

Planning Commission Meeting
Tuesday, September 29, 2026 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 29th day of September, 2026 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 August 24, 2026 minutes.
4. Ratify Administrative Approval of Zoning Permits:
 - (a) 2026-37 Julie Rasmussen - fence at 1117 Elm Street
 - (b) 2026-38 Ashlyn Lukasiewicz - fence at 1412 Jackson Street
 - (c) 2026-39 Jess & Katie Stanczyk - fence at 10 Cougar Lane
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2026-40 Tony Walch - commercial shed on 3rd Street, between Davis & Elm Streets
 - (b) 2026-41 Nicholas Helmer - detached garage at 317 Wallace Street
 - (c) 2026-42 SubConn Inc. - commercial building at 82 Davis Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Adjournment

St. Paul Planning Commission

August 24, 2026

Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 24th day of August, 2026 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman 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: Tyler Solko, Connie Becker, Arvilla Jacobs, and Tony Walch. Commission members absent: Dan Scheer. Also present Matt Helzer and Laura Berthelsen (minutes).

Commission member Becker moved to approve the July 27, 2026 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, and Walch voted aye, nays none. Motion carried 4/0.

Commission member Walch moved to ratify the administrative approval of the following zoning permit applications:

- (a) 2026-31 John McClellan – fence at 1520 Paul Street
- (b) 2026-32 Bunge USA Grain, LLC – demo/remove two grain bins at 321 Farnum Street
- (c) 2026-33 Brad & Bridgett Lassen – fence at 1112 5th Street

Commission member Becker seconded the motion. Commission members Solko, Walch, Becker, and Jacobs voted aye, nays none. Motion carried 4/0.

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

- (a) 2026-34 Chris Meyer – house at 1212 Howard Avenue
- (b) 2026-35 Erik & Anastacia Mrkvicka. – commercial shed at 515 4th Street
- (c) 2026-36 Matthew Lukasiewicz – shop/shed at 925 14th Avenue

Commission member Becker seconded the motion. Commission members Jacobs, Solko, Walch, and Becker voted aye. Motion carried 4/0.

The meeting was adjourned at 12:14 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2Value \$ 5,000PERMIT NUMBER 2026-37FEE \$25.00 CASH CHECK# 1446CCpaid 8/24/26

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.

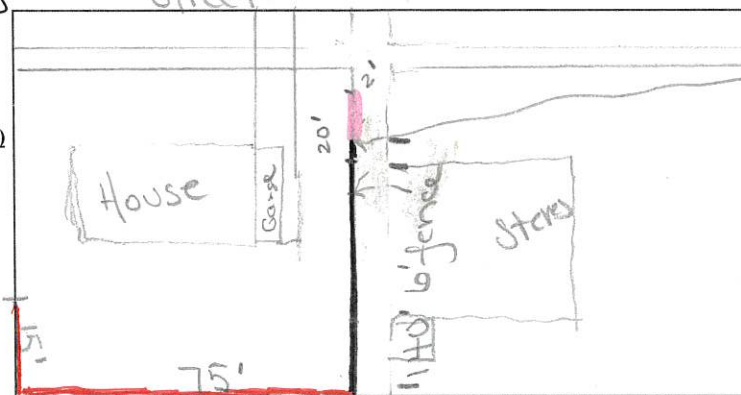
Property Owner Julie RasmussenContractor SELFAddress 1117 ElmAddress City, State, Zip St. Paul, NE, 68873Phone Number Phone Number 308-750-0967Cell Phone Complete Legal Description of the Property Lot 8, W 4' of Lot 7 and E 24' of Lot 9 Block 14 Military St. PaulAddress of Fence Site 1117 Elm Is Fence new or replacing a current fence? BothSize and Type (material) of Fence: Plastic / whiteApproximately when will the construction: Start 9- -26 Finish 9- -26Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-25-26
(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 Julie Rasmussen Date 8-24-26

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

N 2'

20' 4' fence

E 6''Replace Stoves fence
Scorner to garageOK to place
on property line* 6' white fence
New

