

Planning Commission Meeting

Monday, June 30, 2025 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 30th day of June, 2025 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 June 9, 2025 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2025-26 Lawrence / Mitchell Happ - house at 1150 Inman Road
 - (b) 2025-27 City of St. Paul - storage shed at 02 Howard Avenue
 - (c) 2025-28 The Dugout Grill - commercial sign at 804 Howard Avenue
5. Zoning Administrator Helzer Report
6. Public Comments
7. Adjournment

St. Paul Planning Commission
June 9, 2025
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 9th day of June, 2025 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Commission member Solko 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. 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 Tyler Solko. Commission members absent: Dan Scheer and Tony Walch. Also present Matt Helzer and Laura Berthelsen (minutes).

Commission member Becker moved to approve the May 12, 2025 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Solko voted aye, nays none. Motion carried 3/0.

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

2025-22 Katie Christensen – fence at 917 Custer Street
2025-23 Evan & Heidi Stelk – fence at 115 Kelly Court
2025-24 Jeff Christensen – fence west of 1417 7th Street

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

Commission member Becker moved to approve the following Zoning Permit application:

(a) 2025-25 Tommy Ummel Jr. – move shed at 404 Farnum Street

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

The meeting was adjourned at 12:22 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification AER Value \$ 400,000 PERMIT NUMBER 2025-26
 Please call 811 before completing form FEE \$50.00 CASH CHECK# 13089
paid 6/20/25

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 Lorenna + Mitchell Hays Contractor Jerry Hansen
 Address 602 Walnut Address 405 Samark Palmer NE
 City, State, Zip Palmer NE 68864 Phone Number _____
 Phone Number 308-750-8636 Cell Phone 308-754-8289

Complete Legal Description of the Property See Attached Parcel ID 470860851

Address of Construction Site 1150 Inman Road St. Paul, NE 68873

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

Proposed Structure Stick Frame House Dimension of Structure 40 x 100

Distance from Front property line 100 yds Distance from Rear Property Line 3/4 mile

Distance from Side Property Line 90 yds Distance from Second Side Line 3/4 mile

Is there a utility easement on any side of the property? Yes - South Side

Approximately when will construction Start Feb or March 2025 Finish March 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-24-25
(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:

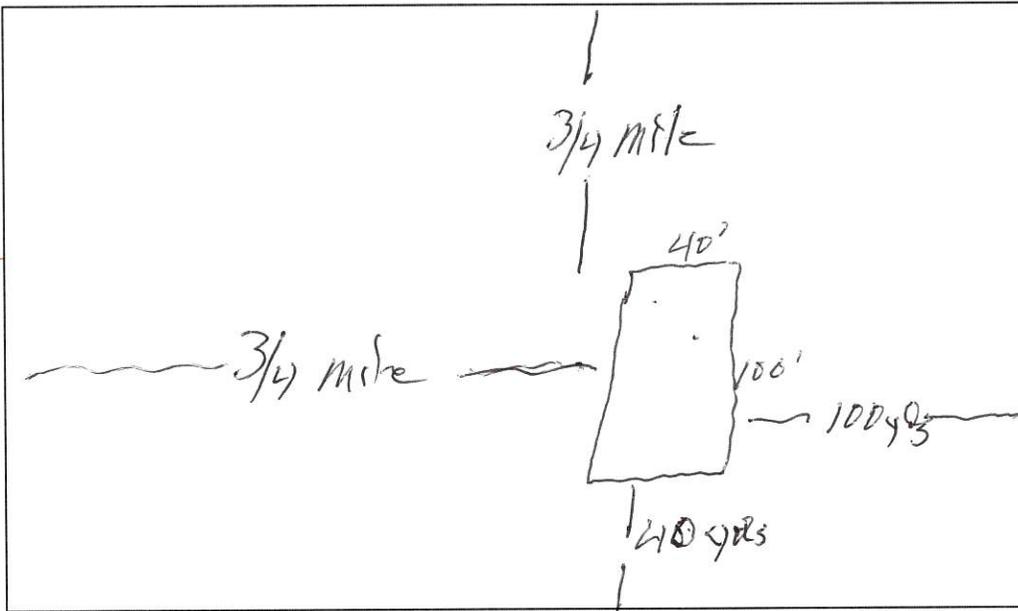
North Street Name Adams

Street Name Inman

Street Name River

W

E



South Street Name Fence Line

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 [Handwritten Signature]

Date 7-2-25

For Office Use Only:

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

Reasons for Denial: _____

2025-26

6/24/2025

Howard County Assessor



Parcel Information	
Parcel ID:	470860851
Map Number	470860851
State Geo Code	2917-10-0-00000-000-0235
Cadastral #	
Images	Document #1 Document #2 Document #3 Document #4
Current Owner:	HAPP, LAWRENCE S & JEANNE L MITCHELL L & ALICIA HAPP PO BOX 122 PALMER, NE 68864-0122
Situs Address:	1150 INMAN RD
Tax District:	2
School District:	ST PAUL SCH DIST #1, 47-0001
Account Type:	Agricultural
Legal Description:	10 14 10 (SP TWP) N1/2 NW1/4, SW1/4 NW1/4 & LOTS 6 & 7 EXC 14.91 AC STATE, EXC 14 AC ST PAUL CITY 10-14-10 (174 ACRES)
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2025	\$617,967	\$617,967	\$0	\$0
2024	\$575,990	\$575,990	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2024	\$4,640.60	1.222253

2024 Tax Levy	
Description	Rate
COUNTY GENERAL	0.15360900
ST PAUL SCH DIST #1	0.95651700
ST PAUL SCH #1 BOND 2009	0.00000000
ST PAUL FIRE #1	0.01634100
LOWER LOUP NRD #1	0.03275900
LOUP BASIN RECL#1	0.02642300
AG SOCIETY	0.00305200
HISTORICAL SOCIETY	0.00083400
CENTRAL COMM-COLLEGE	0.02000000
ED SERVICE UNIT #10	0.01271800

