

**Crete Planning Commission**  
**Monday, May 25, 2026 6:00 PM**  
**Crete City Hall**  
**243 E 13th Street**  
**Crete, NE 68333**

1. **Open Meeting**

In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the council chambers. Items listed on the agenda may be considered in any order.

2. **Roll Call**

- Attendance of members will be recorded to determine the presence of a quorum for official actions.

3. **Items of Business**

- Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

3.A. Approve Meeting Minutes

3.A.1. April 27th, 2026 Planning Commission Meeting Minutes

3.B. Public Hearing to hear testimony for or against the amendment to section 11-306.03 of the Crete Municipal Code Ordinance 2273 amend administrative subdivision procedure to include lot combinations.

3.C. Consider a recommendation to the City Council on section 11-306.03 of the Crete Municipal Code Ordinance 2273 amend administrative subdivision procedure to include lot combinations.

3.D. Public Hearing to hear testimony for or against the review of the Special Exception request for Lothrop Lake Estates Lot 2 3.02 Acres in R2 Lothrop Lake Circle Shouse home.

3.E. Consider a recommendation to the City Council on the review of the Special Exception request for Lothrop Lake Estates Lot 2 3.02 Acres in R2 Lothrop Lake Circle Shouse home.

3.F. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760015422, Parcel ID: 760009325, Parcel ID: 760009392, Parcel ID: 760015414, Parcel ID: 760009376, Parcel ID: 760145770, Parcel ID: 760009317, Parcel ID: 760145849 I1 to C2

3.G. Consider a recommendation to the City Council on the proposed Zoning Change Request. Parcel ID: 760015422, Parcel ID: 760009325, Parcel ID: 760009392, Parcel ID: 760015414, Parcel ID: 760009376, Parcel ID: 760145770, Parcel ID: 760009317, Parcel ID: 760145849 I1 to C2

4. **Petitions - Communications - Resident Concerns**

- Resident testimony may be limited to 3 minutes per person.
- Please do not repeat testimony that has already be heard.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

5. **Officers' Reports**

- Reports may be given by Officers, Departments, or Commission Members concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

## 6. **Adjournment**

### **Disclaimers & Notices**

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).



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## CRETE PLANNING COMMISSION MEETING

April 27<sup>th</sup>, 2026 at 6:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street  
Post Office, 1242 Linden Avenue  
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### 1. Open Meeting

#### 2. Roll Call

Jennifer Robison:	Absent
Carely Adame Ortiz:	Present
Ryan Jindra:	Absent
Dave Jurena:	Present
Justin Kozisek:	Absent
Scott Kunch:	Present
Jay Quinn:	Absent
Drew Rische:	Absent
Jeff Wenz:	Present

Present: 4, Absent: 5

City Administrator Tom Ourada was also present and did vote.

Also present: Building Inspector Trenton Griffin, City Clerk Nancy Tellez, and Blaine Spanjer

#### 3. Items of Business

### **3.A. Approve Meeting Minutes**

#### **3.A.1. March 23rd, 2026 Minutes**

Scott Kuncl motioned and Jeff Wenz seconded to approve the March 23rd, 2026 Planning Commission minutes.

Carely Adame Ortiz : Aye, Tom Ourada: Aye, Dave Jurina: Aye, Jeff Wenz: Aye, Scott Kuncl: Aye

Aye: 5, No: 0

### **3.B. Consider the Zoning Amendment Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses**

City Administrator Tom Ourada explained that this was tabled at the last Planning Commission meeting. Ourada explained that Shouse homes shall be permitted in Agriculture Zoning and with a special exception use in R-1 and R-2 if lot area is three or more acres.

Scott Kuncl motioned and Jeff Wenz seconded to recommend to the City Council Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

Carely Adame Ortiz : Aye, Tom Ourada: Aye, Dave Jurina: Aye, Jeff Wenz: Aye, Scott Kuncl: Aye

Aye: 5, No: 0

### **3.C. Discussion on PBS Rentals request for rezoning area near Ready Mix**

City Administrator Tom Ourada stated that property owner Blaine Spanjer was present to explain his request for rezoning the area near Ready Mix. Spanjer explained that he will be getting a plat. This request is to have things documented so that there will not be confusion in the future.

### **3.D. Discussion on zoning amendment administrative subdivision procedure to include lot combinations**

City Administrator Tom Ourada explained that there are some property owners that have property with different property identification numbers (PID) and the zoning amendment administrative subdivision procedure to include lot combinations would get them on one PID. Ourada explained that City Attorney Anna Burge has drafted an Ordinance and this would come back to the Planning Commission for a Public Hearing and recommendation and then to the City Council for a Public Hearing and vote.

## **4. Petitions - Communications - Resident Concerns**

## **5. Officers' Reports**

## **6. Adjournment**

The meeting adjourned at 6:29 p.m.

## ORDINANCE NO. 2273

**AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO SUBDIVISION REGULATIONS; TO AMEND SECTION 11-306.03 OF THE CRETE MUNICIPAL CODE; TO AMEND ADMINISTRATIVE SUBDIVISION PROCEDURE TO INCLUDE LOT COMBINATIONS.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:**

**Section 1.** That Chapter 11, Article 3, Section 11-306.03 of the Crete Municipal Code be amended as follows:

### **11-306.03 Administrative Subdivision**

- (1) *Purpose.* In the event that a proposed subdivision, lot combination or boundary adjustment does not involve the platting and dedication of streets, extension of utility systems, change in subdivision class and type, change in zoning district, change in surface drainage, and will not result in the creation of more than three lots of record, the subdivider may apply for an administrative subdivision under the provisions of this section. The utilization of the administrative subdivision does not relieve the subdivider of its obligation to comply with section 11-307 and 11-308. The necessity of establishing and dedicating easements for utilities shall not bar the utilization of the administrative subdivision.
- (2) *Application.* Application will be made to the City Council, and the City Council may act or may at their option refer the application to the Planning Commission. In the event it is referred to the Planning Commission, the procedures outlined under the final plat provisions shall be followed.
- (3) *Scale and Plat Contents.* The subdivider shall submit an original and three copies of the plat of a size such that the county register of deeds clerk may affix their seal to the front of the plat without covering any information. The original shall be drawn in ink on tracing cloth, mylar, or similar material and shall be at a scale of 1" to 100' or larger. The plat shall contain the following:
  - a. Date, title, name, and location of the subdivision.
  - b. Names and locations of abutting streets and lots identifying street names and lot and block numbers.
  - c. Identification of the new lot and block numbers and set back lines.
  - d. Graphic scale and true north point.
  - e. Monuments.
  - f. Dimensions, angles and bearings, and complete legal description of the property.
  - g. Sufficient engineering data to reproduce any line on the ground.
  - h. Location, dimensions, and purposes of any existing easements.
  - i. Certification by surveyor or engineer certifying to the accuracy of the survey and plat.
  - j. Certification signed and acknowledged by all parties holding title or having any title interest in the land subdivided and consenting to the preparation and recording of the plat as submitted.
  - k. Typed names of all known signatories of the plat, including, property owner, developer, surveyor, etc.
- (4) *Supplementary Data Required.* The plat shall be accompanied by:
  - a. Protective covenants in form for recording if such are desired by the subdivider.
  - b. For subdivisions adjoining or touching the boundaries of the Crete corporate limits; a tract or area for which annexation proceedings have commenced; an approved subdivision which touches or adjoins the Crete corporate limits, a petition signed by the owner or owners requesting annexation to the City.
  - c. Utility easements signed by the owner or owners to permit all lots created access to all

utilities available in the City, including but not limited to, sanitary sewer, storm sewer, water, electrical, telephone, and cable television.

- d. In an administrative plat for lot combination, the lots involved must be designated within the same zoning district and shall be under unified ownership.

**Section 2.** That the above section shall be codified as part of the Crete City Code as stated herein.

**Section 3.** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the \_\_\_ day of April, 2026.

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Mayor

ATTEST:

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City Clerk

Seal

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  - c. Identification of the new lot and block numbers and set back lines.
  - d. Graphic scale and true north point.
  - e. Monuments.
  - f. Dimensions, angles and bearings, and complete legal description of the property.
  - g. Sufficient engineering data to reproduce any line on the ground.
  - h. Location, dimensions, and purposes of any existing easements.
  - i. Certification by surveyor or engineer certifying to the accuracy of the survey and plat.
  - j. Certification signed and acknowledged by all parties holding title or having any title interest in the land subdivided and consenting to the preparation and recording of the plat as submitted.
  - k. Typed names of all known signatories of the plat, including, property owner, developer, surveyor, etc.
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**Section 2.** That the above section shall be codified as part of the Crete City Code as stated herein.

**Section 3.** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the \_\_\_ day of April, 2026.

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Mayor

ATTEST:

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City Clerk

Seal

**Land Development, Planning and Zoning Application**

	QTY	TOTAL	
<b>Subdivision Development</b>			Crete Municipal Code Article 3 Subdivisions
Application Fee	\$100		
Preliminary Plat (plus City Attorney Fees)	\$200		Crete Municipal Code 11-306.01
Final Plat	\$200		Crete Municipal Code 11-306.02
Other Plats	\$200		
Subdivision Review and Inspections	\$250		City Engineer fees are in addition to listed fees
Recording Fee	\$25		
<b>Administrative Subdivision</b>			City Municipal Code 11-306.03 Administrative Subdivisions
Application Fee	\$100		
Subdivision Review and Inspections	\$250		
Recording Fee	\$25		
<b>Zoning Change</b>	\$200		Crete municipal Code Chapter 11 Article 2
<b>Special Exception</b>	\$200	1	\$200 Crete municipal Code Chapter 11-230
<b>Variance Request</b>	\$300		Crete Municipal Code 11-213
<b>Comprehensive Plan Amendment</b>	\$200		Future Land Use Map, Existing Land Use Map
<b>Total Fees</b>			City Attorney fees are in addition to listed fees

**Owner Information**

Name	Andrew + Jenny Beck	Phone	J 402 418 4835 A 402 314 5169	Email	jennyb@creteschools.org andrewbebeck@hotmail.com
Street Address	915 Fairway Ct.	City	Crete	State	NE
				Zip	68333
Signature	[Signature]			Application Date	5/7/26

**Applicant Information**

Name	Phone	Email
Street Address	City	State
		Zip
Signature	Application Date	

**Description**

Shouse ordinance passed on May 5 Council Meeting.

Lothrop Lake Estates Lot 2 3.02 Acres

Lothrop Lake Circle

**Subdivision Development Checklist**

Pre Application Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

Planning Commission Meeting Date \_\_\_\_\_ Time \_\_\_\_\_  Application Fee

City Council Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

- Preliminary Plat physical and digital copies
- Name, Location, Legal description, Date
- Names of Adjoining Properties
- North Point and Graphics Scale
- Roads
- Existing Utilities and sizes
- Name, Location, Legal description, Date
- Proposed Utility System
- Contours at intervals 2' or 5'
- Proposed improvement or grading
- Location of existing buildings
- Proposed Easements, Dedications
- Filing Fees
- Improvement schedule and restrictive covenants
- Notification of County Planning Commission
- Notification of School Board
- Final Plat one original and two mylar copies
- Date, title, Name, Location of Subdivision
- Graphics Scale and North Arrow
- Monuments 1" diameter maximum 30" length
- Dimensions, angles and bearings, legal description of the property
- Names of Adjoining Properties
- Location and dimensions of easements
- Purpose for which sites are dedicated or reserved
- Surveyor Certification as to the accuracy of plat
- Certification signed and acknowledged by all parties holding title
- Certification recording the approval of the Planning Commission
- Certification recording the approval of the City Council
- Detailed Construction plans of all required public improvements approved by and engineer
- Posted bond or certified check to the City of Crete in sufficient amount to complete the required improvements as approved by and engineer

**Administrative Subdivision Checklist**

Pre Application Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

City Council Meeting Date \_\_\_\_\_ Time \_\_\_\_\_  Application Fee

- Name
- Date
- Title
- Location
- Names of abutting streets
- New lots, block numbers, setback lines
- Graphic Scale and true North Point
- Monuments
- Dimensions
- Legal description
- Certification
- Signed by all parties holding Title
- Protective covenants
- Have owners requested annexation
- Utility easements shown
- Final Plat Original & 2 Mylar's