* 4' white fence

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

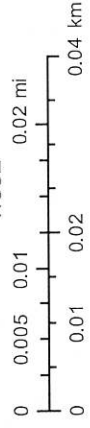


August 25, 2026
13:48 PM

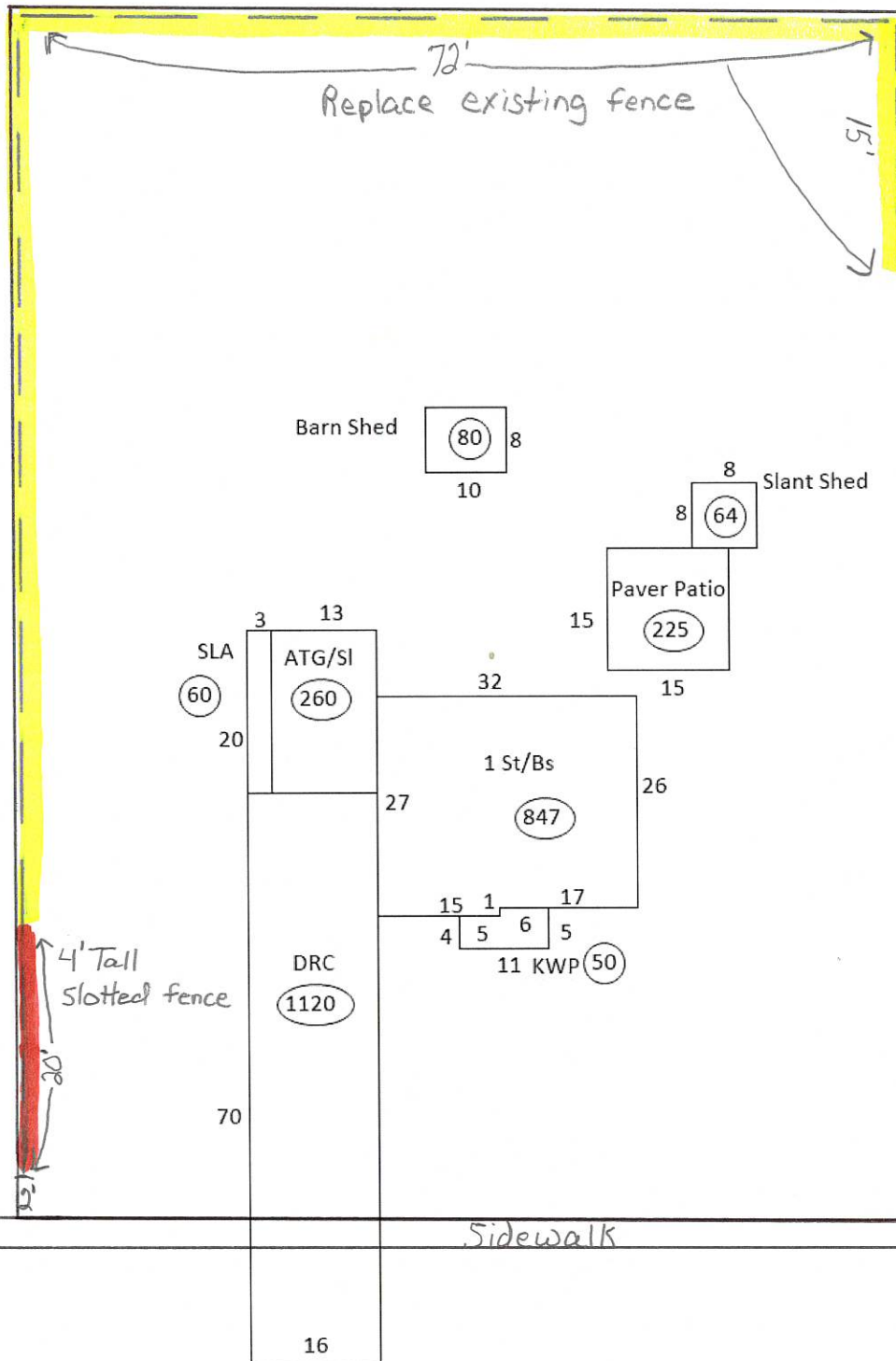
- ☒ Parcels
- ☐ Sections

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.

1:852



2026-37



Elm Street

ZONING PERMIT

THIS PERMIT # 2026-37 is issued to

Julie Rasmussen

For the purpose of

installing a fence

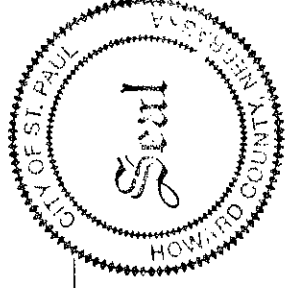
Located at 1117 Elm Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on August 25, 2027

Matt Wiles

Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification R2 Value \$ 1540.⁰⁰ PERMIT NUMBER 2026-38
FEE \$25.00 CASH X CHECK# _____ CC _____
paid 8/25/26

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 Ashlyn Lukasiewicz Contractor SELF
Address 1412 Jackson St Address _____
City, State, Zip St. Paul, NE, 68873 Phone Number _____
Phone Number (308) 571-0999 Cell Phone _____
Complete Legal Description of the Property N 1/2 W 1/2 lot K Bryans Addition
Address of Fence Site 1412 Jackson St Is Fence new or replacing a current fence? New
Size and Type (material) of Fence: 70'x65'x70' 4 foot black chain link fence
Approximately when will the construction: Start Sept 8th Finish Sept 30th

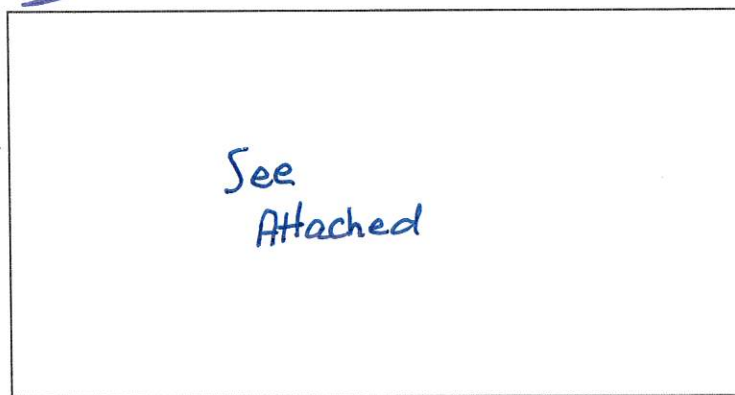
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 9-9-26
(Matt Helzer's signature)

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 _____

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



W _____

E _____

S _____

For Office Use Only: Permit is Approved ✓ Denied _____ Matthew T Helzer Date 9/10/26
Zoning Administrator

Reasons for Denial: Admin Approval per § 11.1.1 of zoning regs

2026-38

AMERICAN FENCE COMPANY

ADDRESS

1605 N. Shady Bend Rd., Grand Island, NE 68802
PH: (308) 395-0793

SALESMAN

Patrick Donovan

DATE 7/28/2026 PHONE: (308) 571-0999

CELL _____

CUSTOMER Ashlyn Lukaszewicz

WORK _____

PROJECT LOCATION: 1412 Jackson St

CITY St Paul STATE NE

ZIP 6887

BILLING ADDRESS: _____

AFC JOB# _____

CITY _____ STATE _____

ZIP _____

EMAIL ASHLUKE10@GMAIL.COM

PHONE

308-249-7856

PGRAR26-0392-A

STYLE DRAWING	HEIGHT	LENGTH
4' Black	4.0'	174.0'