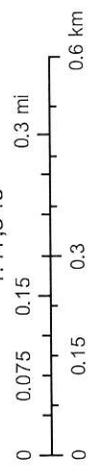


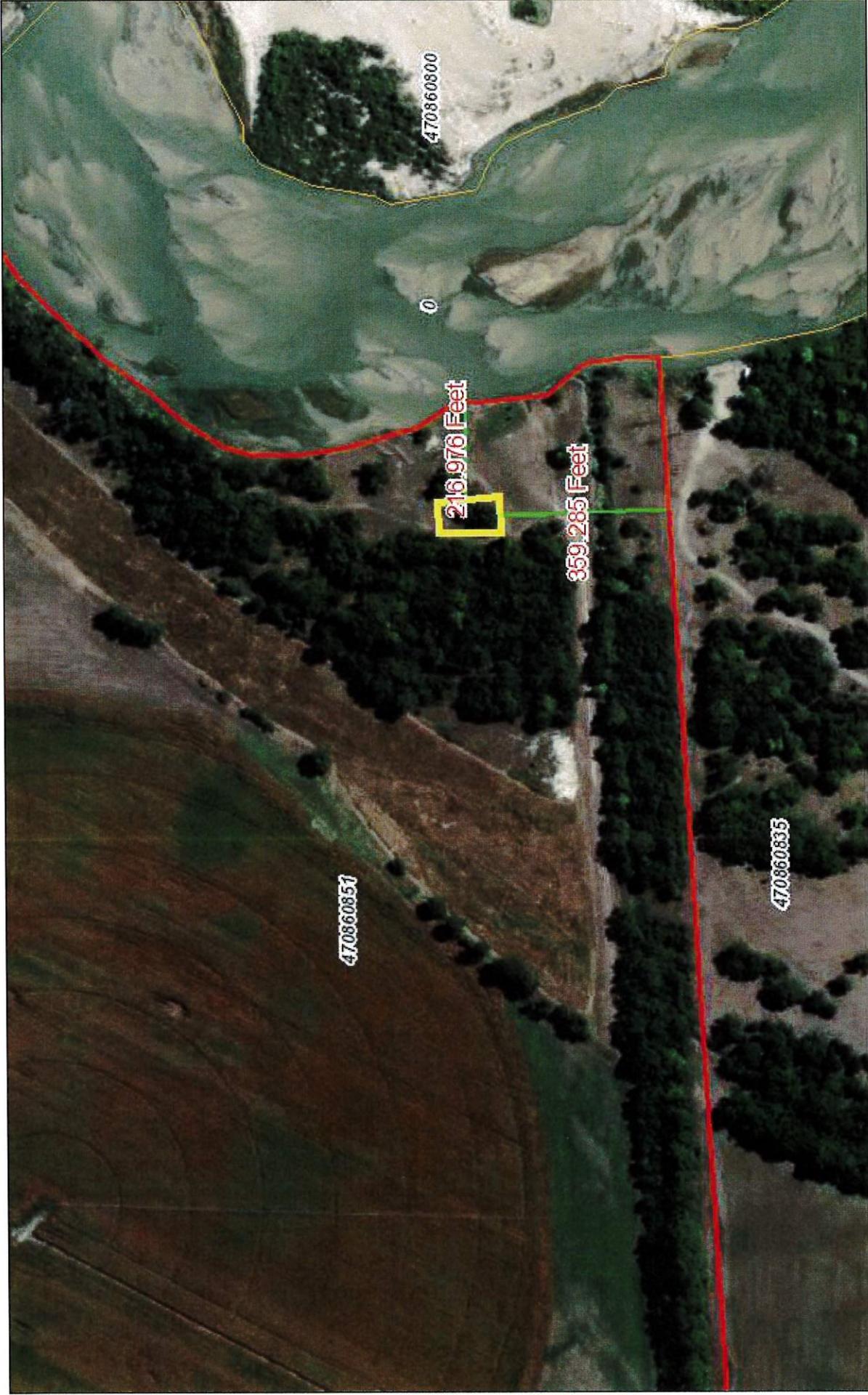
June 24, 2025
17:30 PM

□ Parcels

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

1:11,349





June 24, 2025
17:25 PM

Parcels

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

1:4,878
0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

2025-26





Federal Emergency Management Agency
Washington, D.C. 20472

2025-26

MR. KELLY STEVENS
STEVENS LAND SURVEYING LLC
1604 RAINBOW ROAD
GRAND ISLAND, NE 68801

CASE NO.: 19-07-0491A
COMMUNITY: CITY OF ST. PAUL, HOWARD
COUNTY, NEBRASKA
COMMUNITY NO.: 310119

DEAR MR. STEVENS:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

2025-26

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA	A portion of Lots 6 and 7, Section 10, Township 14 North, Range 10 West, 6th Principal Meridian, as described in the Trustee's Deed recorded in Book 15, Page 113, in the Office of the County Clerk, Howard County, Nebraska The portion of property is more particularly described by the following metes and bounds: COMMENCING at the southwest corner of said NW1/4; thence N 77°59'29" E, a distance of 2598.44 feet to the
	COMMUNITY NO: 310119	
AFFECTED MAP PANEL	NUMBER: 31093C0255D DATE: 7/7/2014	
FLOODING SOURCE: MIDDLE LOUP RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.201030, -98.450679 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: WGS 84

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1150 Inman Road	Portion of Property	X (shaded)	--	--	1790.1 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA/FLOODWAY
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

2025-26

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

POINT OF BEGINNING; thence N12°56'15"E a distance of 89.36 feet; thence N37°52'12"E distance of 30.56 feet; thence S51°54'20"E a distance of 178.53 feet; thence S38°16'34"W a distance of 89.33 feet; thence N73°10'0"W a distance of 33.52 feet; thence N 57°7'56"W a distance of 109.36 feet to the POINT OF BEGINNING