**Zoning Change or Comprehensive Plan Amendment**

Pre Application Meeting Date \_\_\_\_\_ Time \_\_\_\_\_  Scaled Survey Drawing

Publish and Post Date \_\_\_\_\_ Time \_\_\_\_\_  Application Fee

Planning Commission Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

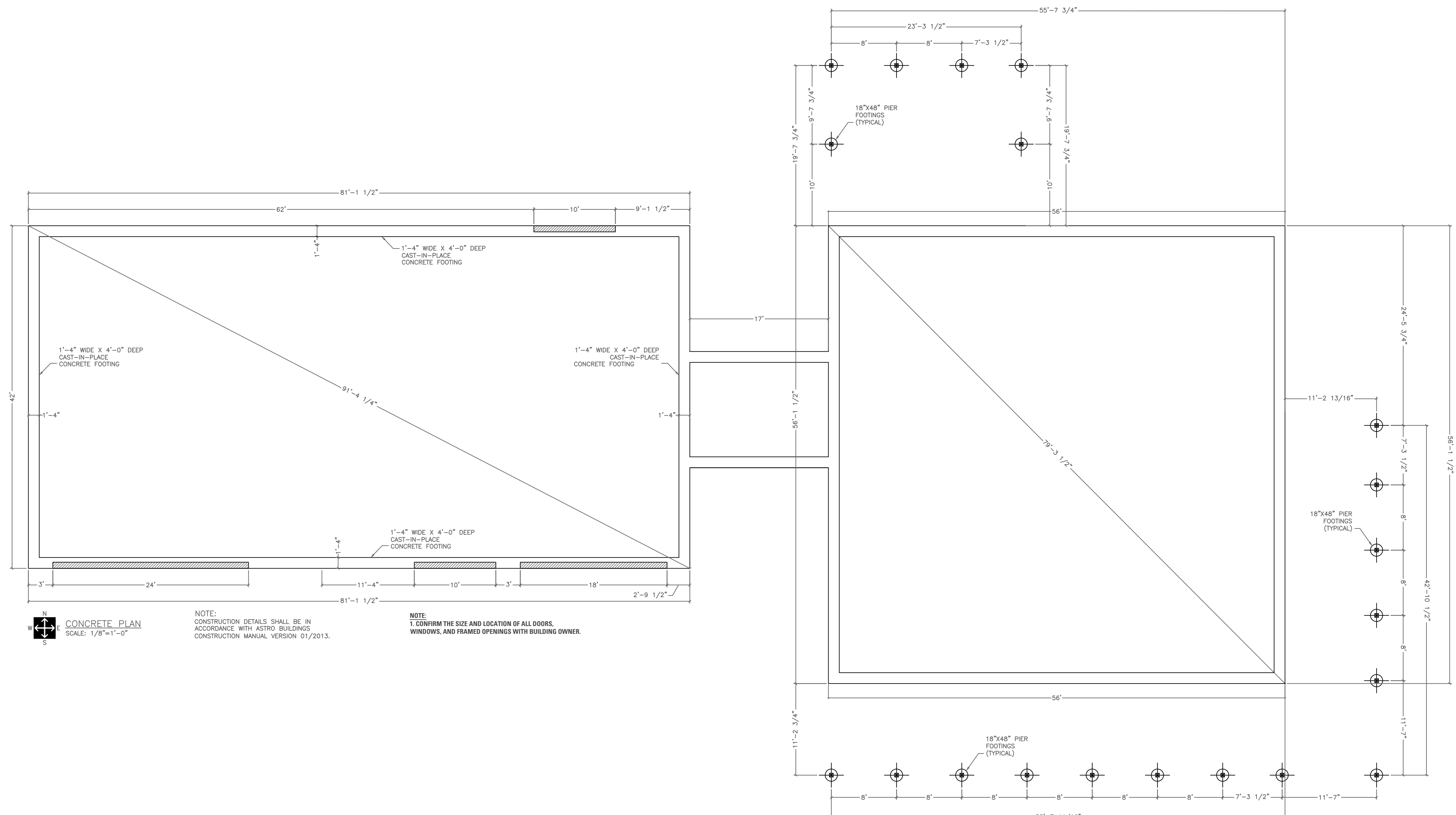
City Council Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

Parcel # and Current Zoning \_\_\_\_\_ Requested Zoning \_\_\_\_\_

**Special Exception Request**

Pre Application Meeting Date 5-7-26 Time \_\_\_\_\_  Application Fee

City Council Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

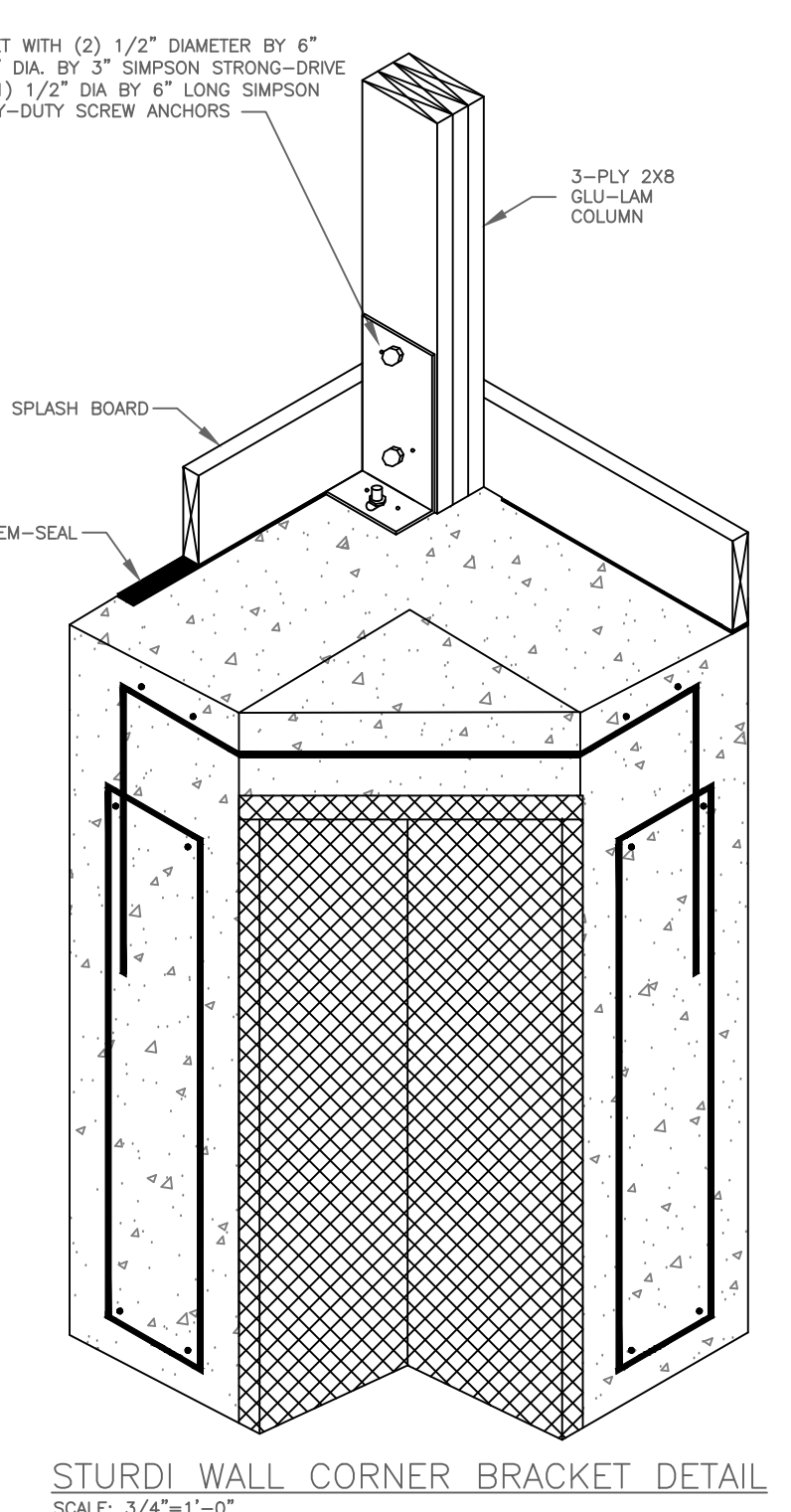
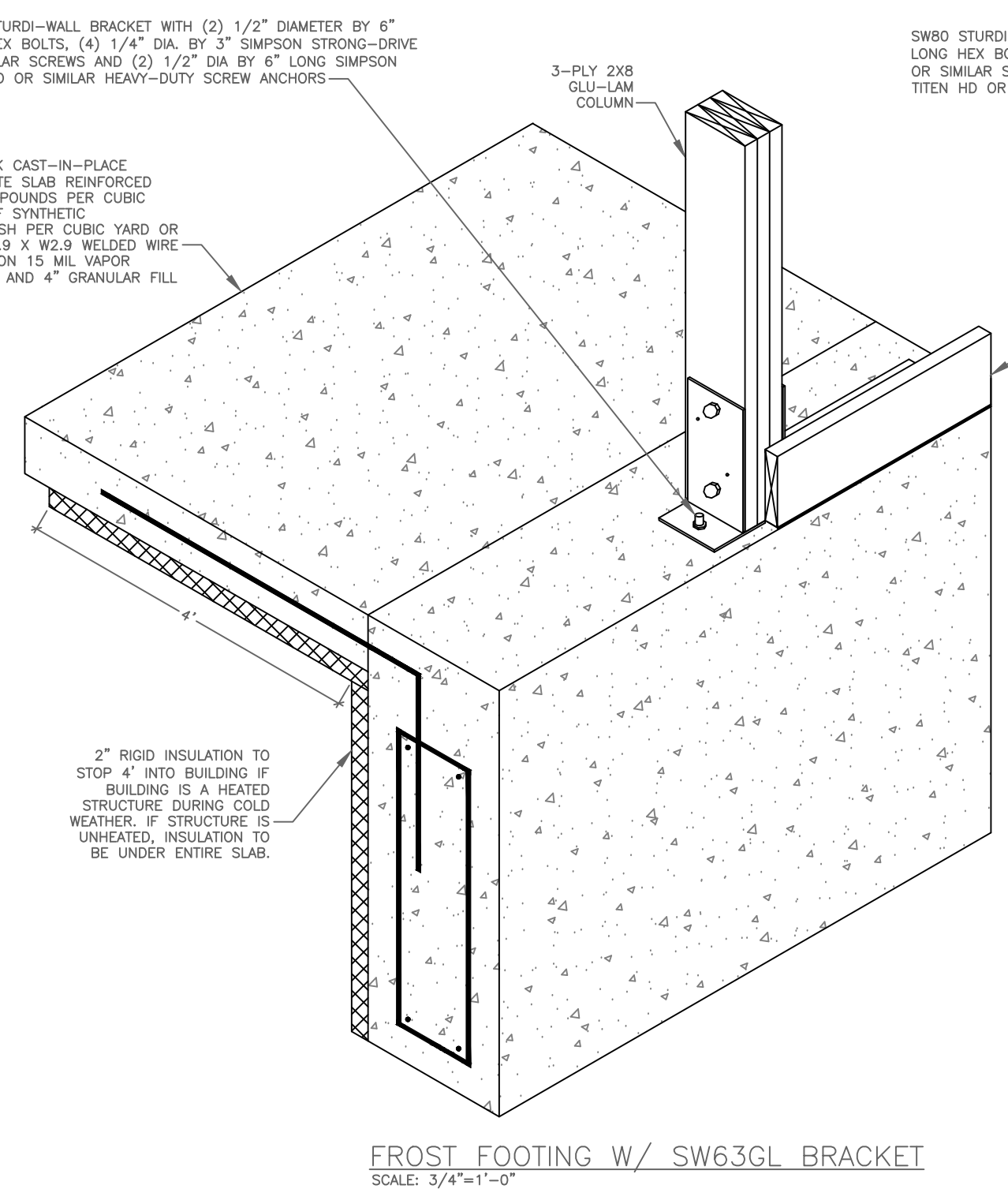
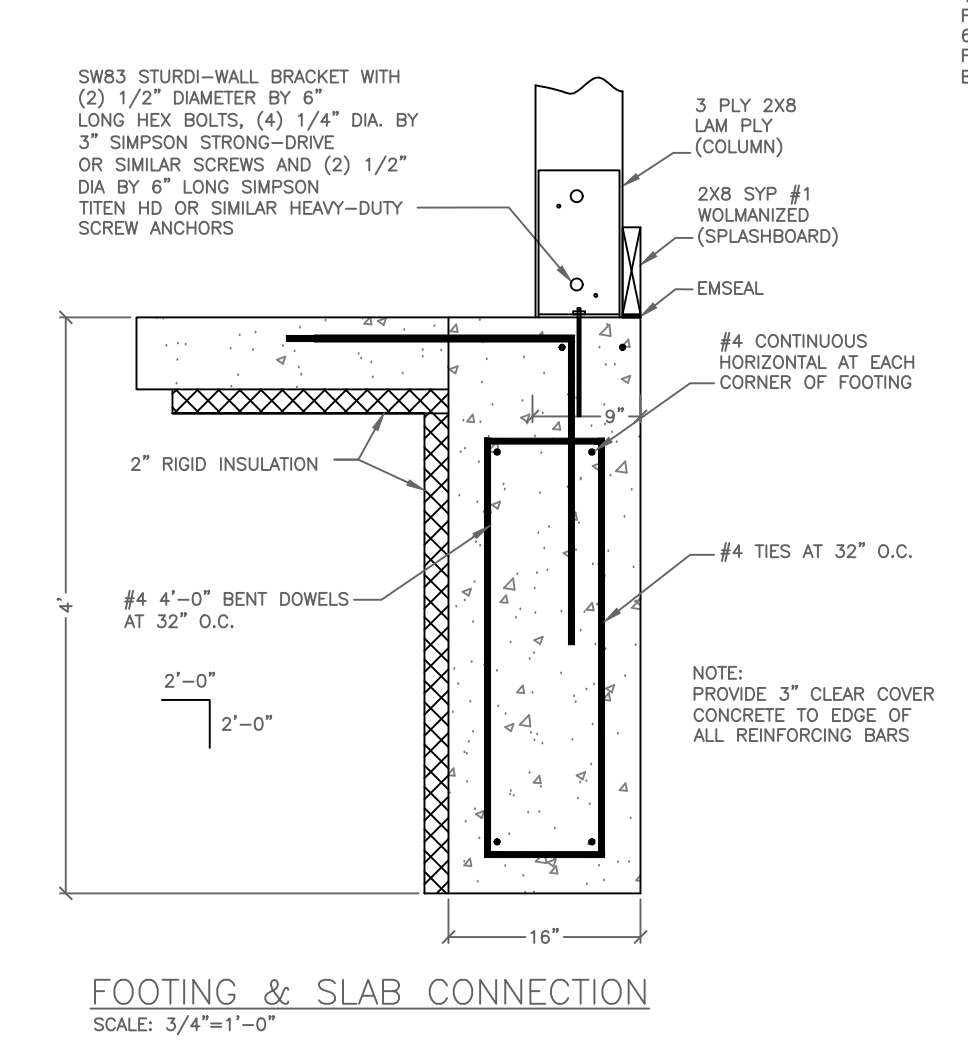
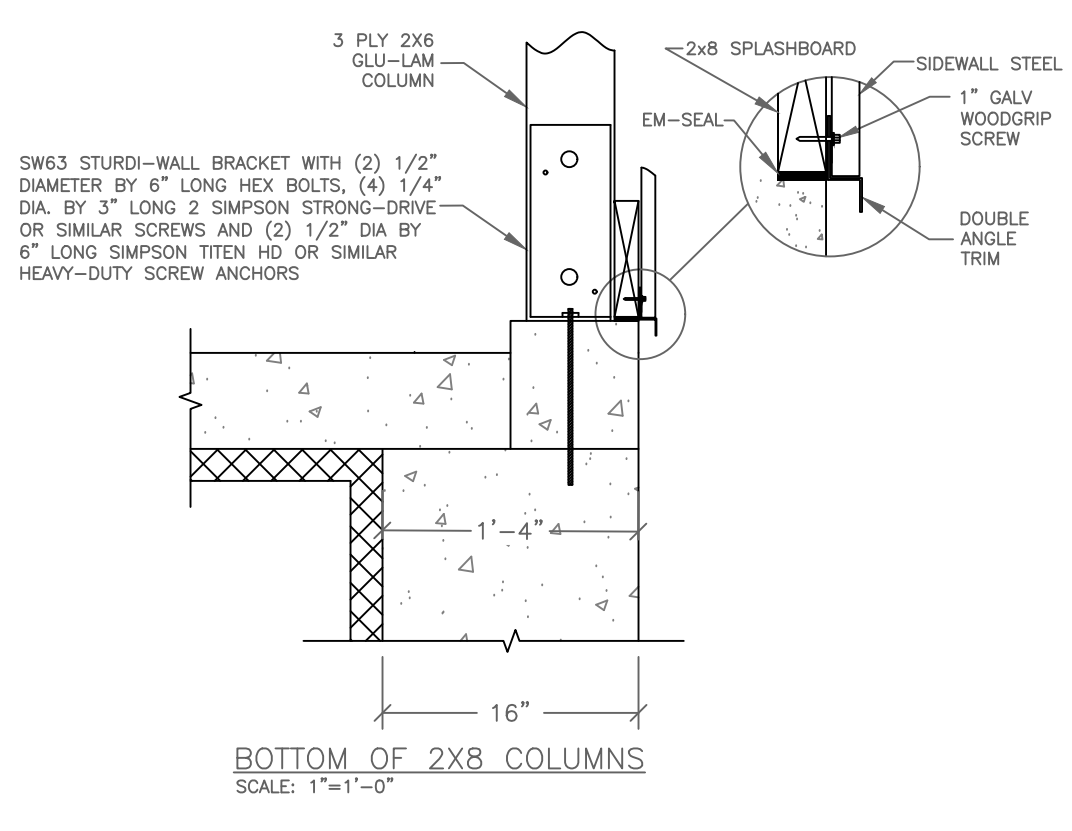