PROJECT TOTAL

GATE INFORMATION

4' wide x 4' tall	☒ SS	☐ DD
8' wide x 4' tall	☐ SS	☒ DD
	☐ SS	☐ DD
	☐ SS	☐ DD

Fence Price \$3,979.84

OPTIONAL ITEMS BELOW ARE NOT
INCLUDED IN FENCE PRICE

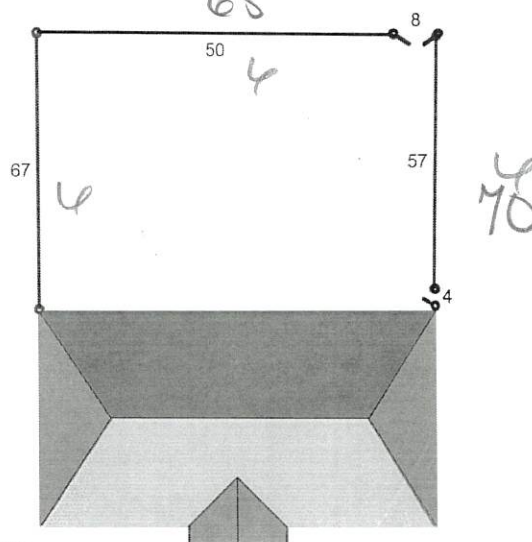
ESTIMATED SURVEY	\$0.00
SPRINKLER INS.	\$250.00
OPTIONAL ITEMS SUB TOTAL	\$250.00

OFFICE USE ONLY

DATE _____

TYPE _____

AMOUNT _____



Fence style legend
This drawing is not to scale.
■ chainlink

DESCRIPTION OF ASHLYN LUKASIEWICZ PROJECT

QUOTE IS GOOD FOR 14 DAYS

Fence 1: Install approximately 170' of 4' Black Chain Link with bottom tension wire and one 4' wide x 4' tall single swing gate and one 8' wide x 4' tall double drive gate. Post will be driven into the ground 36", gate post will be set in wet cement.

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:

DATE
7/28/2026

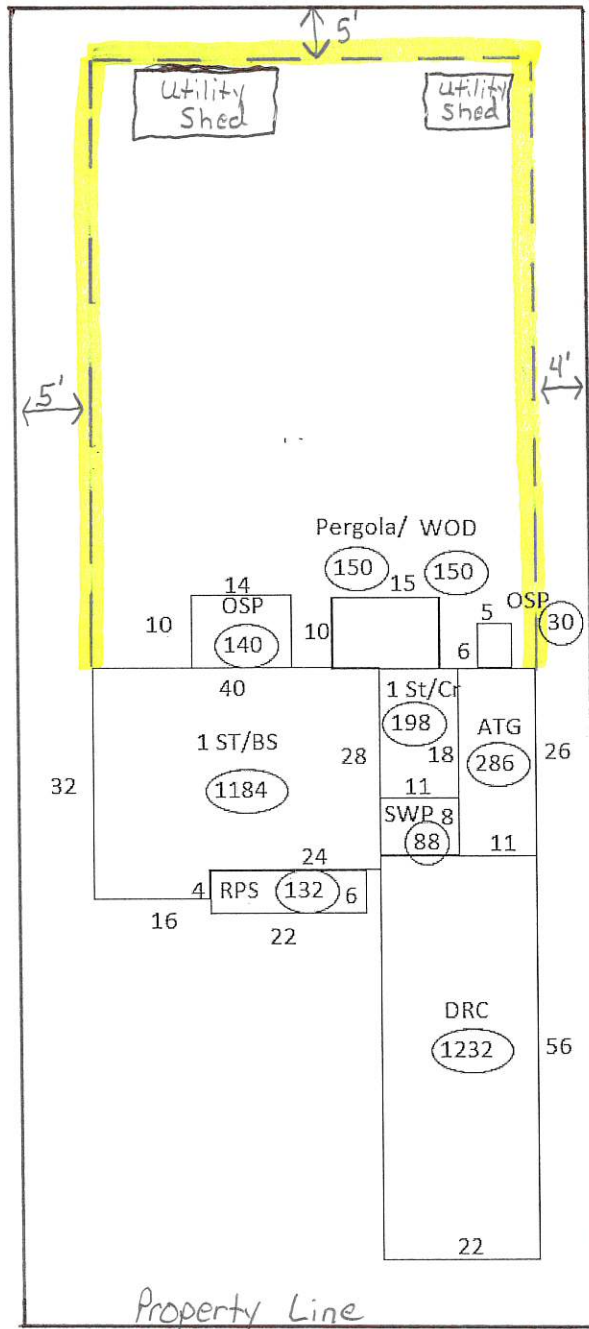
Patrick Donovan

CUSTOMER SIGNATURE:

DATE
7/28/2026
01:23 PM

Please provide Billing Email Address:

2026-38



Jackson Street

ZONING PERMIT

THIS PERMIT # 2026-38 is issued to

Ashlyn Lukasiewicz

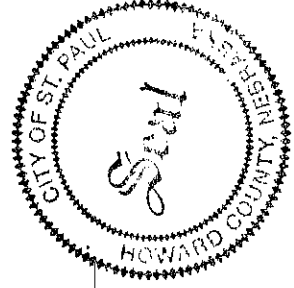
For the purpose of
installing a 4 foot chain link fence

Located at 1412 Jackson Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on September 10, 2027

Matt Weyer
Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification AERValue \$ 4,700.00PERMIT NUMBER 2026-39FEE \$25.00 CASH X CHECK# paid 9/22/26 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.