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

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Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

2025-26

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Portion of Property Removal:

The following considerations may or may not apply to the determination for your Portion of Property:

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

STUDY UNDERWAY - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

EXTRATERRITORIAL JURISDICTION - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

2025-26

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

GREAT LAKES - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

STATE AND LOCAL CONSIDERATIONS - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

COASTAL BARRIER RESOURCE SYSTEM - The subject of this Determination Document may be located within the Coastal Barrier Resource System (CBRS). Federal financial assistance, including Federal flood insurance, is not available in CBRS areas for new construction or substantial improvements occurring after the date on which the area was declared by Congress to be part of the CBRS or otherwise protected area as required by the Coastal Barrier Resources Act (Public Law 97-348) and the Coastal Barrier Improvement Act 1990 (Public Law 101-591). This date is indicated on the National Flood Insurance Program map. For further information on this property and the CBRS or otherwise protected area designation, contact the U.S. Department of the Interior.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

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Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

2025-26

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

2025-26

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 1660-0015
 Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.**

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

- NFIP Community Number: 310119 Property Name or Address: **1150 Inman Road, St. Paul NE. 68873**
- Are the elevations listed below based on **existing** or **proposed** conditions? (Check one)
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain) **Portion of property**
- Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
 If yes, what is the date of the current re-leveling? / (month/year)
- What is the elevation datum? NGVD 29 NAVD 88 Other (explain)
 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
 Local Elevation +/- ft. = FIRM Datum
- Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. . Long. .
 Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. 41.20054 Long. -98.44980

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
			1790.1		1789.6	

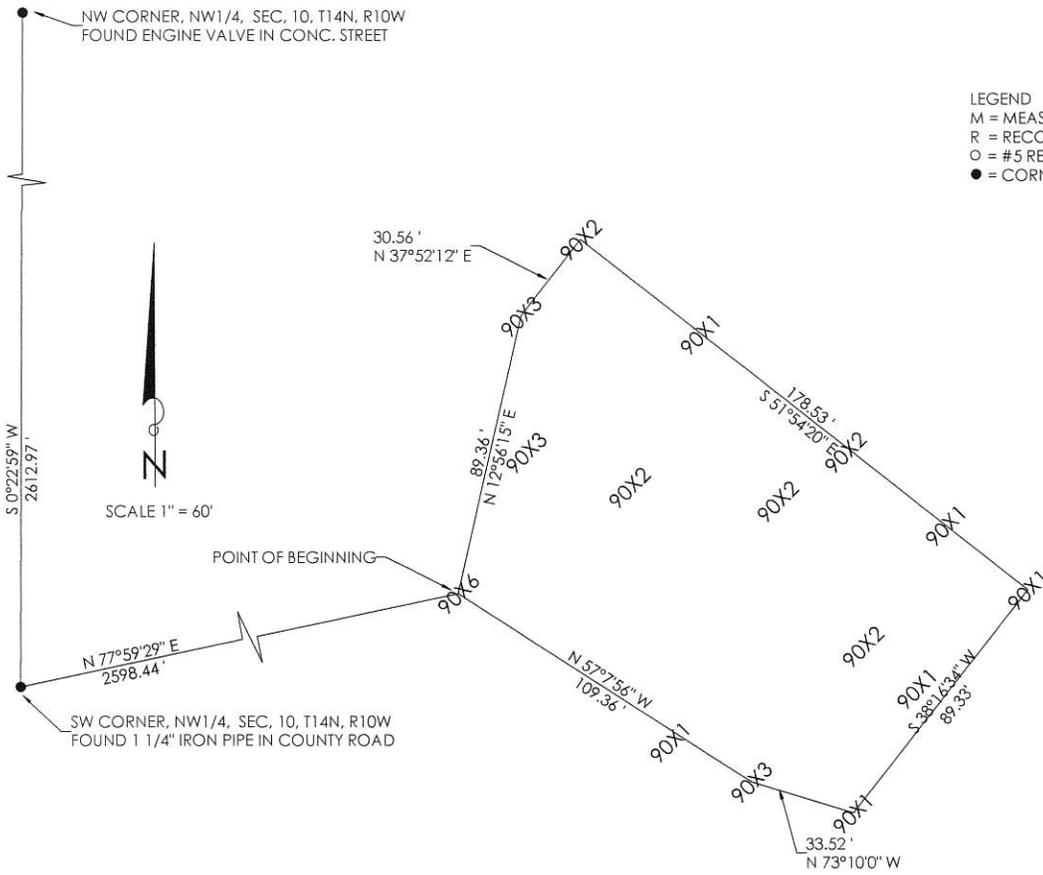
This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Kelly Stevens	License No.: 690	Expiration Date: 04/01/2019
Company Name: Stevens Land Surveying	Telephone No.: 308-379-0464	
Email: kstevens690@gmail.com	Fax No.	
Signature: <i>Kelly Stevens</i>	Date: 10/14/2018	

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
 Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

PART OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 10 WEST

LEGEND
 M = MEASURED DISTANCE
 R = RECORDED DISTANCE
 O = #5 REBAR PLACED
 ● = CORNER FOUND



BFE = 1789.6 (NAVD 1988 DATUM)
 75x1 = 1775.1
 BFE DETERMINED BY FIS PROFILE STUDY PANEL 05P

DESCRIPTION

A portion of the N1/2 of the NW1/4 and the SW1/4 of the NW1/4 and Lots 6 & 7, all in Section 10, T14N. R10W, Howard County, Nebraska as described in the Trustee's Deed recorded in Book 15, Page 113 in the office of the Register of Deeds (County Clerk), Howard County, Nebraska
 The portion of the property is more particularly described by the following metes and bounds:

Commencing at the southwest corner of said NW1/4; thence N 77°59'29" E, a distance of 2598.44 feet to the POINT OF BEGINNING; thence N12°56'15"E a distance of 89.36 feet; thence S37°52'12"E distance of 30.56 feet; thence S51°54'20"E a distance of 178.53 feet; thence S38°16'34"W a distance of 89.33 feet; thence N73°10'0"W a distance of 33.52 feet; thence N 57°7'56"W a distance of 109.36 feet to the POINT OF BEGINNING.