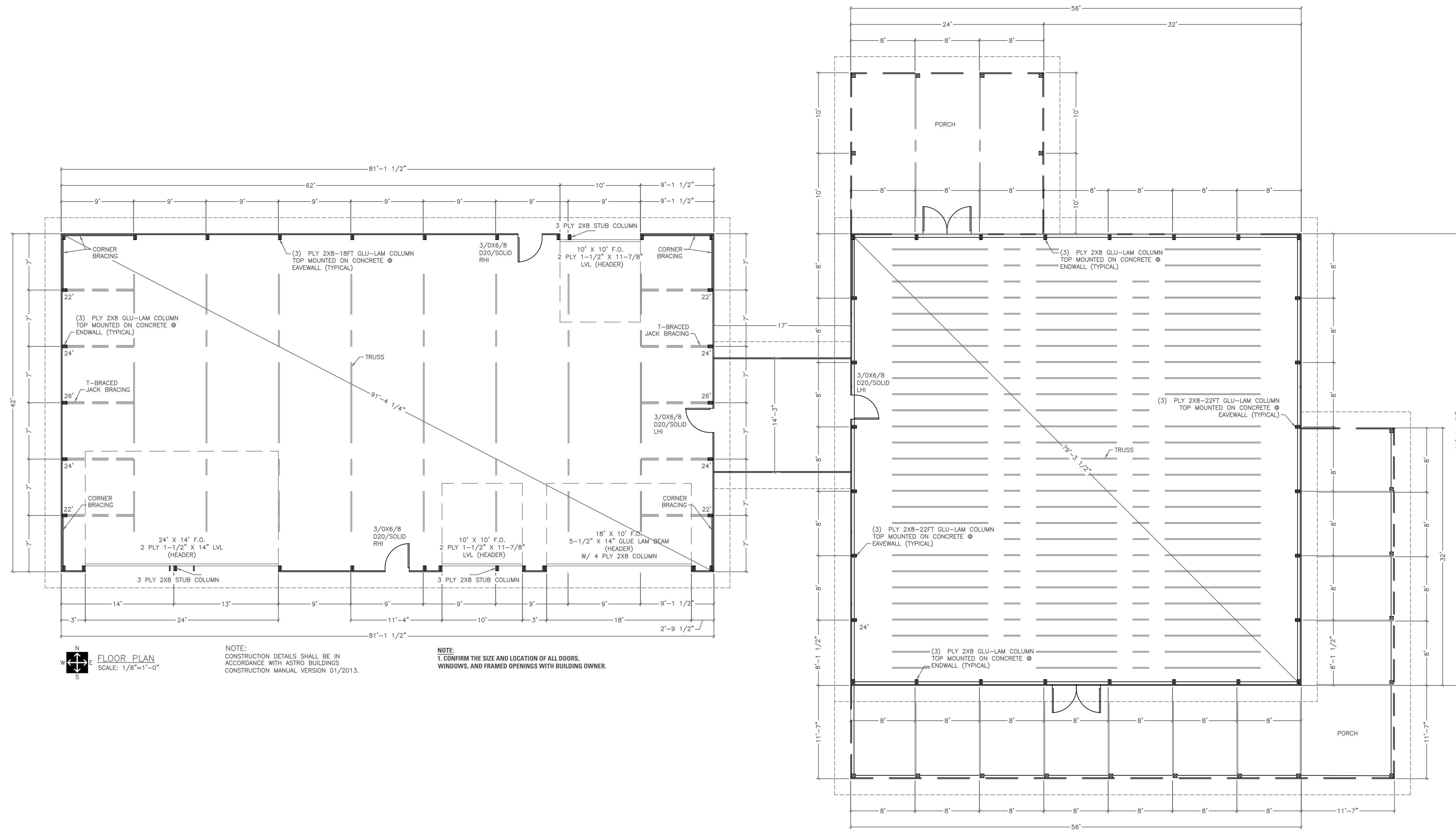
**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION  
OR PERMIT PURPOSES  
CONTACT:  
ASTRO BUILDINGS  
FOR CONSTRUCTION DRAWINGS

- NOTE:
1. CONFIRM THE SIZE AND LOCATION OF ALL DOORS, WINDOWS, AND FRAMED OPENINGS WITH BUILDING OWNER.
  2. CONFIRM THE ELEVATION OF FINISHED CONCRETE FLOOR WITH CUSTOMER. ASTRO BUILDINGS STANDARD PRACTICE OF TOP OF FINISHED FLOOR ELEVATION IS 3" BELOW TOP OF SPLASHBOARD.
  3. TOP OF FRAMED OPENINGS FOR ENTRY DOORS, WINDOWS, AND OVERHEAD DOORS IS MEASURED FROM THE ESTABLISHED FINISHED CONCRETE FLOOR ELEVATION, OR 3" BELOW SPLASHBOARD.

FRAMED OPENING SCHEDULE		
QTY	DESCRIPTION	COLOR
1	18'X10' O.H.D. FRAMED OPENING	EAVE WALL
1	16'X14' O.H.D. FRAMED OPENING	EAVE WALL
1	14'X14' O.H.D. FRAMED OPENING	EAVE WALL
2	10'X10' O.H.D. FRAMED OPENING	EAVE WALL

DOOR SCHEDULE		
QTY	DESCRIPTION	COLOR
2	3/0X6/8 D20/SOLID RIGHT HAND INSWING	WHITE
2	3/0X6/8 D20/SOLID LEFT HAND INSWING	WHITE
2	6/0X6/8 D20/SOLID HAND INSWING	WHITE

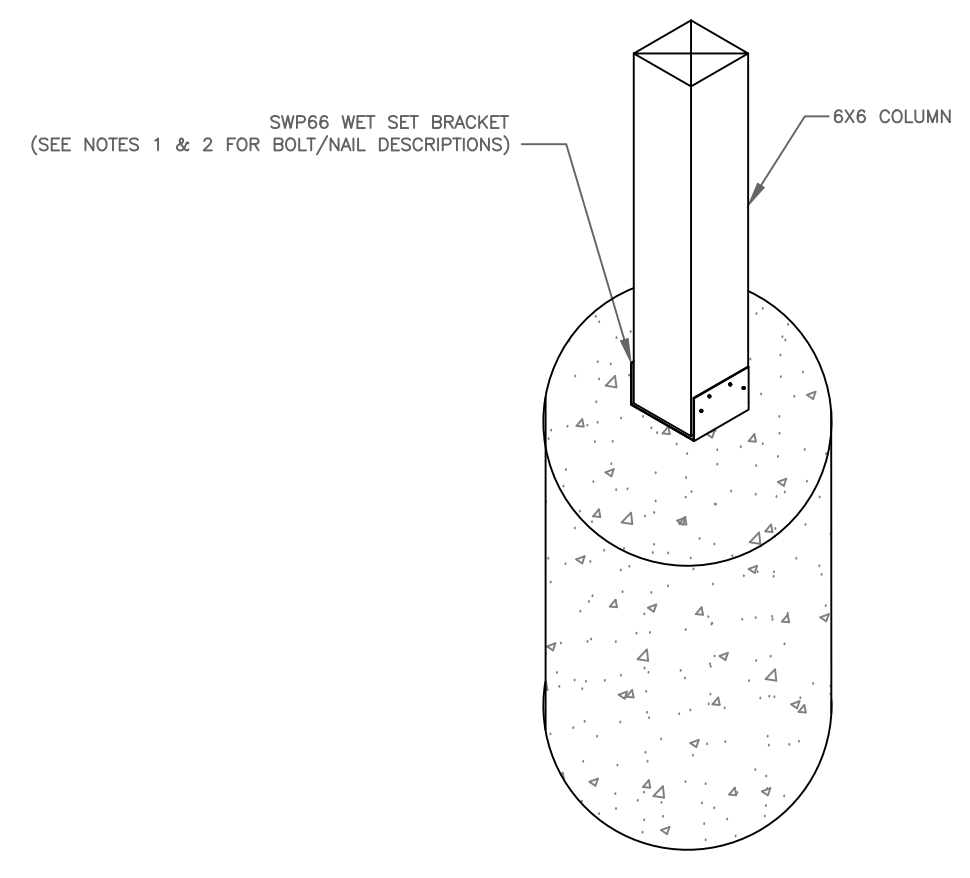




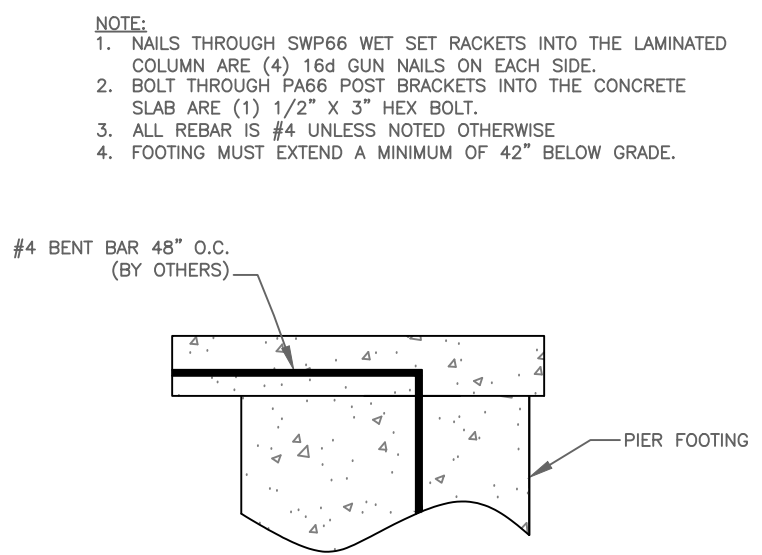
**FLOOR PLAN**  
SCALE: 1/8"=1'-0"

NOTE:  
CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH ASTRO BUILDINGS CONSTRUCTION MANUAL VERSION 01/2013.

NOTE:  
1. CONFIRM THE SIZE AND LOCATION OF ALL DOORS, WINDOWS, AND FRAMED OPENINGS WITH BUILDING OWNER.