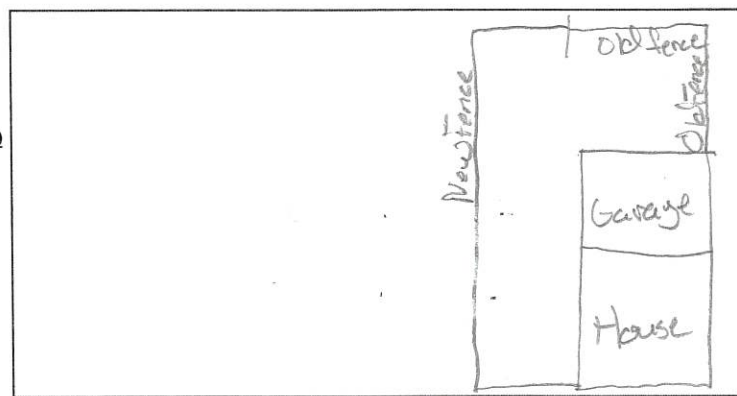
Property Owner Jess + Katie Stenczyk Contractor SelfAddress 10 Cougar Lane Address —City, State, Zip St. Paul NE 68873 Phone Number —Phone Number 308-730-2348 Cell Phone —Complete Legal Description of the Property Lot 10 Cougar Creek Sub 5-14-10Address of Fence Site 10 Cougar Lane Is Fence new or replacing a current fence? NewSize and Type (material) of Fence: 6' privacy plasticApproximately when will the construction: Start 9-25-26 Finish 10-1-26Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 9-23-26
(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 9-22-26N 24'

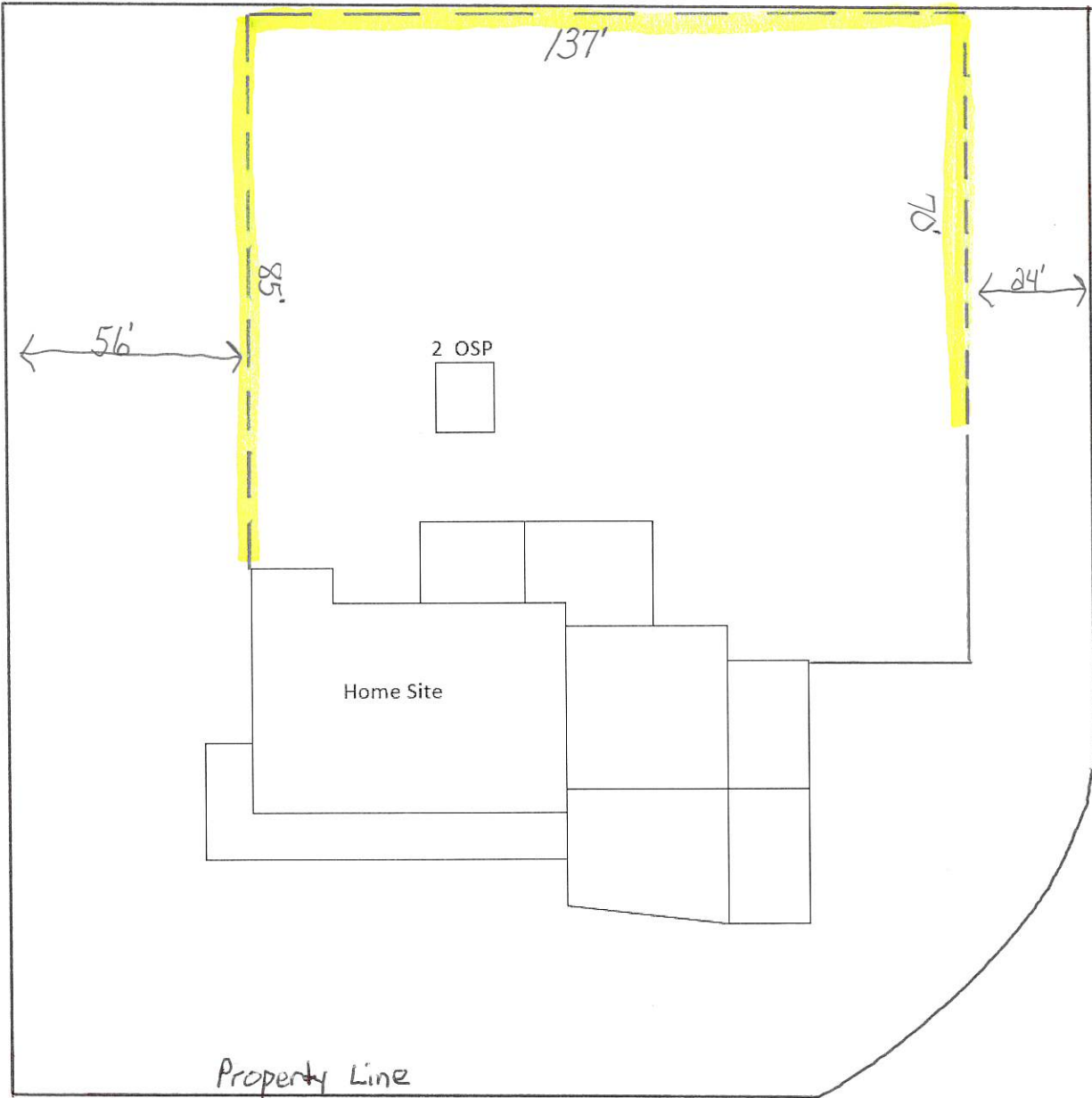
Drawing showing placement of
Proposed fence on the property
(include location of house, sheds, etc.)