Kelly Stevens
 Kelly Stevens R.L.S. 690



SURVEY REQUESTED BY LARRY HAPP

STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-579-0464 - E-MAIL kstevens690@gmail.com

PROJECT NUMBER 18-71 - DATE 10/8/2018 - DRAWN BY K.S. - CHECKED BY AES

2025-26

National Flood Hazard Layer FIRMette



41°12'17.06"N

98°27'20.88"W



USGS The National Map: Orthoimagery, Data refreshed October, 2017.

Feet

1:6,000

2,000

1,500

1,000

500

250

0

98°26'43.43"W

41°11'49.99"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth
Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD



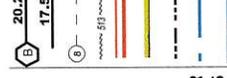
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
Future Conditions 1% Annual Chance Flood Hazard
Zone X
Area with Reduced Flood Risk due to Levee. See Notes, Zone X
Area with Flood Risk due to Levee
Zone D

OTHER AREAS



Area of Minimal Flood Hazard
Zone X
Effective LOMRS
Area of Undetermined Flood Hazard
Zone D

GENERAL STRUCTURES



Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

OTHER FEATURES



Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS



Digital Data Available
No Digital Data Available
Unmapped

OTHER FEATURES



Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS



Digital Data Available
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OTHER FEATURES



Digital Data Available
No Digital Data Available
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MAP PANELS



Digital Data Available
No Digital Data Available
Unmapped

OTHER FEATURES



Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS



Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/29/2018 at 1:16:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

2025-26

1150 Inman Rd, Saint Paul, NE, | X Q

Show search results for 1150 Inman R...

Measurement

| Feet (US)

Measurement Result

1,688.9 Feet (US)

Clear

Press CTRL to enable snapping

Search result

1150 Inman Rd, Saint Paul, Nebraska, 68873

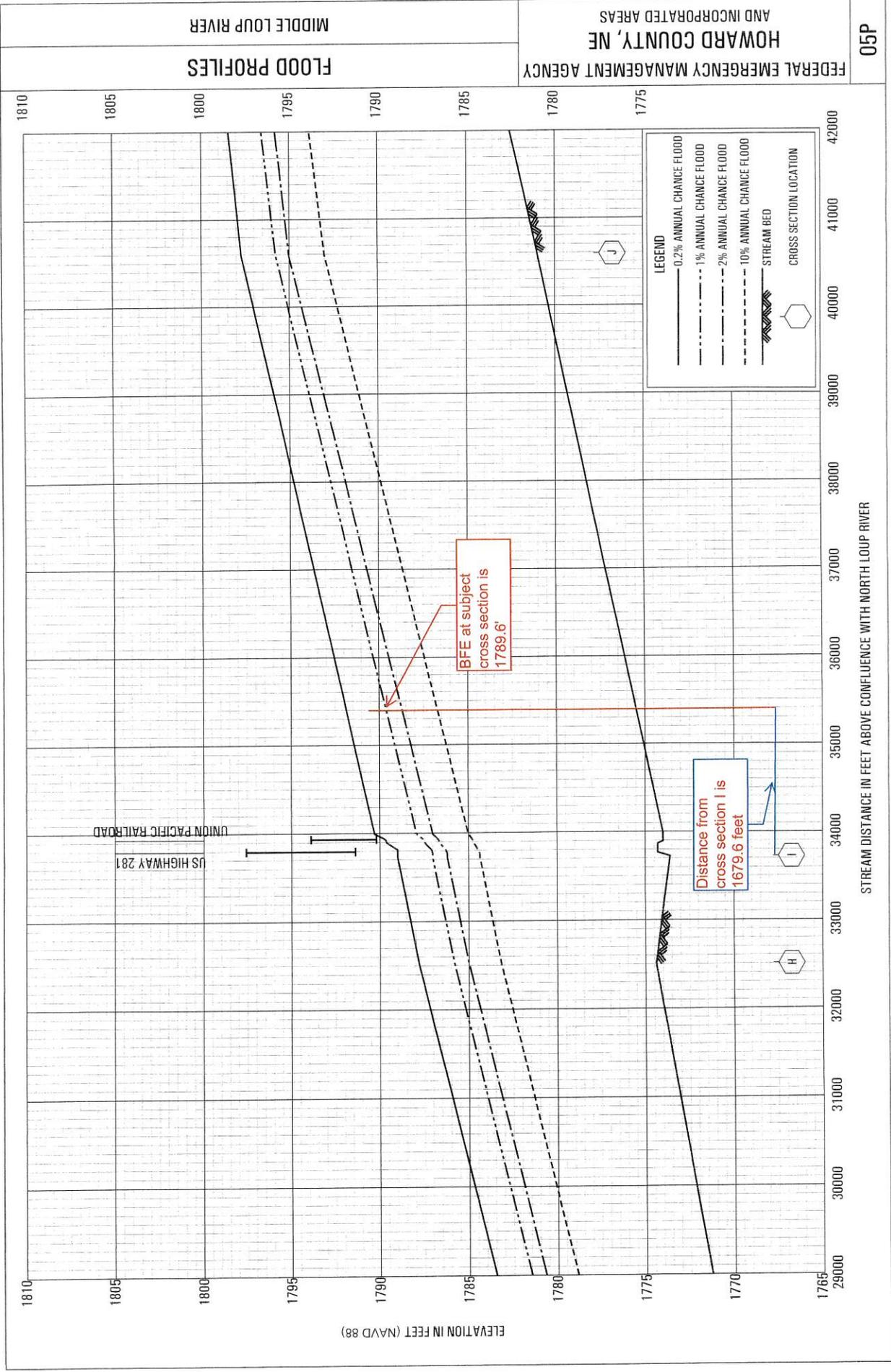
Zoom to

300ft

98.449 41.203 Degrees



2015-26



Zoning Classification ABR

Value \$ 1000

PERMIT NUMBER 2025-27

FEE \$100.00

CASH

CHECK#

Waive permit fee

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 City of St. Paul Contractor Self