**TOPMOUNT WITH PIER FOOTING**  
SCALE: 3/4"=1'-0"



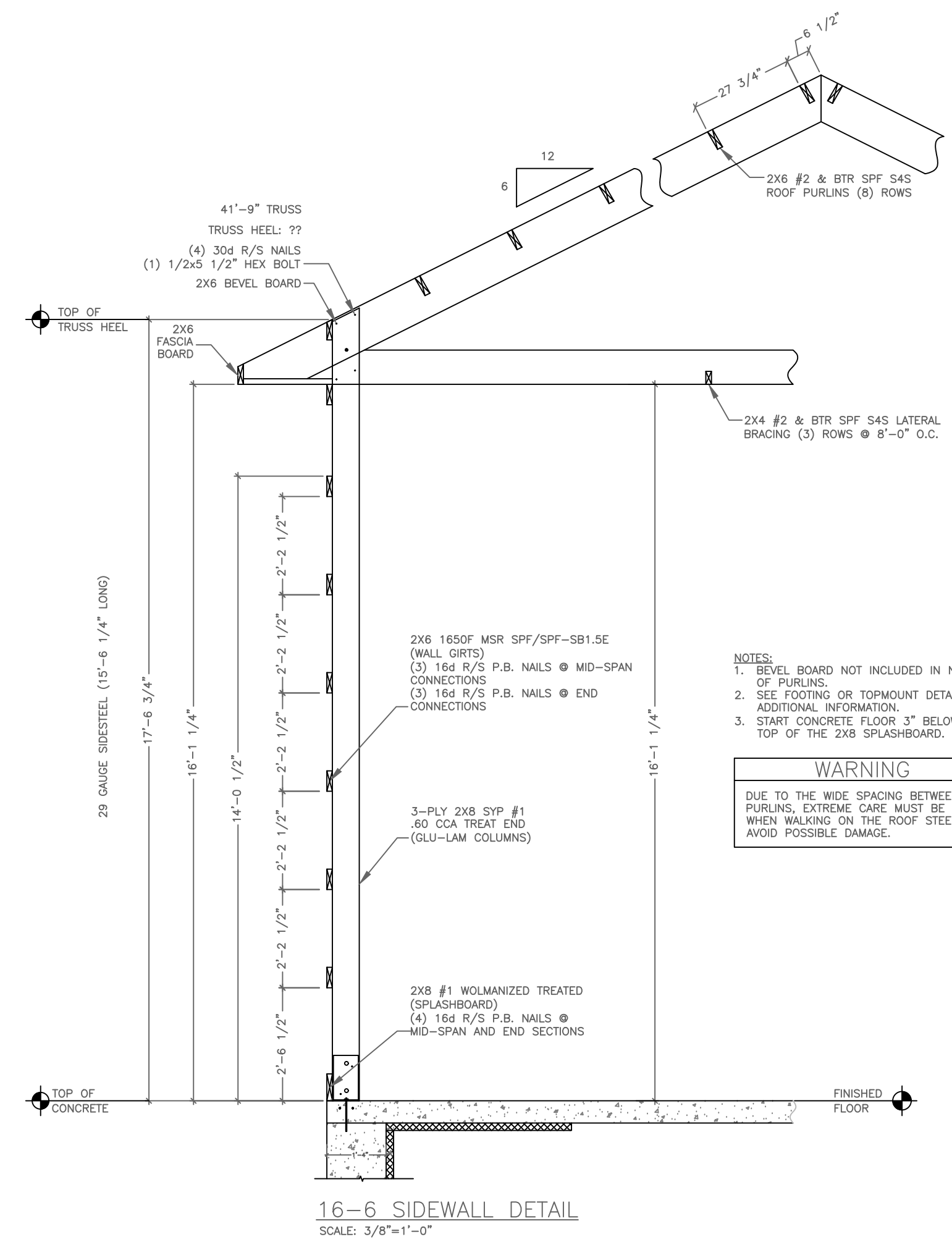
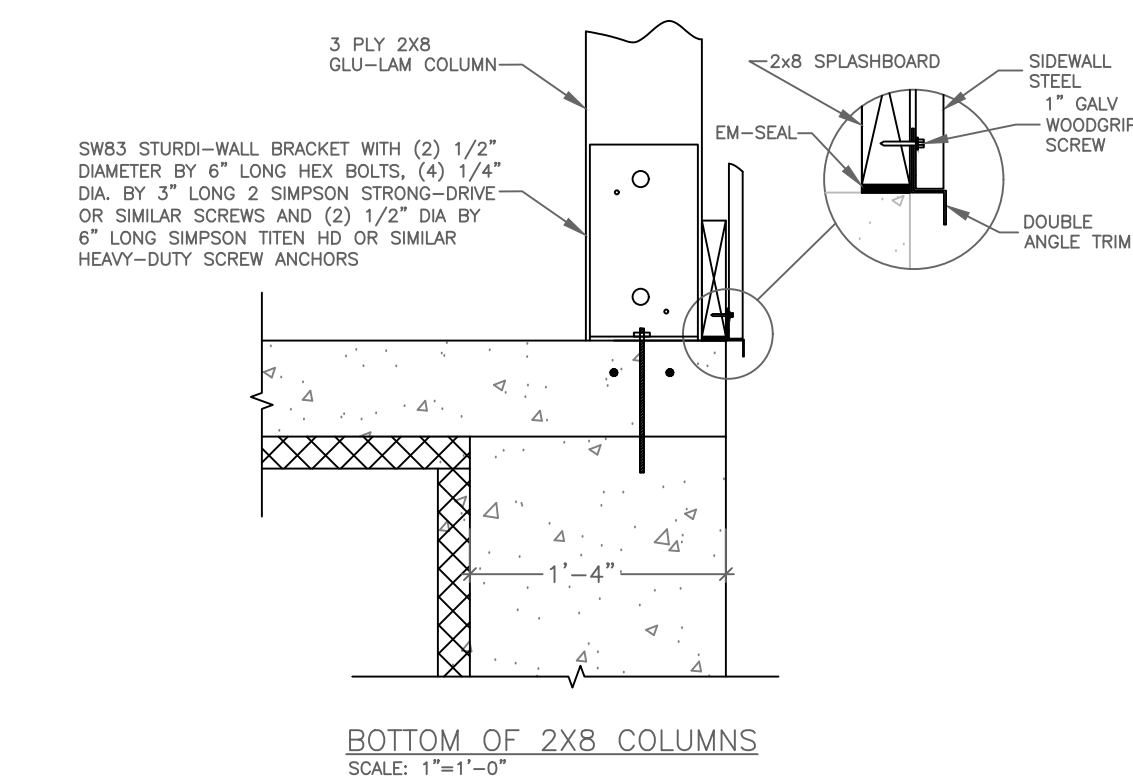
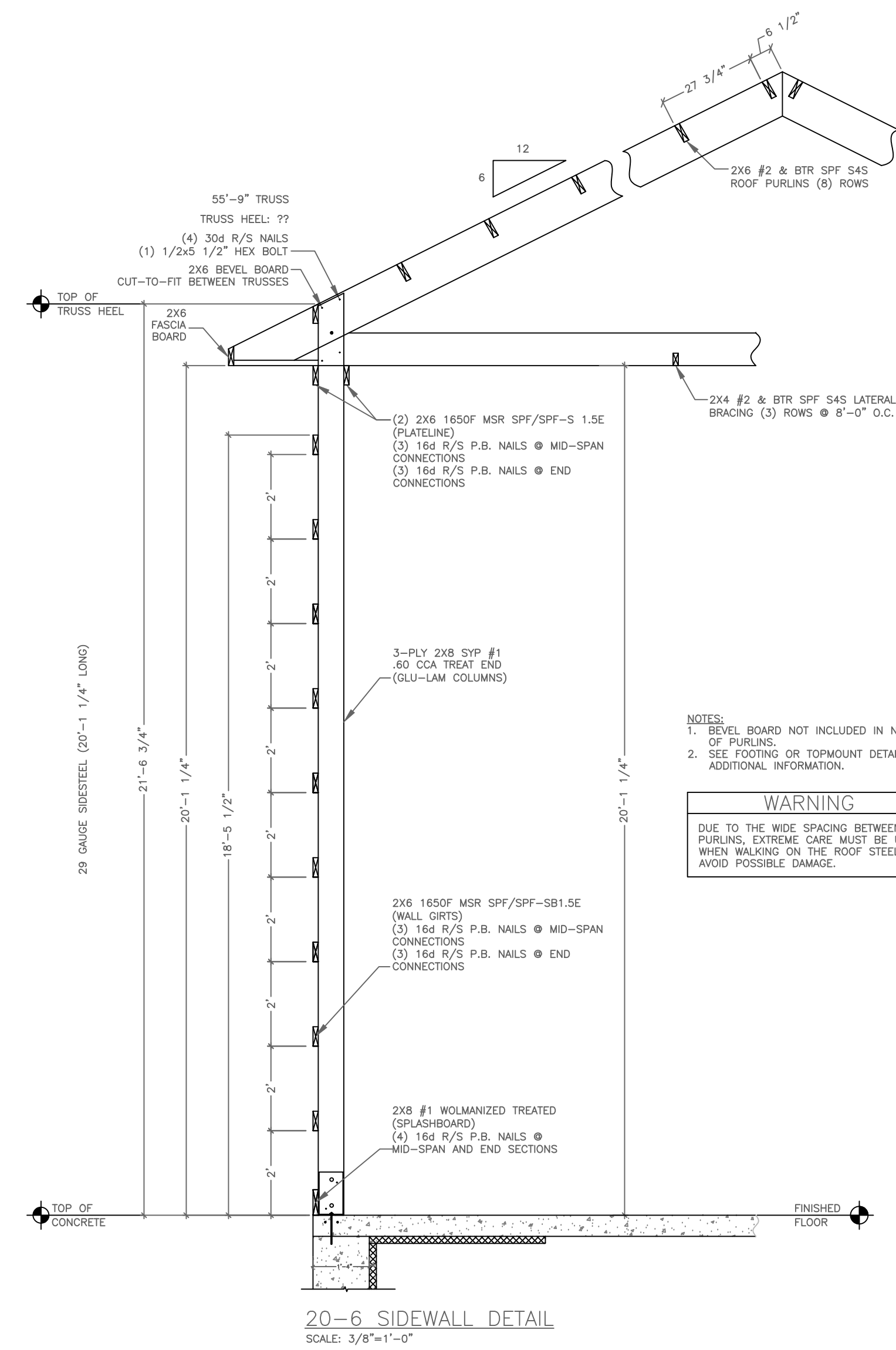
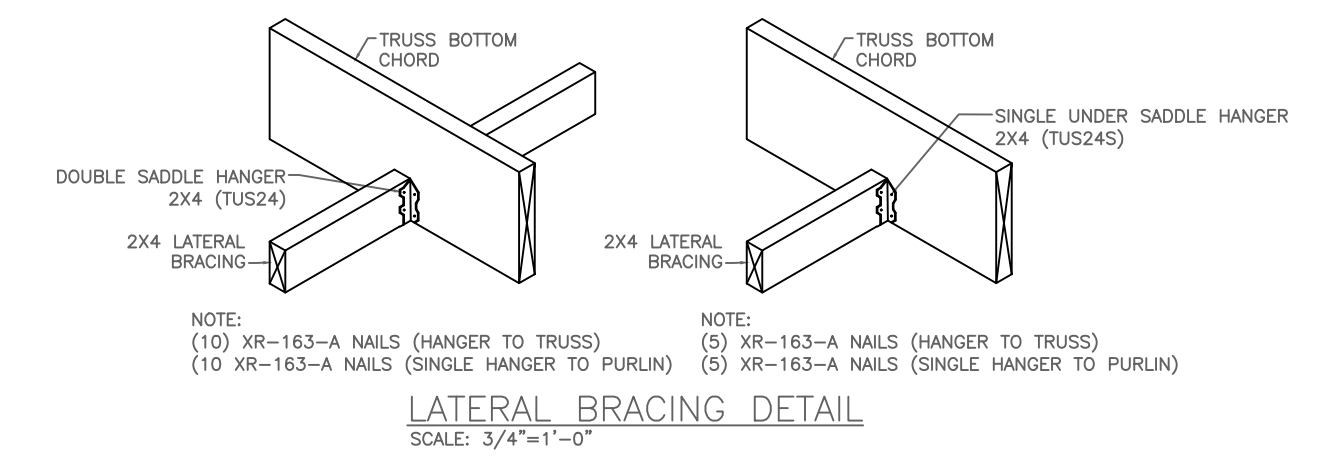
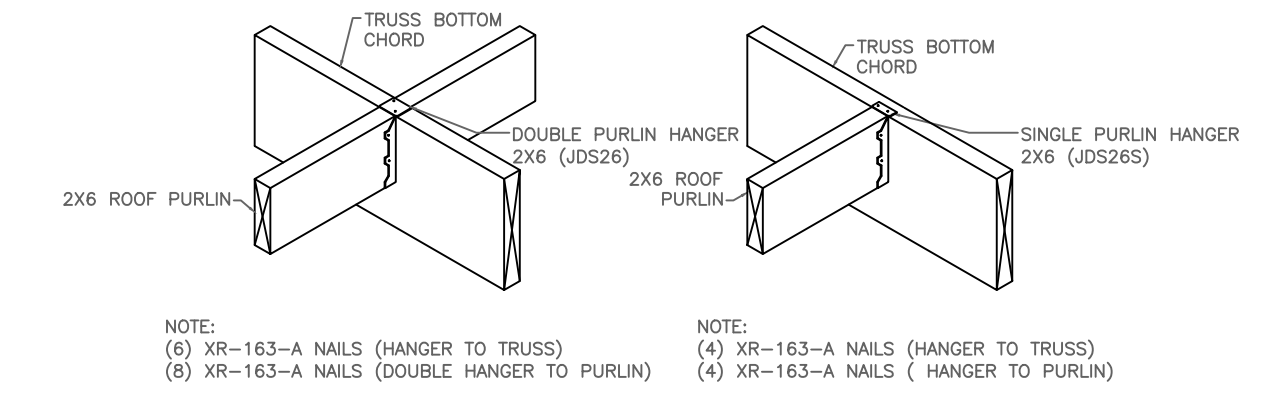
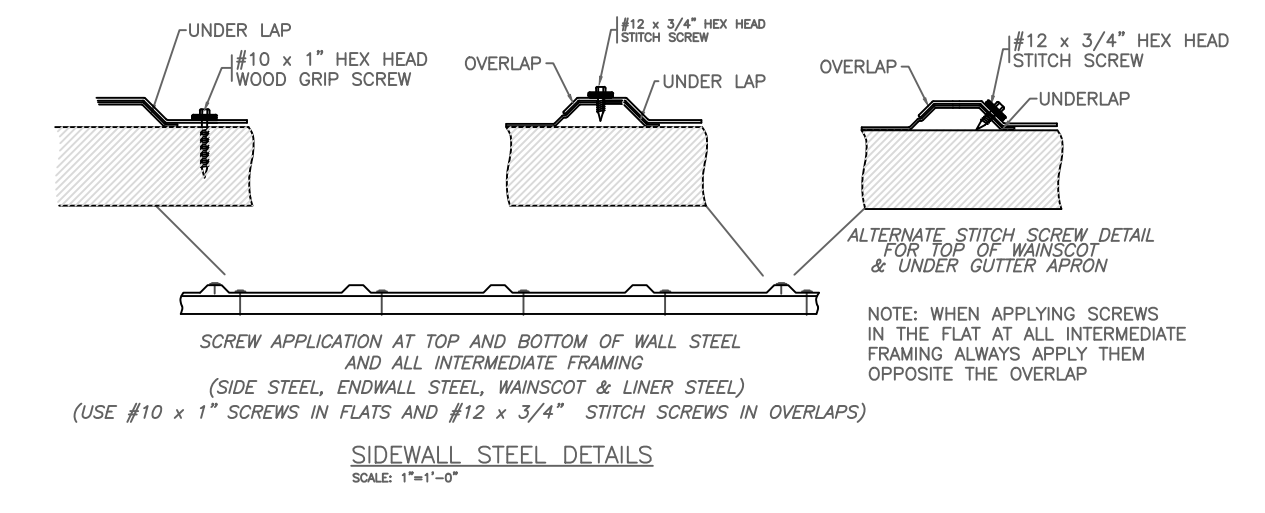
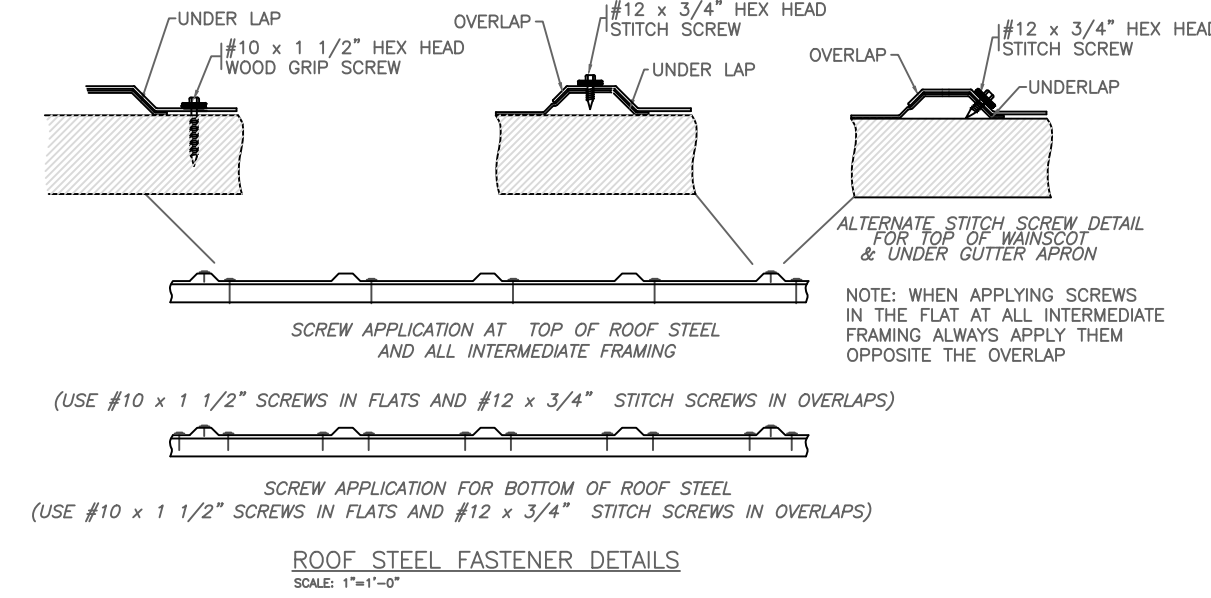
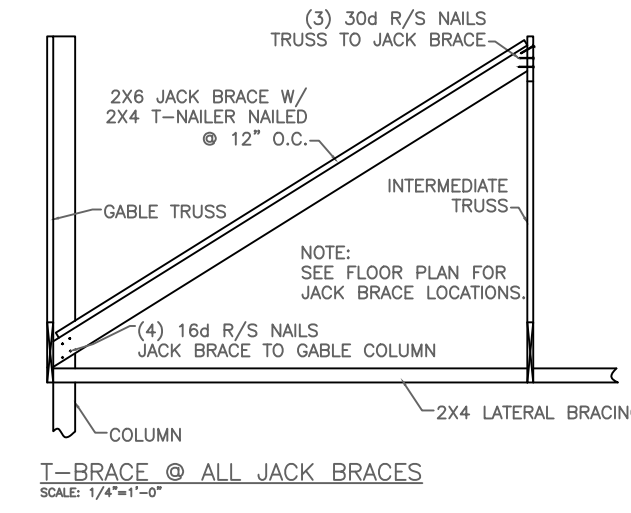
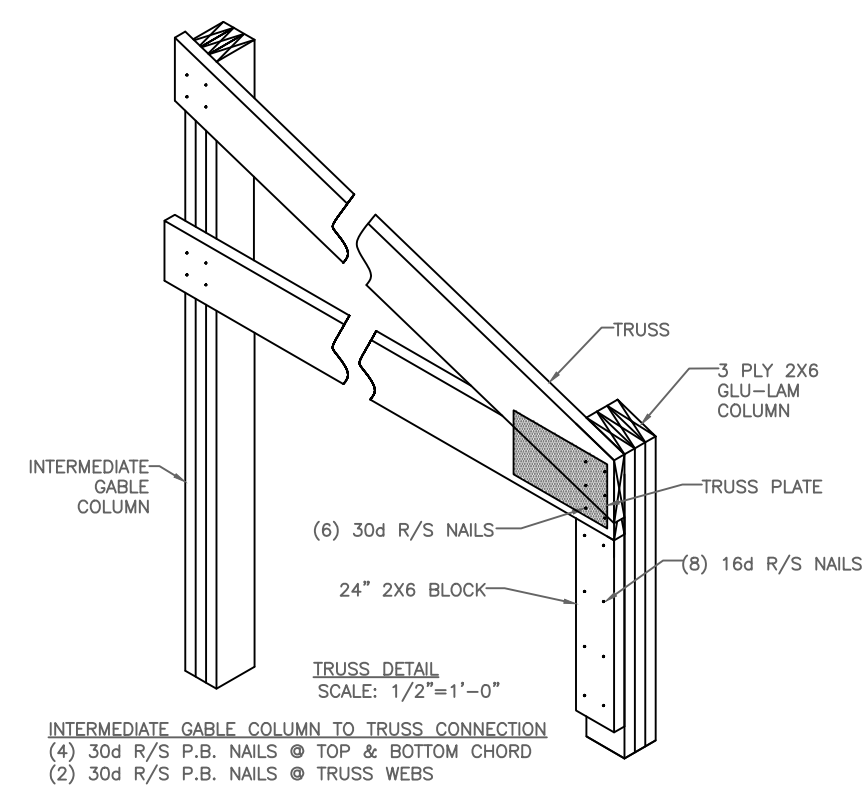
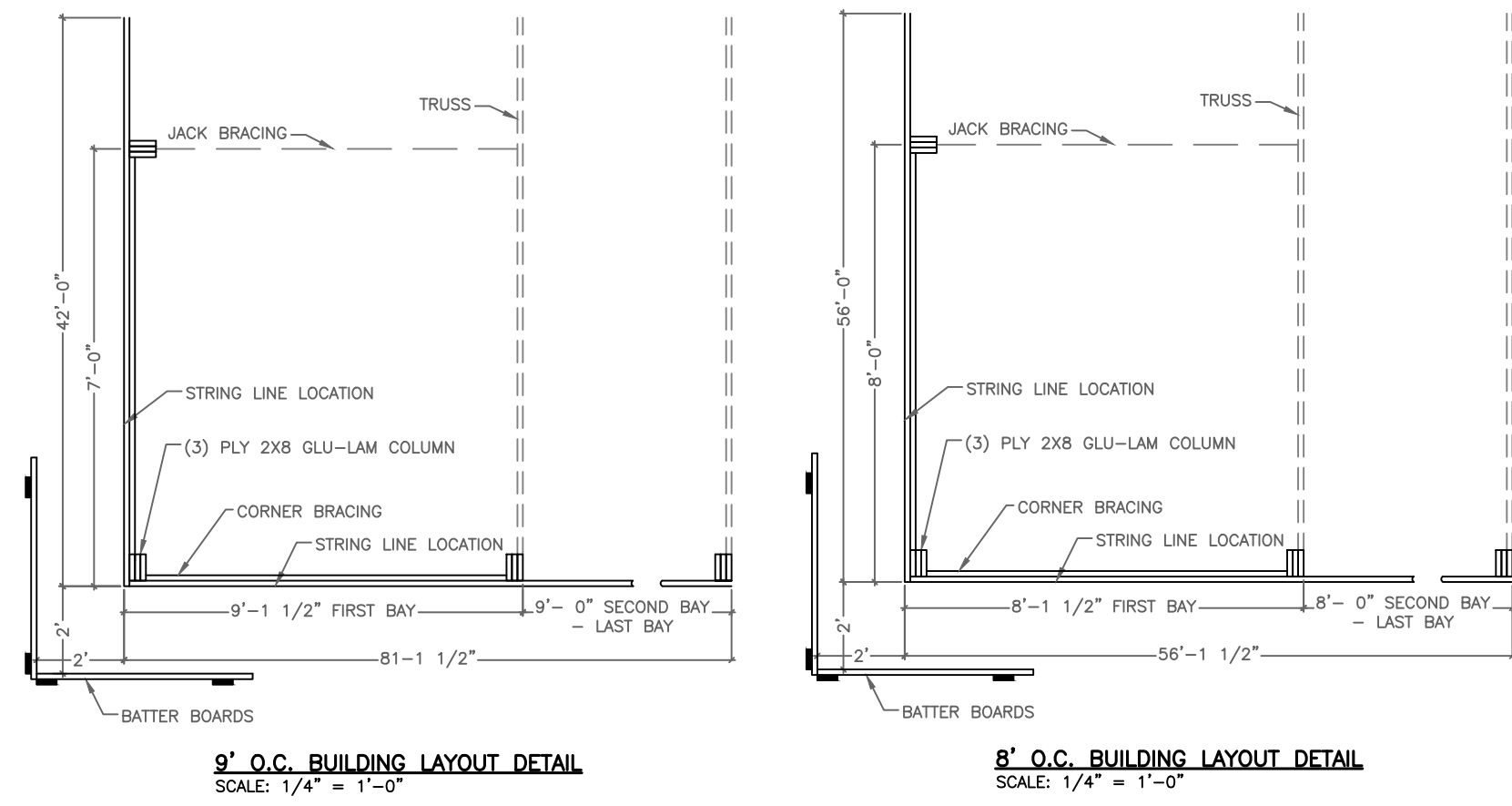
**FOOTING & SLAB CONNECTION**  
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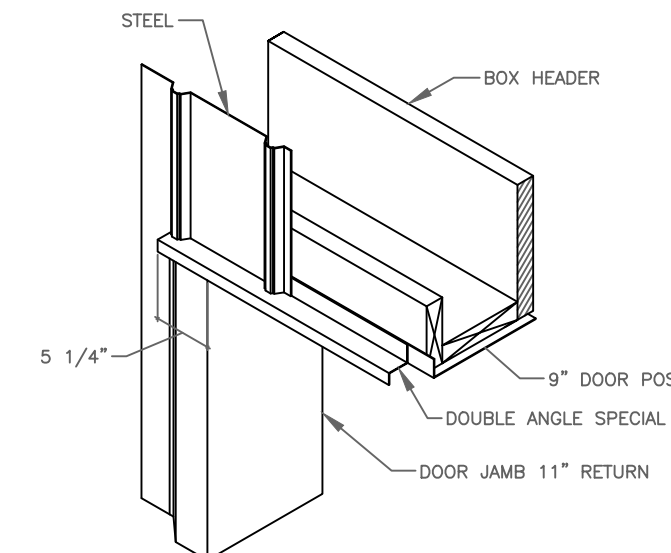
**PRELIMINARY PLANS**  
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ASTRO BUILDINGS  
FOR CONSTRUCTION DRAWINGS



