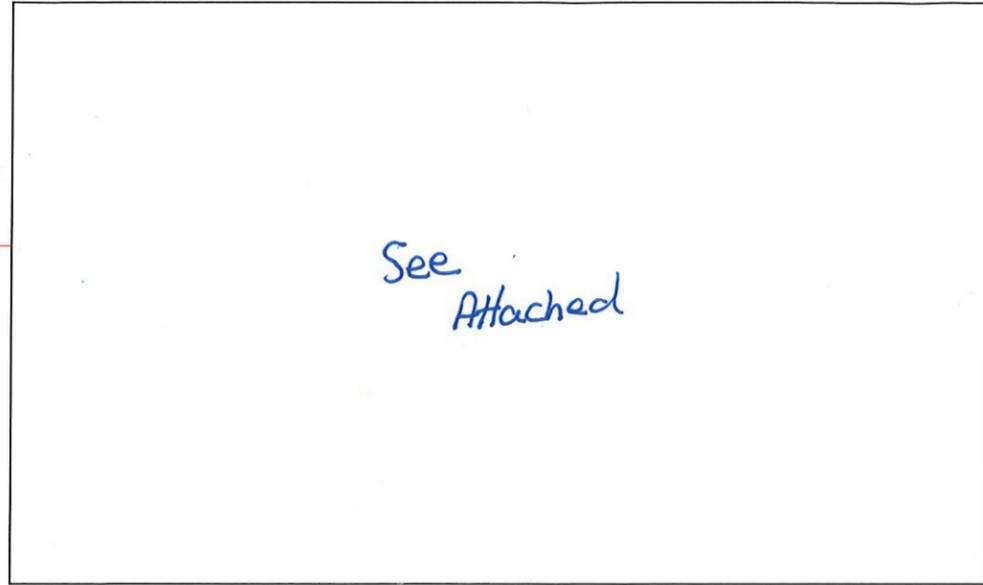
North Street Name _____

Street Name

Street Name

W

E



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 Ashley Mendoza Date 10-11-2024

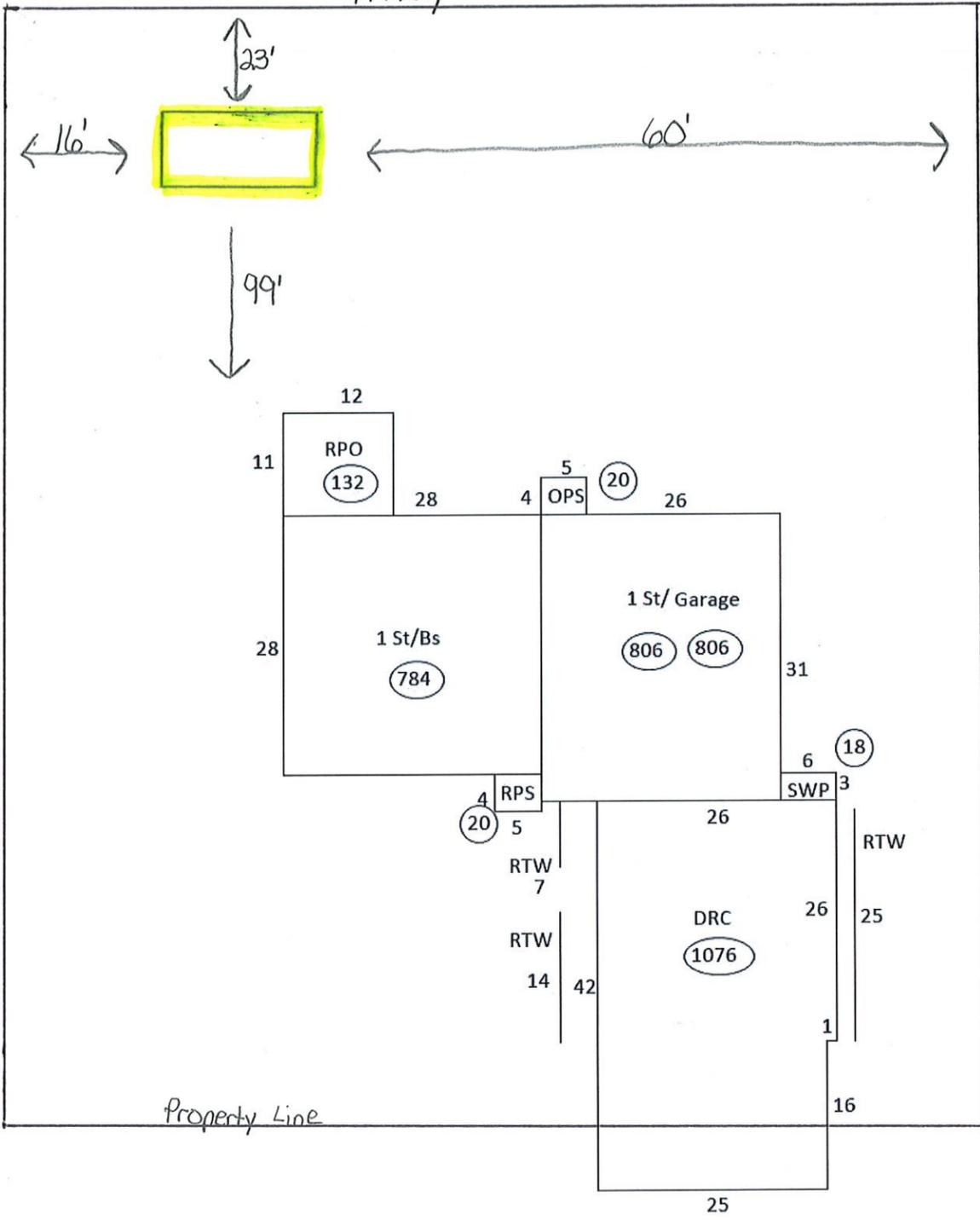
For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____

Alley

2024-35



Hendall Street

6th Street



October 11, 2024
14:01 PM

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