W 1'E —S 56'For Office Use Only:Permit is Approved — Denied — Date —

Zoning Administrator

Reasons for Denial: —

2026-39

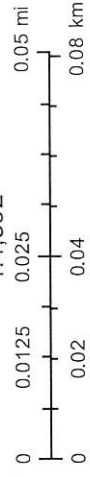




September 24, 2026
12:41 PM
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

 Parcels

1:1,502



Zoning Classification I-1Value \$ 25000PERMIT NUMBER 2026-40

FEE \$100.00

CASH

CHECK# 4350paid 8/11/26**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 Tony Walch Contractor Walch Const.
Address 921 Howard Ave Address Sams
City, State, Zip St Paul NE 68913 Phone Number _____
Phone Number (308) 750-3849 Cell Phone _____
Complete Legal Description of the Property 471002492

Address of Construction Site _____
(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 Shed Dimension of Structure 40 X 60

Plans Submitted to Fire Marshall Office NO

Distance from Front property line North 20' Distance from Rear Property Line South 184'
Distance from Side Property Line East 25' Distance from Second Side Property Line West 10'

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

Approximately when will construction Start 01 Sept 26 Finish 10 Sept 26

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-22-26
(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 <u>✓</u>	NO _____
Does the proposed use meet all the required setback distances?	YES <u>✓</u>	NO _____
Is a conditional use required for the proposed use?	YES _____	NO <u>✓</u>
Has a Conditional Use Permit been issued for this proposed use?	YES _____	NO <u>✓</u>
If yes, when does it expire? _____		

PERMIT NUMBER 2026-40

Site Plan Sketch:

North Street Name Elm

West Street Name North

East Street Name Third

South Street Name Davis

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 [Signature] Date 11 Aug 2026

For Office Use Only:

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

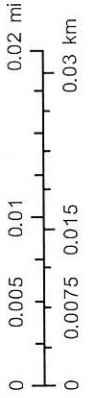
Reasons for Denial: _____



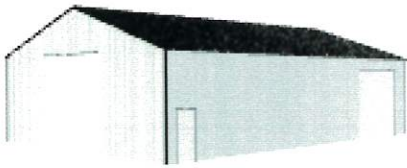
September 22, 2026 10:56 AM
 DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections

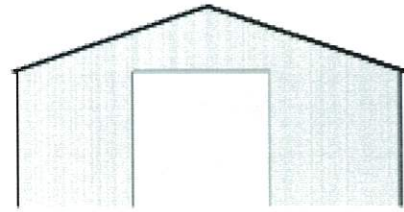
1:726



2026-40



Perspective View



Front

N



Left Side

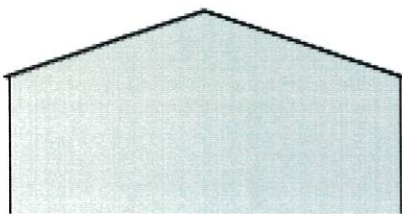
E



Right Side



W



Back

S

Zoning Classification R-1Value \$ 25,000PERMIT NUMBER 2026-41

Please call 811 before completing form

FEE \$50.00

CASH

CHECK# 8409

paid 9/22/26

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 Nicholas HelmerContractor Steadfast BuildersAddress 317 WALLACE STAddress 335 WALLACE ST PAUL NECity, State, Zip ST PAUL NE 68873Phone Number 308-750-2161Phone Number 308-379-3810Cell Phone 308-750-2161

Complete Legal Description of the Property _____

Address of Construction Site 317 WALLACE

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

In the Flood plain? noProposed Structure Xtra garage.Dimension of Structure 20X36Distance from Front property line East EVEN W HOUSE 24'Distance from Rear Property Line West OVER 30 FT 36'Distance from Side Property Line North 6 FTDistance from Second Side Line South 6 FT 85'Is there a utility easement on any side of the property? NOApproximately when will construction Start ASAP Finish ASAPContact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helmer Date of visit 9-23-26
(Matt Helmer'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 _____

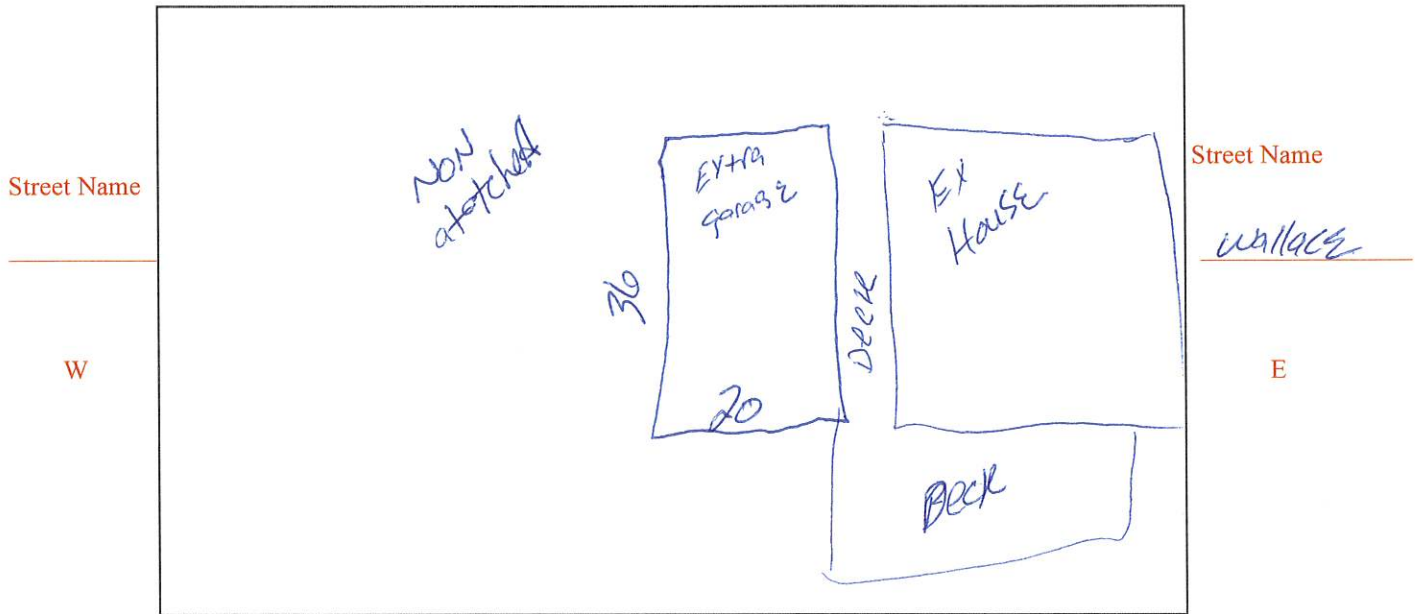
NO ✓

If yes, when does it expire? _____

PERMIT NUMBER 2026-41

Site Plan Sketch:

North Street Name Elm



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.