Address 704 6th Street Address 704 6th Street

City, State, Zip St. Paul, NE 68973 Phone Number 308-754-9112

Phone Number 308-754-9112 Cell Phone 402-429-0699

Complete Legal Description of the Property 2-14-10 (CSP TWP) Part of 500 Lot 7+8 and Vac RR 33.5 Acres

Address of Construction Site 02 Howard Ave., St. Paul, NE 68973

(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 Storage - Military Storage Building Dimension of Structure 147^{lft} in X 87^{width} in X 87^{hgt} in

Plans Submitted to Fire Marshall Office NO Federal Surplus

Distance from Front property line — Distance from Rear West Property Line 30'

Distance from Side Property Line — Distance from Second South Side Property Line 22'

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 June 2025 Finish July 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-23-25

(Matt Helzer's signature)

Recommendations needed before approval: Building will be used for law enforcement

Storage at the City of St. Paul's fire arm range

(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 _____

See
Attached

South Street Name _____

West Street Name _____

East 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.

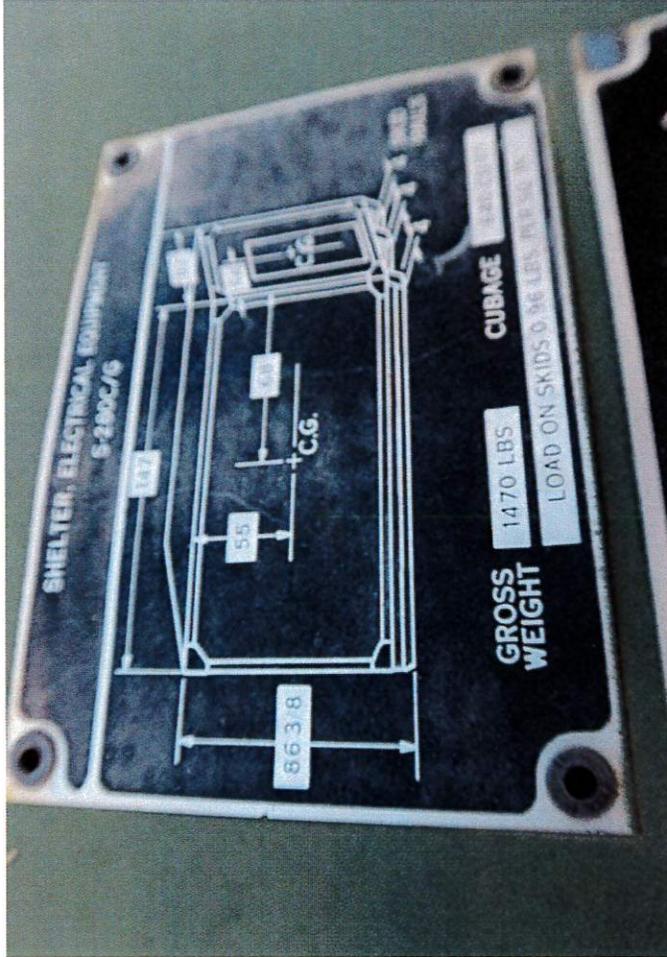
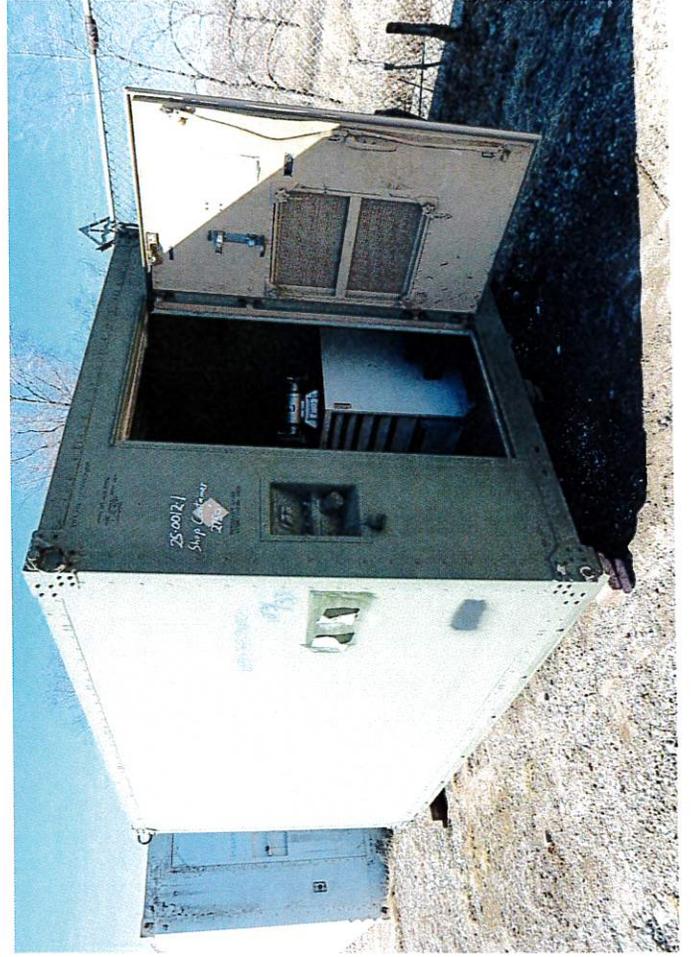
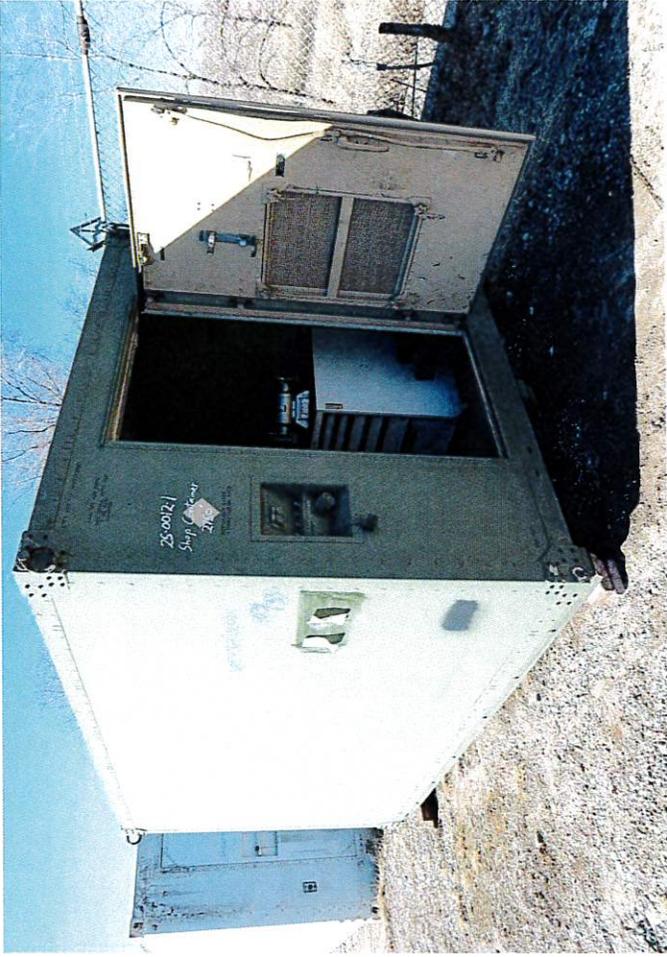
Signature of Applicant *James Howard* Chief of Police Date 6-24-25