**ASTRO BUILDINGS**  
1541 COUNTY ROAD 11 - MEAD, NE 68641  
PHONE: (603) 822-7676 - FAX: (402) 292-9802  
© COPYRIGHT ASTRO BUILDINGS INC. 2026

CUSTOMER: 777	DEALER: ASTRO SALES	BUILDING NUMBER: <b>ANDREW BECK</b>	APPROVED BY: _____	DATE: _____
BY: <b>MMA</b>				
NO. 1	DATE 01/26/2026	DESCRIPTION PRELIMINARY DRAWING		
NO. 2				
NO. 3				
NO. 4				
DATE: 03/25/2026		DRAWN BY: MMA		
SHEET NUMBER <b>2</b>		OF <b>2</b>		

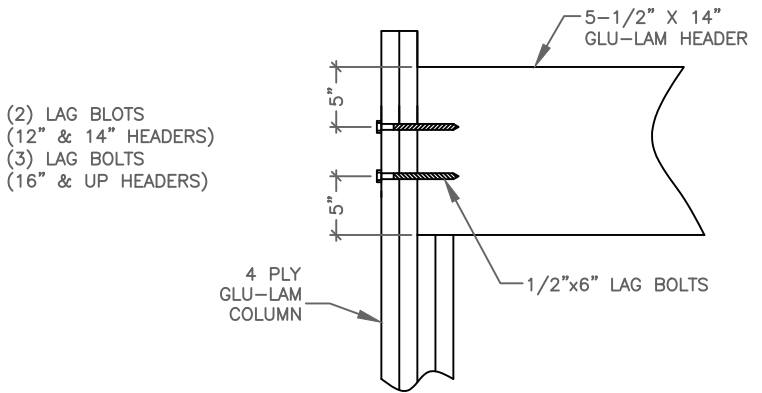




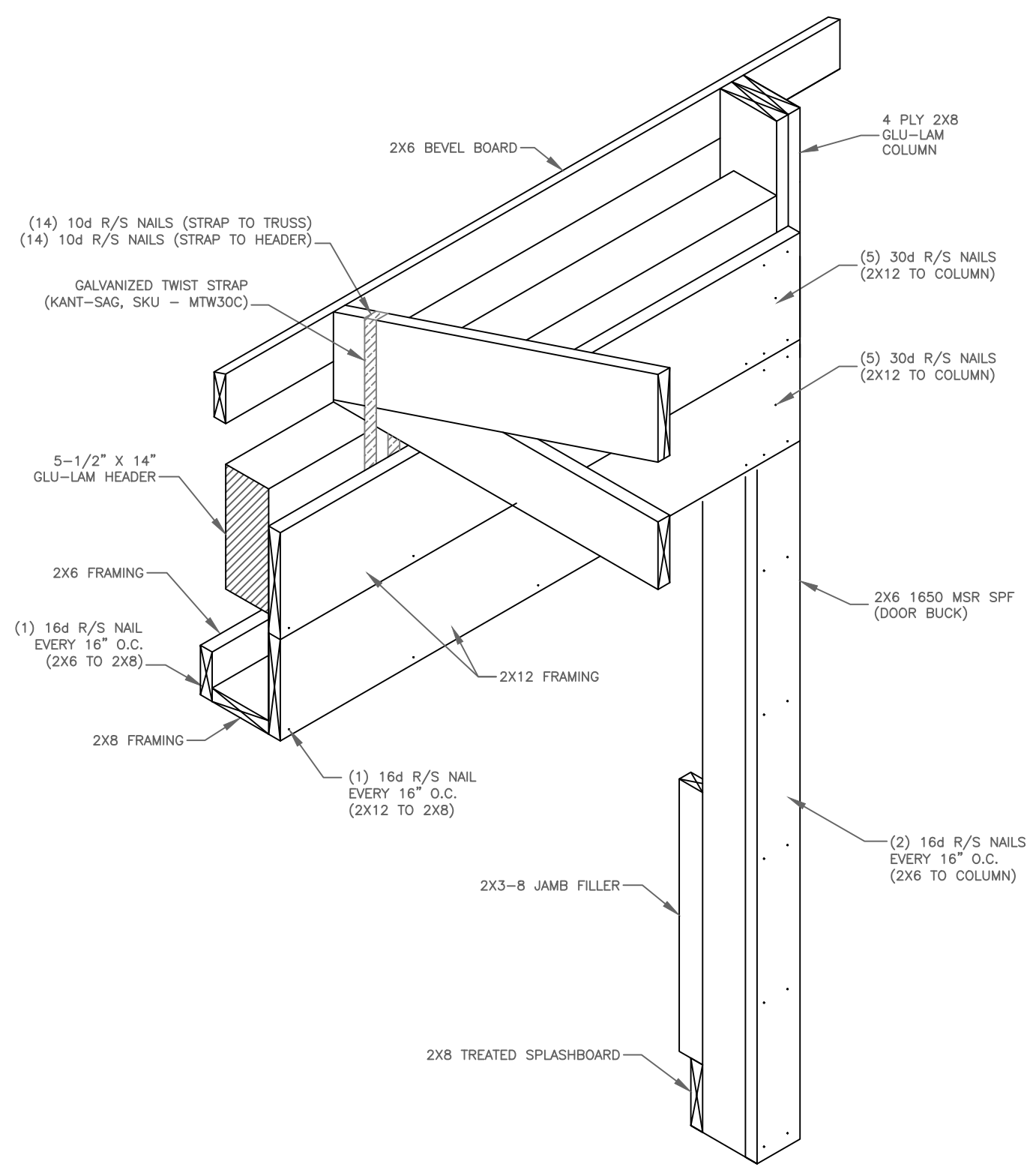
O.H.D. TRIM DETAIL  
SCALE: 3/4"=1'-0"