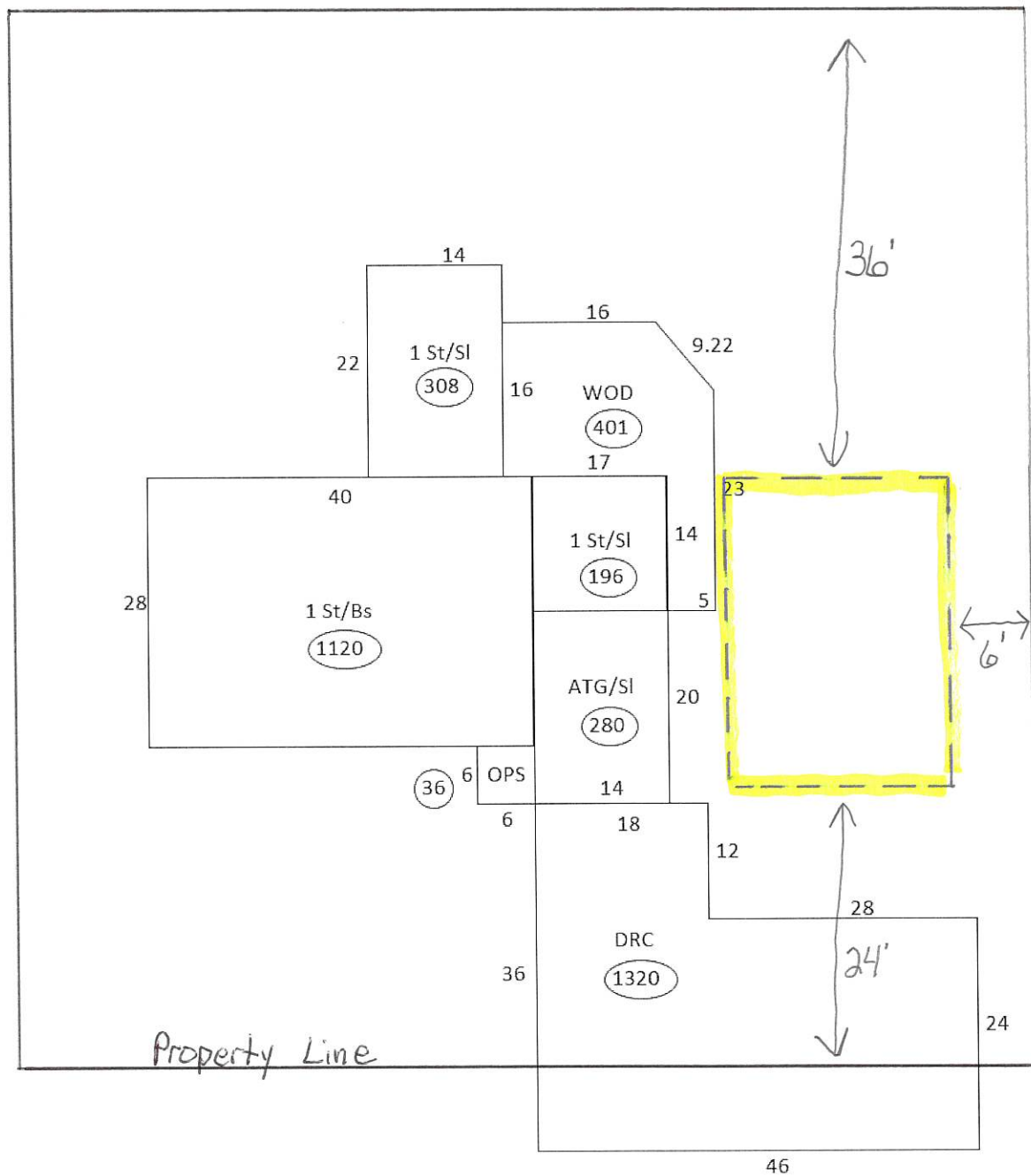
Signature of Applicant ~~David M. Stadfast Builders~~ David M. Stadfast Builders Date 9-22-26

For Office Use Only:

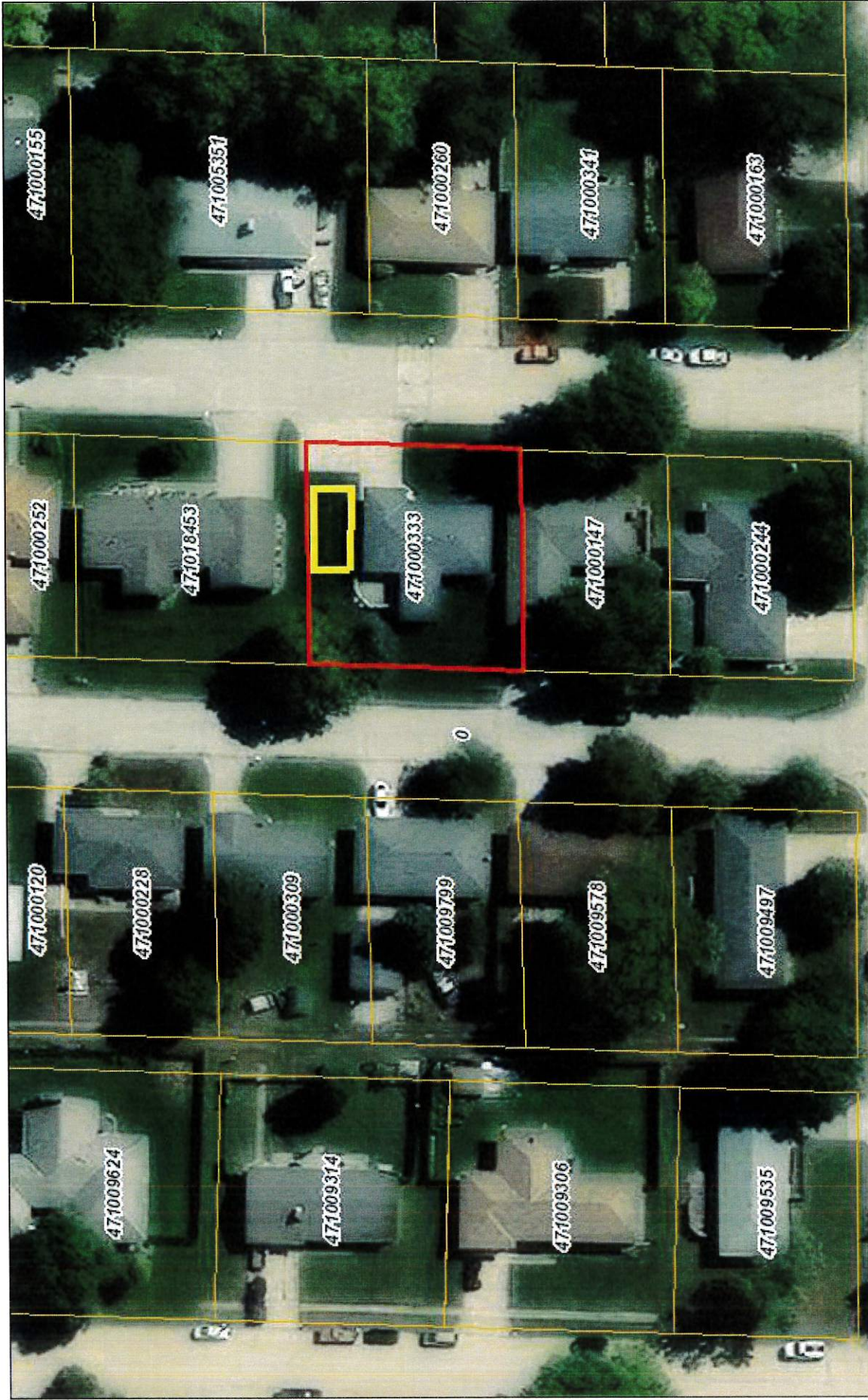
Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2026-41



Wallace Street



September 24, 2026
12:53 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

1:1,016



Zoning Classification I-1

Value \$ 2.2 million

PERMIT NUMBER 2026-42

FEE \$100.00

CASH

CHECK#

PD Credit Card

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 Subconn, Inc. Contractor Scheele-Kayton Construction, LLC

Address PO Box 459 Address 5900 S. 58th Street, Suite D, Lincoln NE 68516

City, State, Zip Burwell, Nebraska 68823 Phone Number 402-641-3231

Phone Number 308-346-5439 Cell Phone 402-641-3231

Complete Legal Description of the Property (SP CITY)(#1157-2) LOT 3 MIDDLE LOUP RIVER SUB 3-14-10 (2.48 ACRES)

Address of Construction Site 82 Davis Street, St. Paul, Nebraska 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 Industrial Commercial Building Dimension of Structure 100'x90'x26'

Plans Submitted to Fire Marshall Office Yes

Distance from Front property line 152' Distance from Rear Property Line 75'

Distance from Side Property Line 92' Distance from Second Side Property Line 138'

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 October 1st, 2026 Finish July 31st, 2027

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-23-26
(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 2026-42

Site Plan Sketch:

North Street Name _____

West Street Name _____

East Street Name _____

See attached CD's

South Street Name DAVIS 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 Jamie McAndrew Digitally signed by Jamie McAndrew
DN: c=US, e=jamie@scheelekayton.com, o="Scheele Kayton
Custom Homes, LLC", cn=Jamie McAndrew
Date: 2026.09.23 10:11:10-05'00' Date 9.23.26

For Office Use Only:

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

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

100% CONSTRUCTION DRAWINGS
AUG. 25, 2026

VILLKINS Architecture | Design | Planning LLC

2026-42



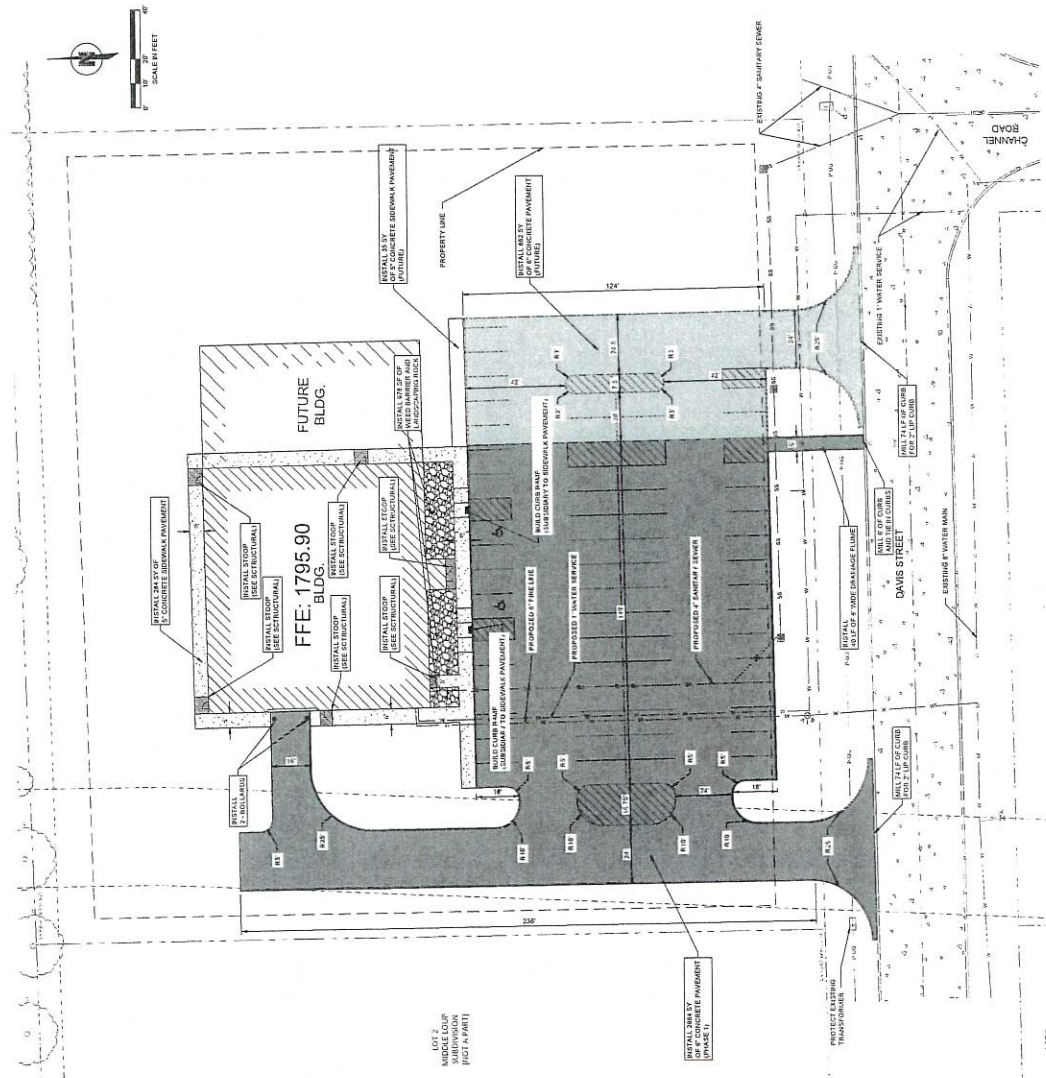
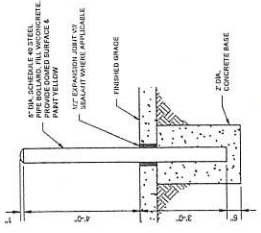
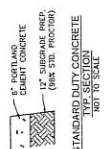
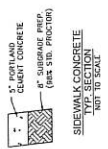
- LEGEND**
- PROPOSED 6" P.C. CONCRETE PAVEMENT (PHASE 1)
 - PROPOSED 5" P.C. CONCRETE SIDEWALK (PHASE 1)
 - PROPOSED 6" P.C. CONCRETE PAVEMENT (PHASE 2)
 - PROPOSED 5" P.C. CONCRETE SIDEWALK (PHASE 2)
 - PROPOSED CURB AND GUTTER (PHASE 1)
 - PROPOSED CURB AND GUTTER (PHASE 2)
 - PROPERTY LINE
 - PROPOSED WATER PIPE
 - PROPOSED WATER PIPE
 - PROPOSED SANITARY PIPE
 - EXISTING SANITARY PIPE

TESTING / STATING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE TESTING AND STATING. TAKE FOUR (4) TESTS PER 1000 SQ. YD. OF CONCRETE. STATING SHALL BE PLACED AT THE END OF EACH COURSE OF CONCRETE PLACEMENT.
- CONTRACTOR RESPONSIBLE FOR ALL CONSTRUCTION STAMPS.

PAVING NOTES:

- EXTENSION CONCRETE PAVEMENT SHALL BE 100% 425-SIEVE (MIXTURE) APPROVED BLANKED ASPHALT CEMENT. ALL CONCRETE SHALL BE PLACED IN A MINIMUM OF 10" LIFT. ALL CONCRETE SHALL BE PLACED IN A MINIMUM OF 10" LIFT. ALL CONCRETE SHALL BE PLACED IN A MINIMUM OF 10" LIFT.
- SEWALK JOINTS SHALL BE 10" LARGER THAN 12" ON 1" PAVEMENT OR WIDTH OF WALK ON 5" PAVEMENT. JOINTS SHALL BE 10" LARGER THAN 12" ON 1" PAVEMENT OR WIDTH OF WALK ON 5" PAVEMENT.
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- THE PAVING UP PAVEMENT SHALL HAVE A BULKHEAD GRADE OF 100% 425-SIEVE (MIXTURE) APPROVED BLANKED ASPHALT CEMENT. ALL CONCRETE SHALL BE PLACED IN A MINIMUM OF 10" LIFT. ALL CONCRETE SHALL BE PLACED IN A MINIMUM OF 10" LIFT.
- CONTRACTOR SHALL PLACE CURB DURING CONSTRUCTION OF ALL EXPOSED CONCRETE SURFACES. CURB SHALL BE 10" LARGER THAN 12" ON 1" PAVEMENT OR WIDTH OF WALK ON 5" PAVEMENT.
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BOLLARD DETAIL
NOT TO SCALE

Subcomm, Inc
ST. PAUL FACILITY
82 Davis Street, St. Paul, NE 68873

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Date: 11/11/2024
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Wilkins Architecture PLLC
Architect
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