For Office Use Only:

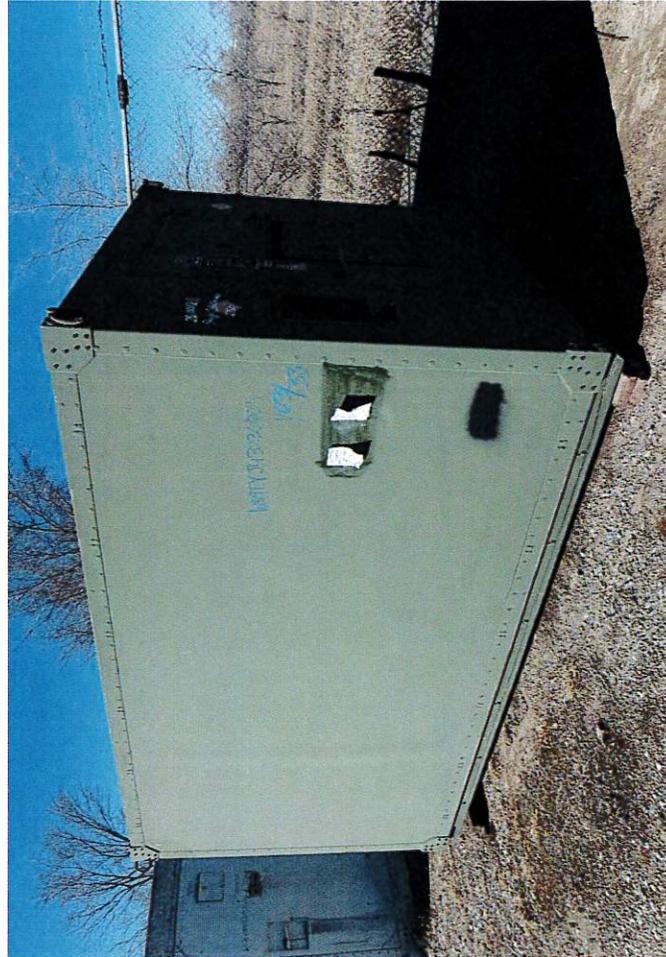
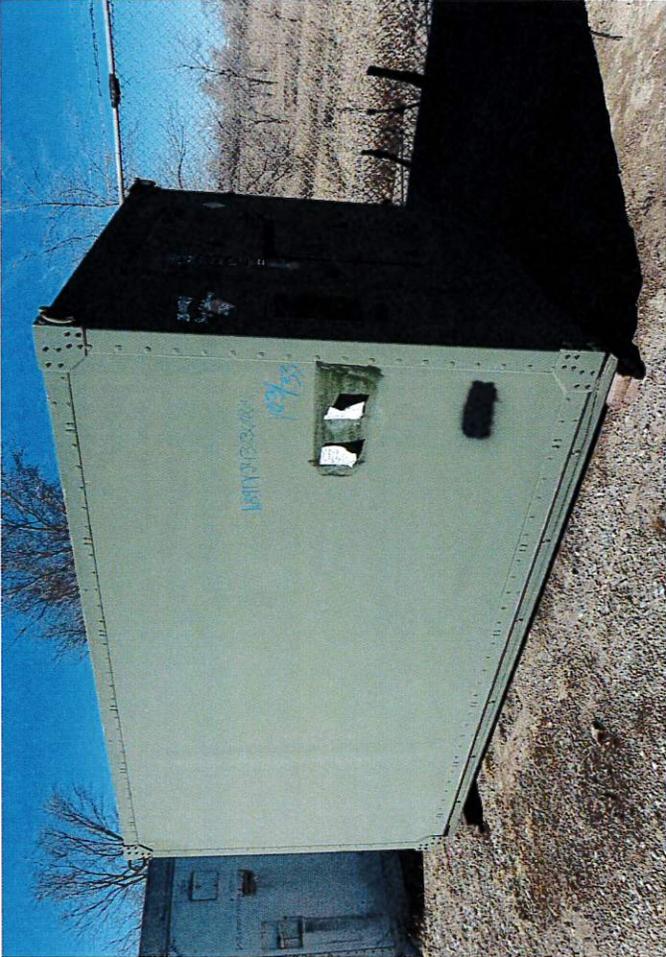
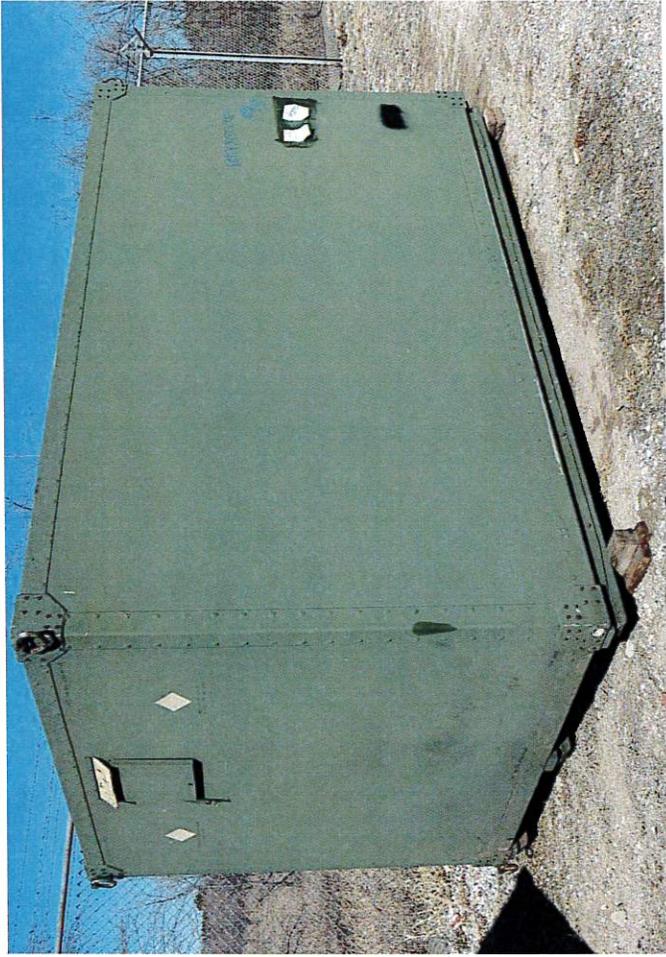
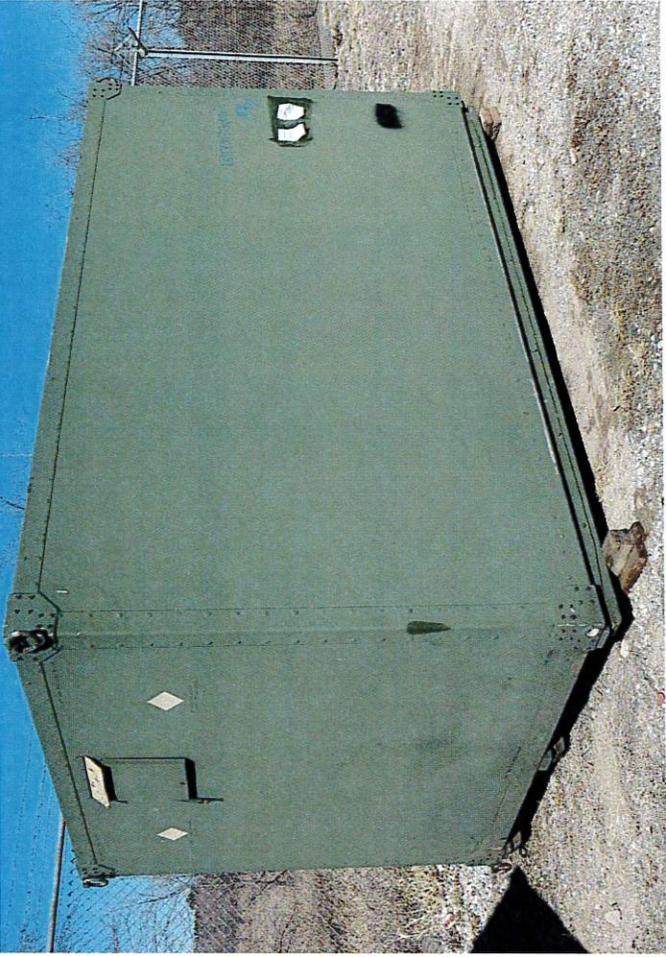
Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2025-27



2025-27



2025-27



June 24, 2025
17:50 PM

□ Parcels

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

1:2,065



Zoning Classification B-1 Value \$ 3,850 PERMIT NUMBER 2025-28
FEE \$50.00 CASH CHECK#

APPLICATION FOR A SIGN PERMIT

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

Business Owner/Applicant Tri-City Sign Company Property Owner The Dugout Grill - Jason Dibbert
Address 363 N Elm St Address 804 Howard Ave
City, State, Zip Grand Island NE 68801 Phone Number 402-304-2607
Phone Number 308-384-6335 Cell Phone

Complete Legal Description of the Property The Dugout Grill

Size of Proposed Sign 8' x 8'-6"

Type of Sign Projection

Sign Construction/Material aluminum over angle iron frame

Where will sign be located on the property corner edge of wall

Distance from Front property line N/A Rear property line N/A

Distance from Side property line N/A Second Side property line N/A

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

Approximately when will construction Start 07/01/2025 Finish

To Whom Should the Improvements be assessed? 804 Howard Ave. St. Paul, NE 68873

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 6-24-25
(Matt Helzer's signature)

Recommendations needed before approval:

For Office Use Only:

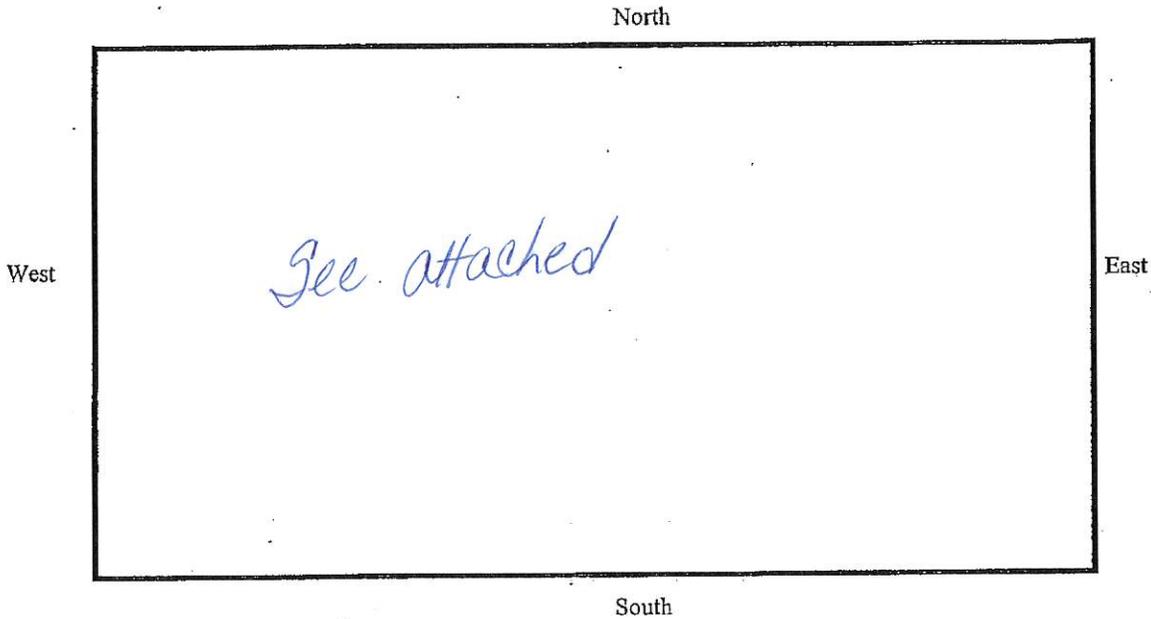
Is the proposed use permitted within this zoning district? ✓ YES NO

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

Is a conditional use required for the proposed use? YES ✓ NO

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

Site Plan Sketch: yes



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

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

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

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

Signature of Applicant Ben Patoiras Date 6/23/25

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____

2025-28

NEW ILLUMINATED PROJECT SIGN



ILLUMINATED PROJECTING SIGN

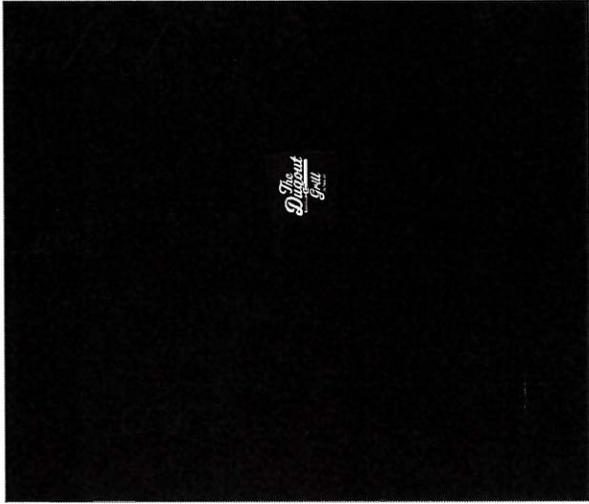
FRAME: ALUM. EXTRUSION
 FACE: BLACK
 MATERIAL: AVERY 1105 MPI
 LAMINATION: AVERY 1360Z GLOSS
 ILLUM: WHITE LED

INSTALL: SIGN MOUNTED TO FASCIA USING 2" ALUM. ANGLE

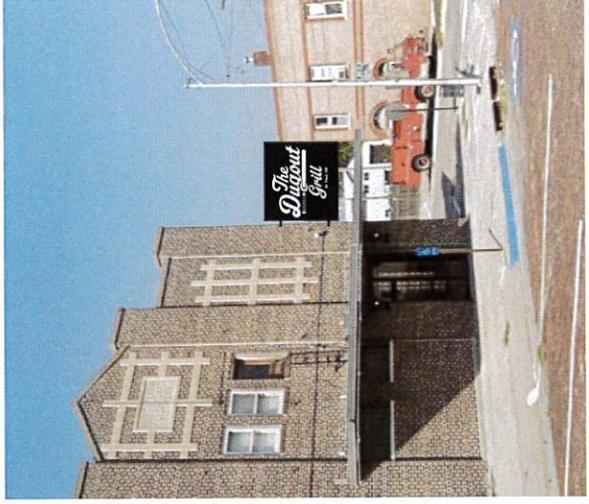
C 0
M 0
Y 0
K 0

C 0
M 0
Y 0
K 100

NIGHTVIEW



PROPOSED



363 N ELM STREET
 GRAND ISLAND, NE 68801
 800.339.4779
 tricitysign.com

© 2007 TRI CITY SIGN COMPANY

TRADESHOW APPROVAL AND NOT FOR CONSTRUCTION. THIS IS A PRELIMINARY DESIGN. THESE DRAWINGS (INCLUDING THIS DRAWING) SHALL BE USED ONLY FOR THE PURPOSES OF OBTAINING PERMITS AND SHALL NOT BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Salesperson: Tim Marchese
 Drawn By: Richie Berggren
 Drawing: 3349



408 Howard St.
 St. Paul, NE 68873
 Date: 17 June 2025
 Revised:

UL LISTED

ALL DRAWING PRODUCTS ARE SUBJECT TO APPROVAL BY APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

THESE DRAWINGS ARE TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE SIGNAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE INSTALLATION MANUAL.

Signed: _____
 Sales Rep. _____
 Date: _____

NOTICE: ALL DRAWING PRODUCTS ARE SUBJECT TO APPROVAL BY APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.