- NOTES:
1. INSTALL 9" DOOR POST TRIM & DOUBLE ANGLE SPECIAL FIRST.
  2. WHEN INSTALLING STEEL, CUT NOTCH TO ALLOW STEEL TO SLIDE OVER DOUBLE ANGLE SPECIAL.
  3. INSTALL JAMB TRIM WITH A NEAT & ORDERLY NAILING PATTERN.

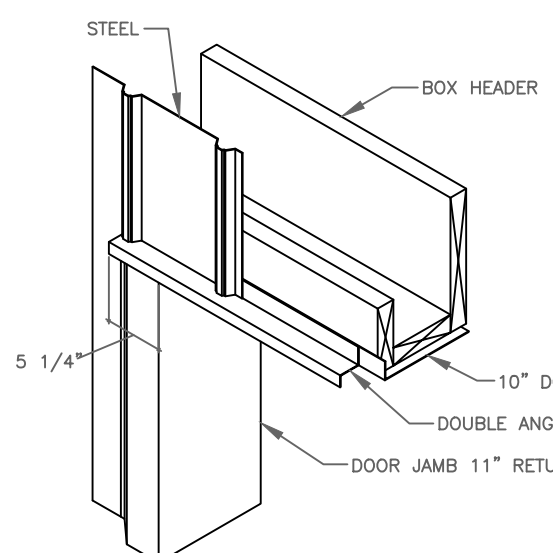
- NOTES:
1. CONFIRM ELEVATION OF FINISHED FLOOR WITH CUSTOMER WHEN DETERMINING TOP OF O.H.D. FRAMED OPENING



GLU-LAM HEADER TO COLUMN DETAIL  
SCALE: 3/4"=1'-0"



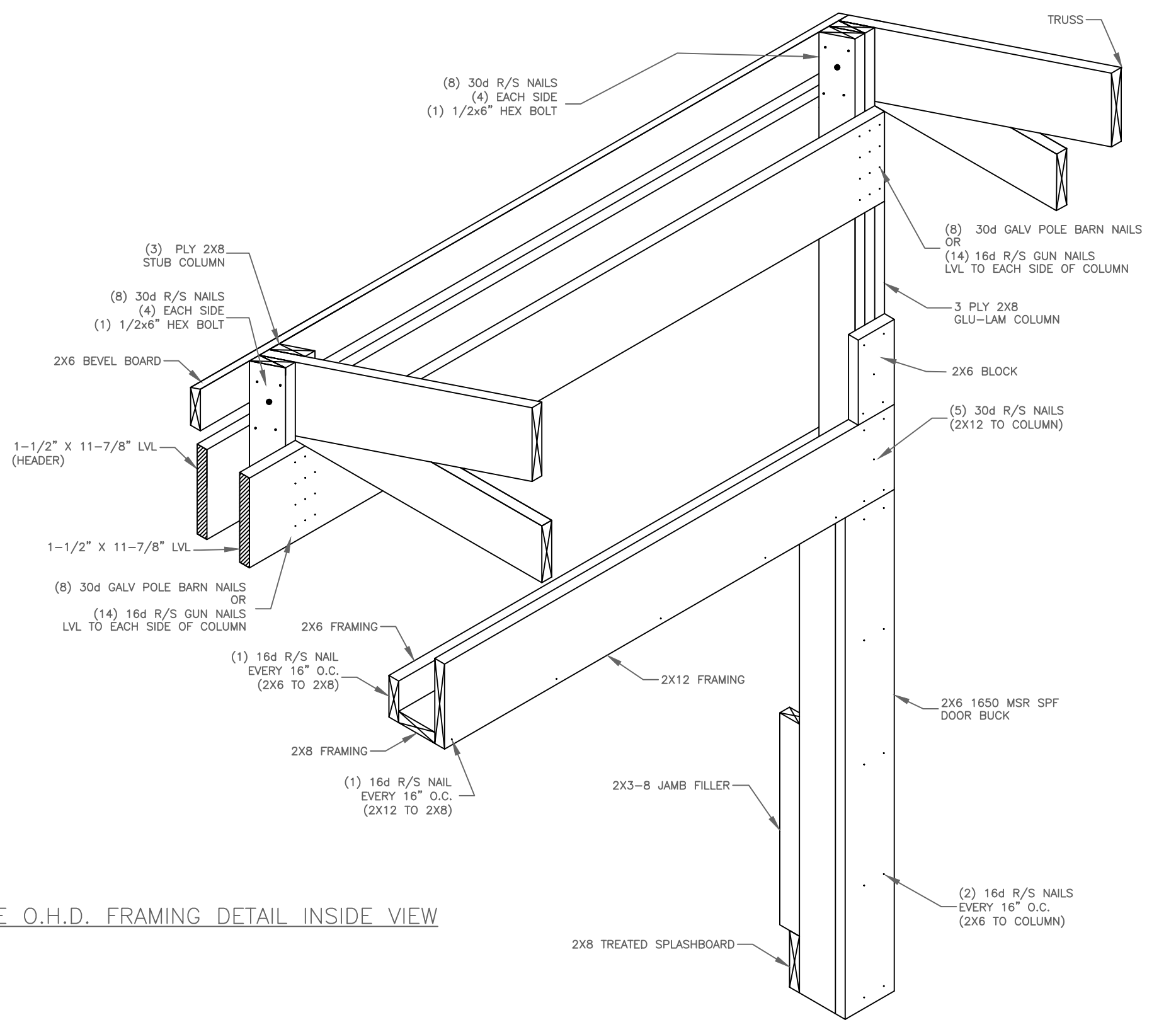
14' X 14' EAVE O.H.D. FRAMING DETAIL INSIDE VIEW  
SCALE: 3/4"=1'-0"



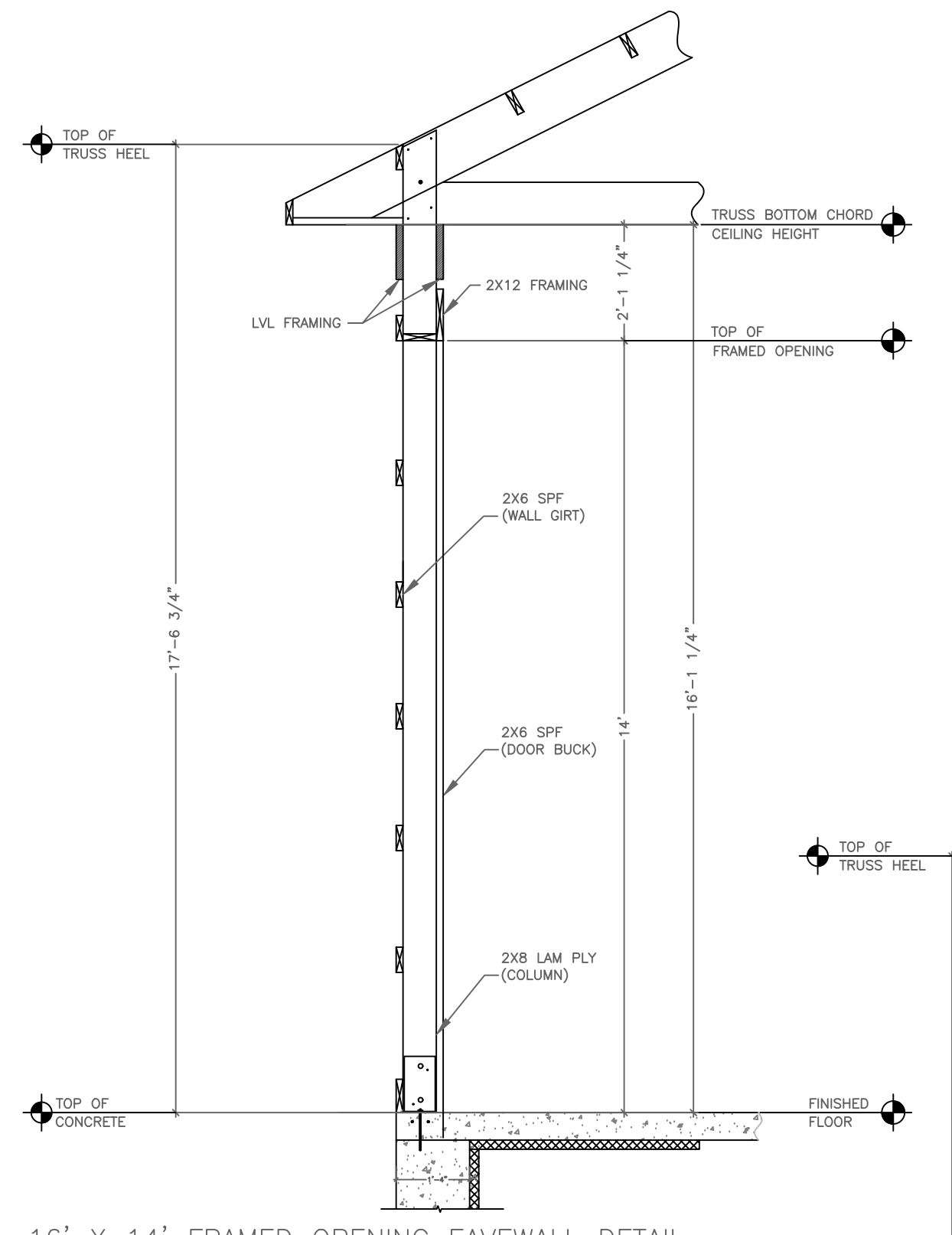
O.H.D. TRIM DETAIL  
SCALE: 3/4"=1'-0"

- NOTES:
1. INSTALL 10" DOOR POST TRIM & DOUBLE ANGLE SPECIAL FIRST.
  2. WHEN INSTALLING STEEL, CUT NOTCH TO ALLOW STEEL TO SLIDE OVER DOUBLE ANGLE SPECIAL.
  3. INSTALL JAMB TRIM WITH A NEAT & ORDERLY NAILING PATTERN.

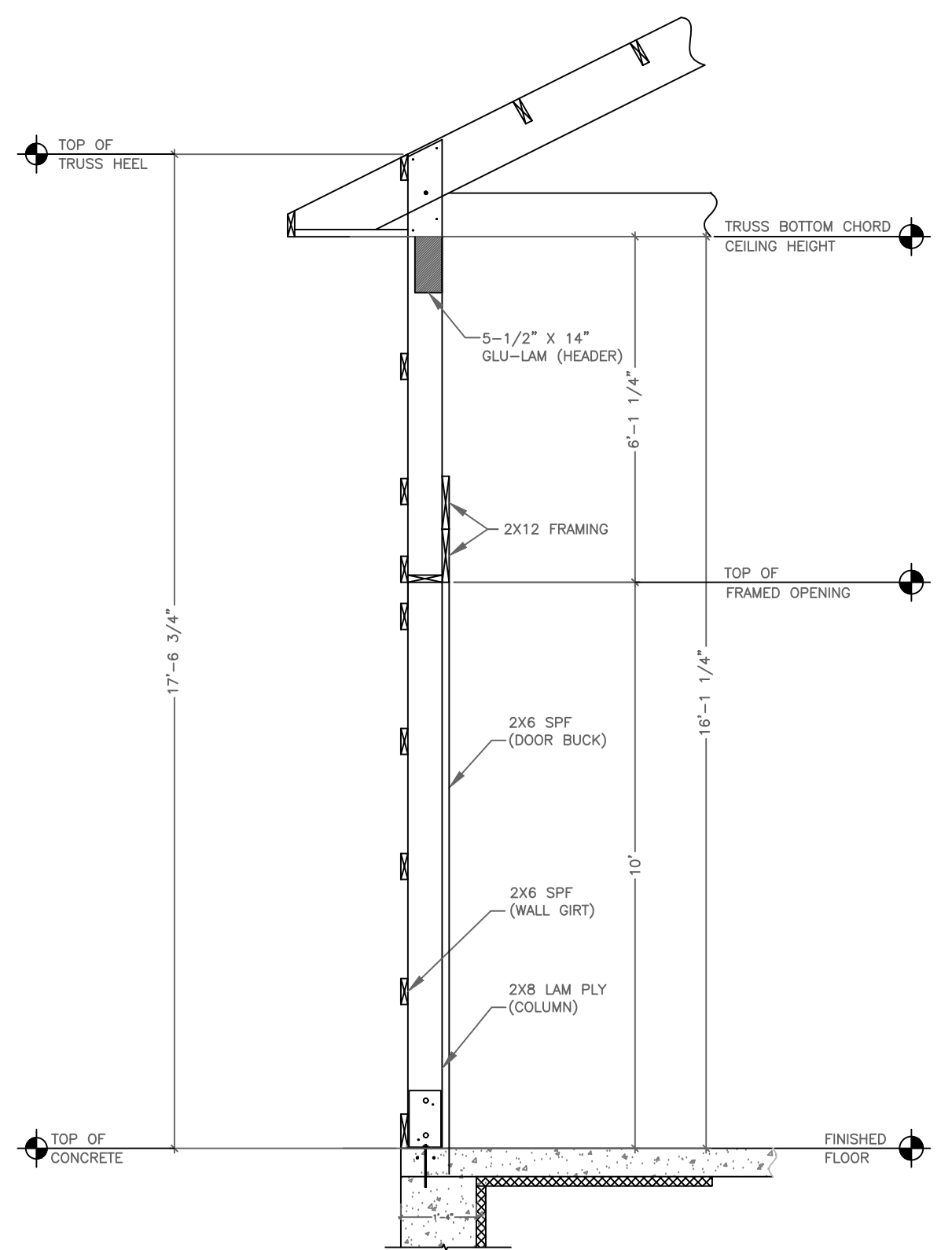
- NOTES:
1. CONFIRM ELEVATION OF FINISHED FLOOR WITH CUSTOMER WHEN DETERMINING TOP OF O.H.D. FRAMED OPENING
  2. ASTRO STANDARD PRACTICE IS TOP OF FINISHED FLOOR IS 3" BELOW TOP OF 2X8 SPLASHBOARD



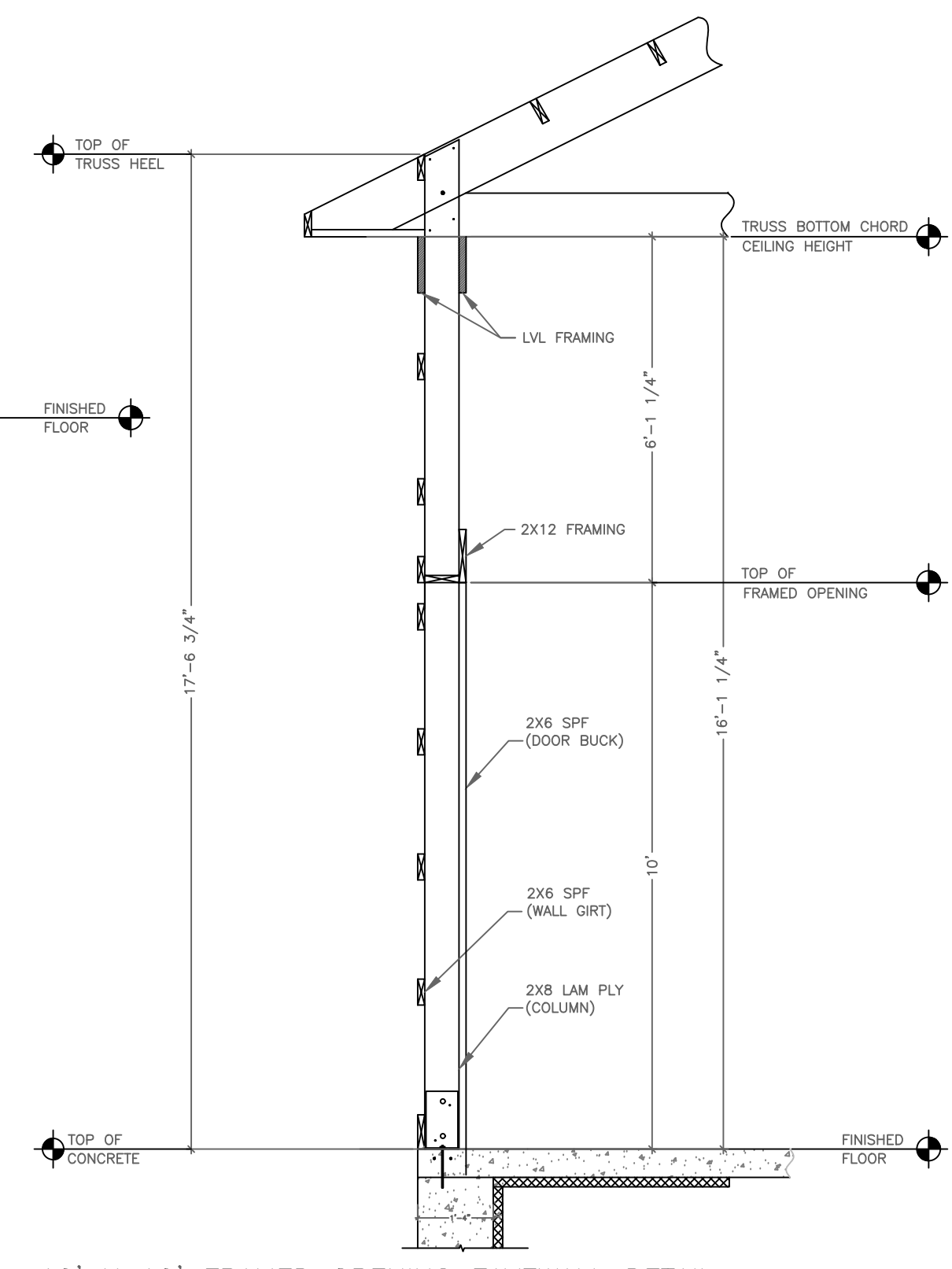
10' X 10' EAVE O.H.D. FRAMING DETAIL INSIDE VIEW  
SCALE: 3/4"=1'-0"



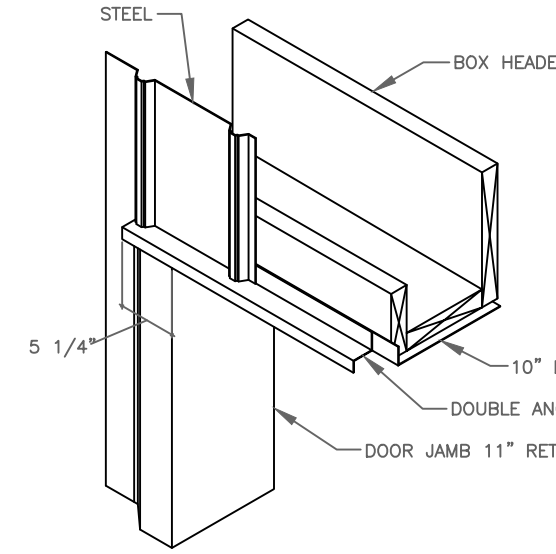
16' X 14' FRAMED OPENING EAVEWALL DETAIL  
SCALE: 3/8"=1'-0"



18' X 10' FRAMED OPENING EAVEWALL DETAIL  
SCALE: 3/8"=1'-0"



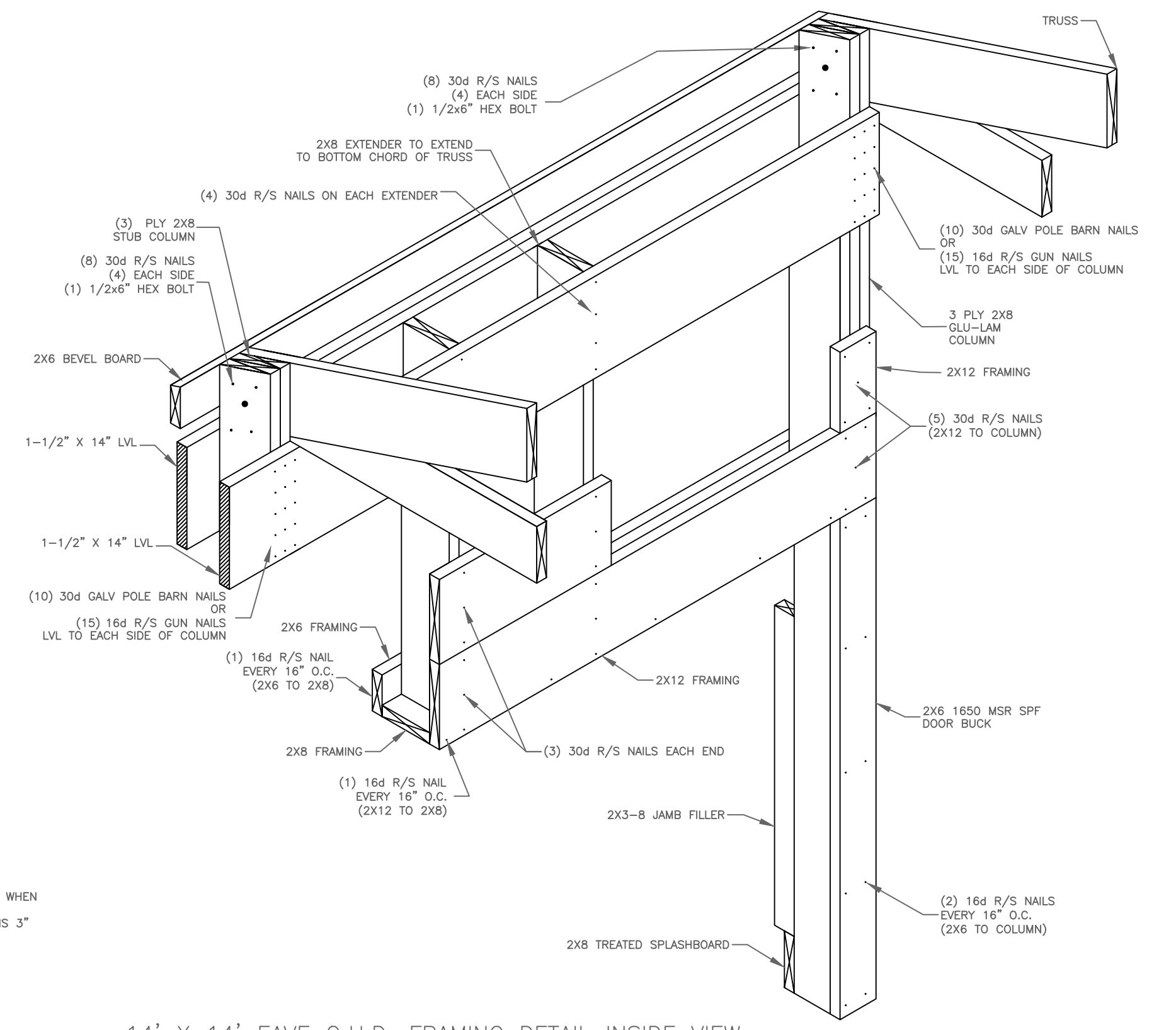
10' X 10' FRAMED OPENING EAVEWALL DETAIL  
SCALE: 3/8"=1'-0"



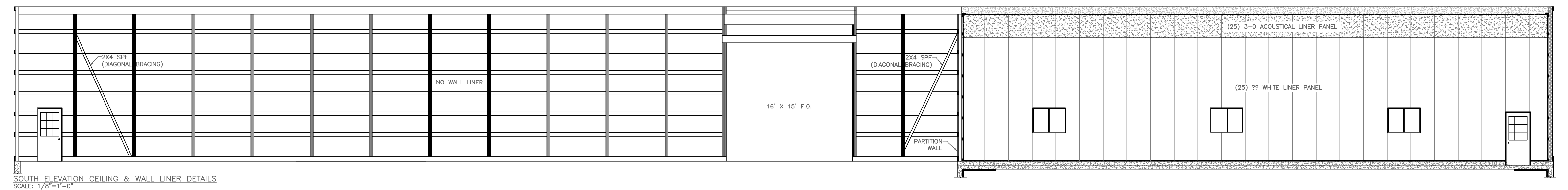
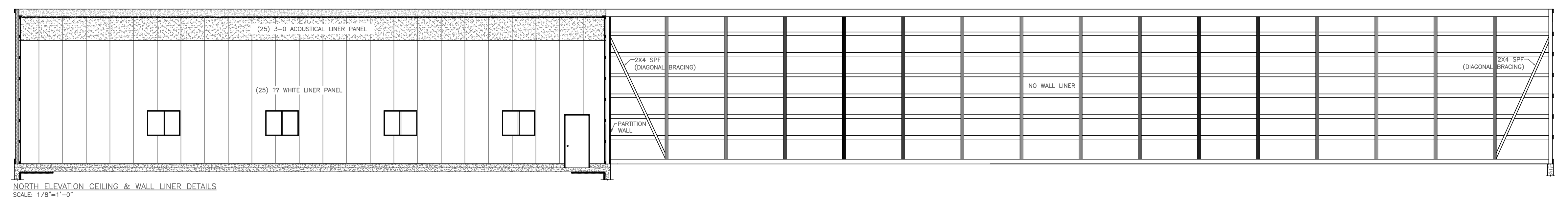
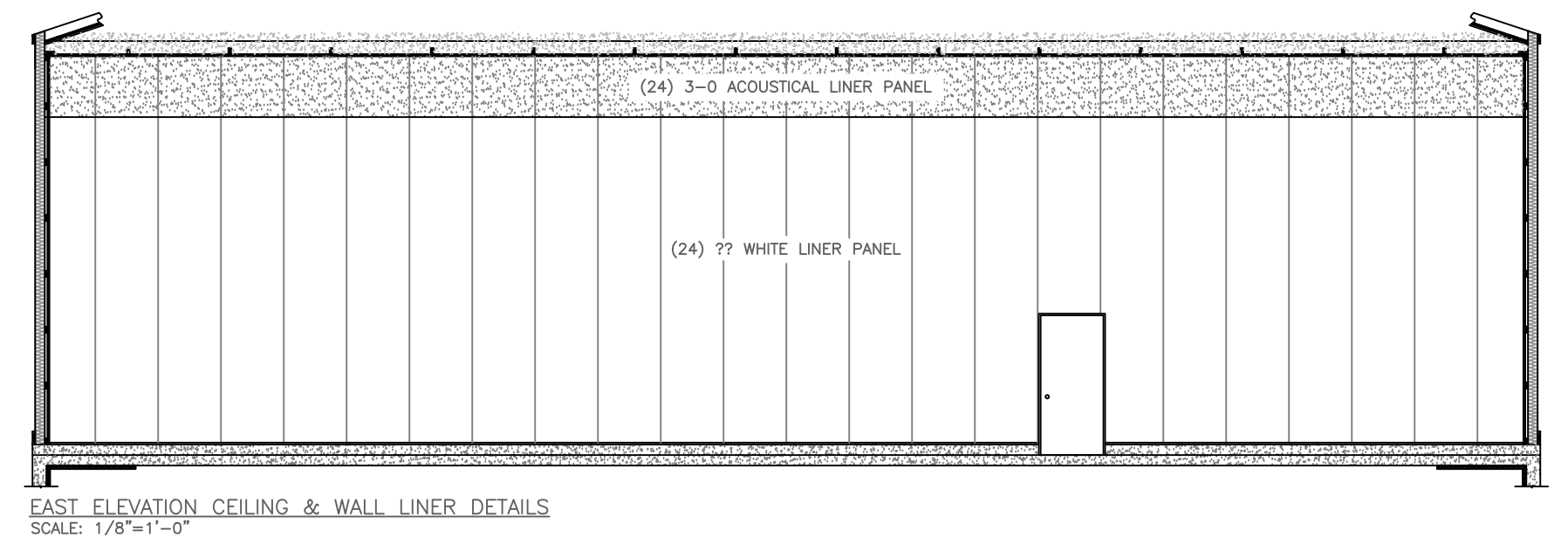
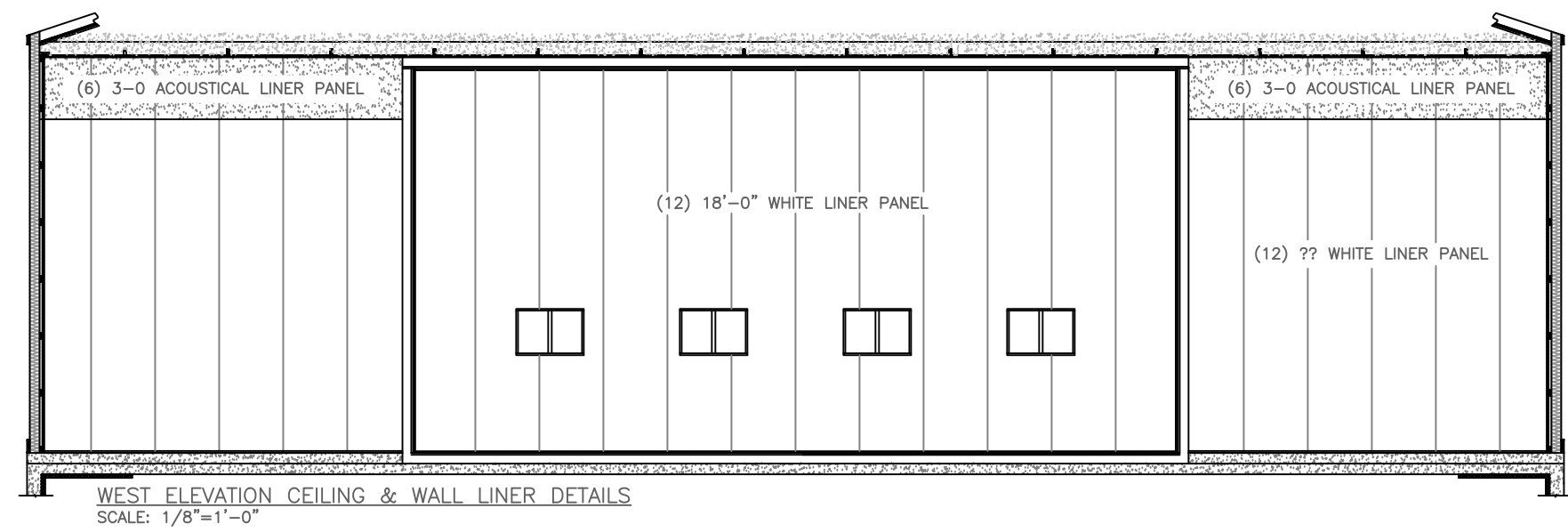
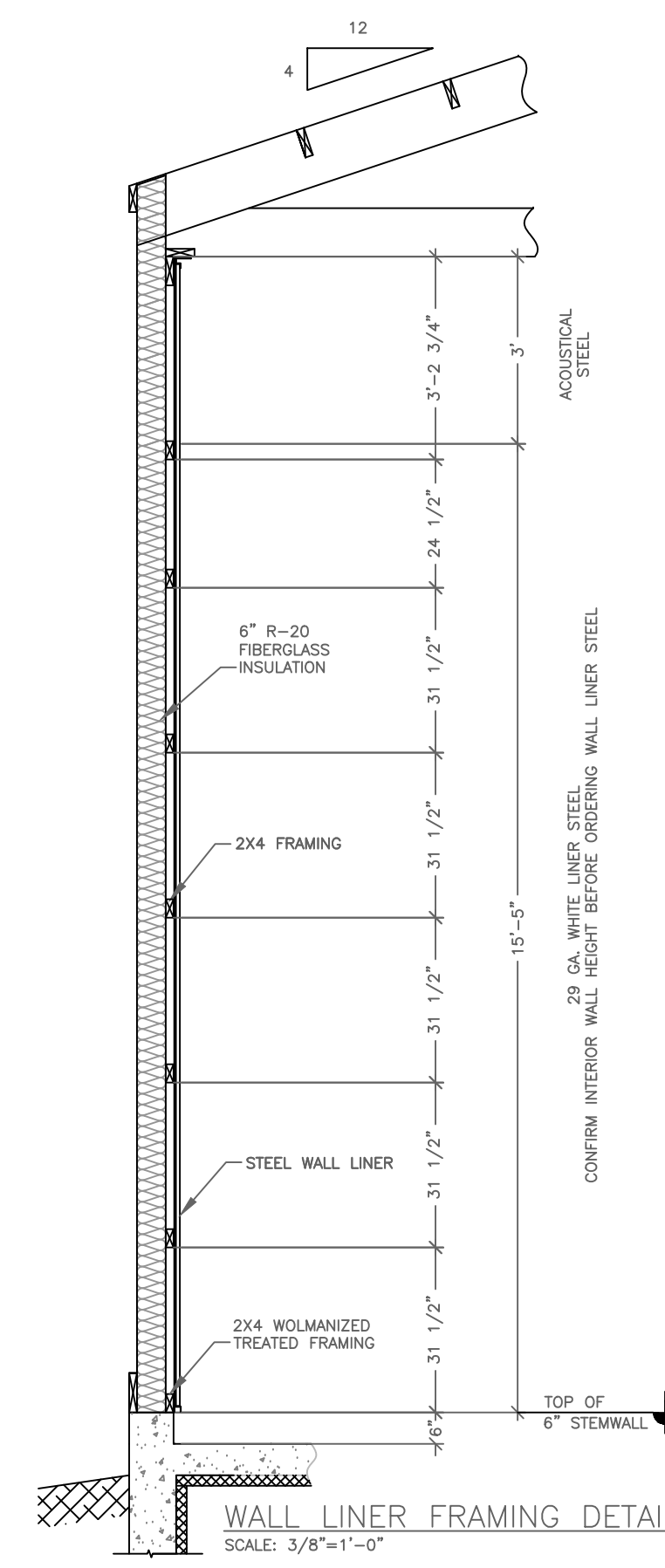
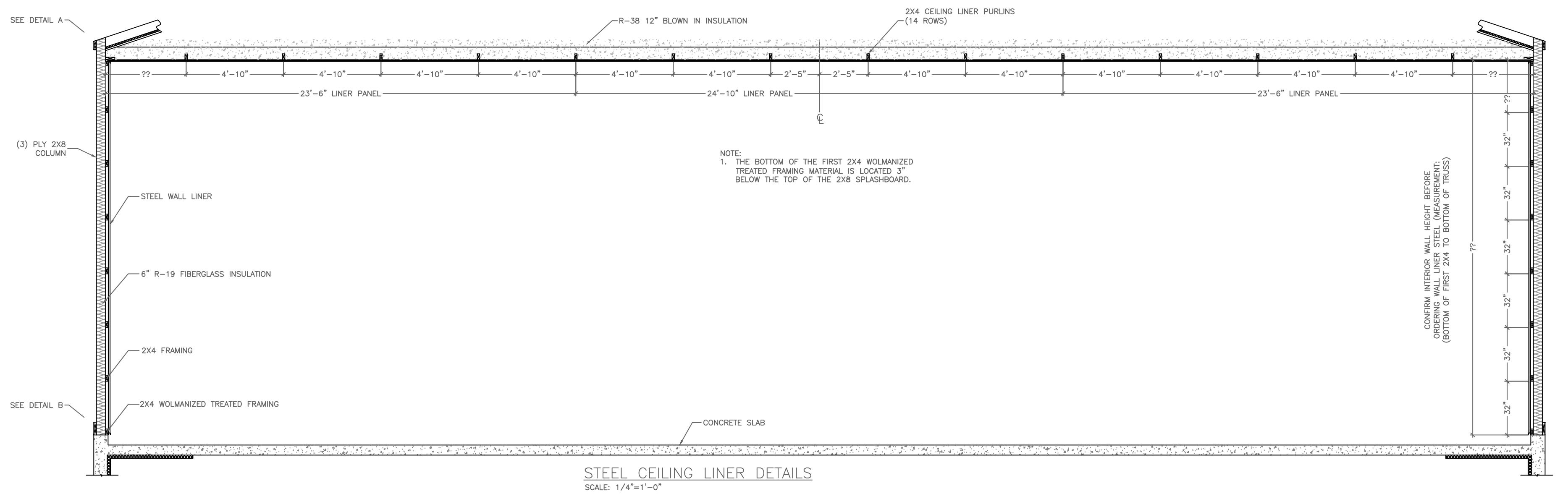
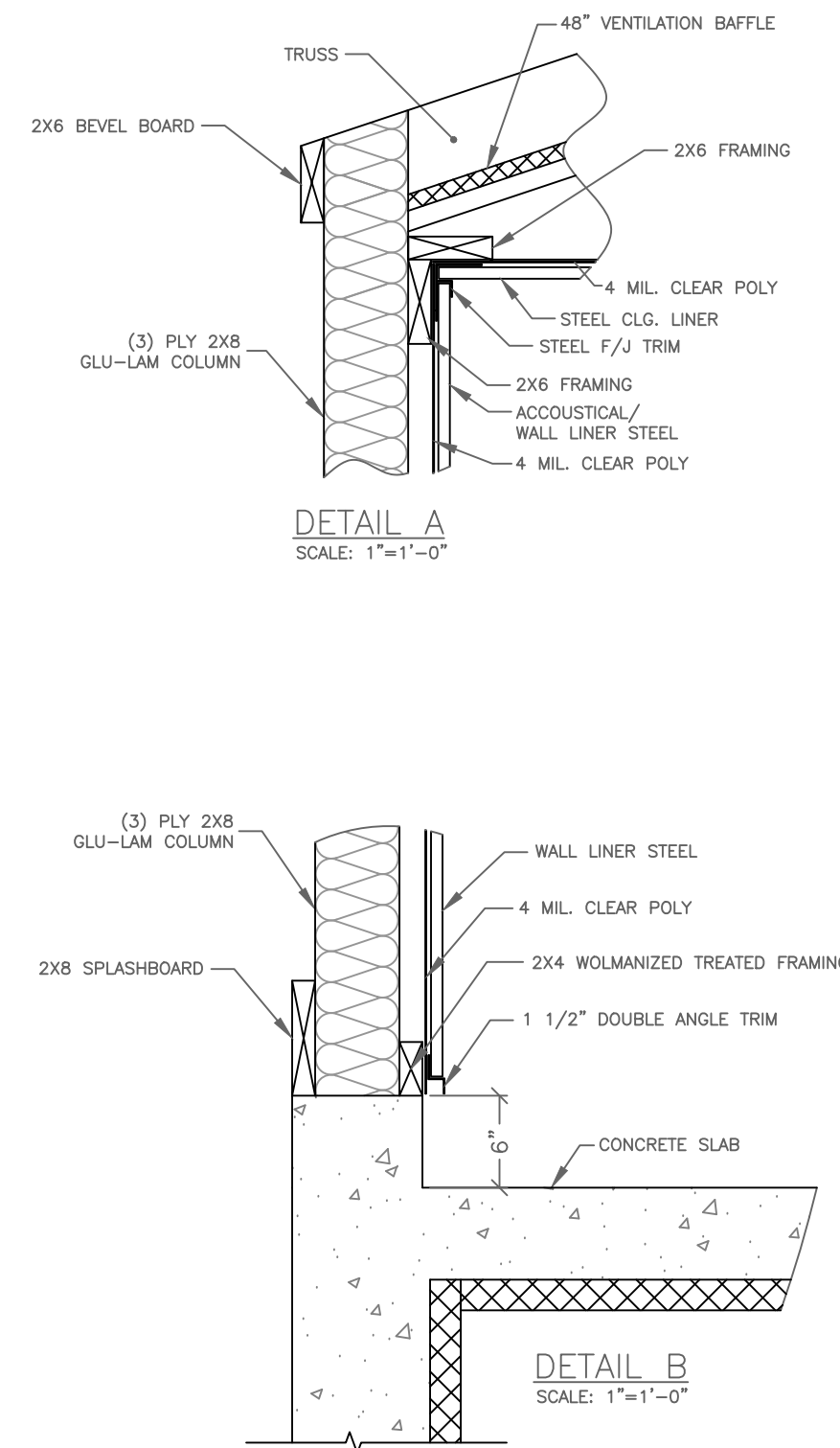
O.H.D. TRIM DETAIL  
SCALE: 3/4"=1'-0"

- NOTES:
1. INSTALL 10" DOOR POST TRIM & DOUBLE ANGLE SPECIAL FIRST.
  2. WHEN INSTALLING STEEL, CUT NOTCH TO ALLOW STEEL TO SLIDE OVER DOUBLE ANGLE SPECIAL.
  3. INSTALL JAMB TRIM WITH A NEAT & ORDERLY NAILING PATTERN.

- NOTES:
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  2. ASTRO STANDARD PRACTICE IS TOP OF FINISHED FLOOR IS 3" BELOW TOP OF 2X8 SPLASHBOARD



14' X 14' EAVE O.H.D. FRAMING DETAIL INSIDE VIEW  
SCALE: 3/4"=1'-0"

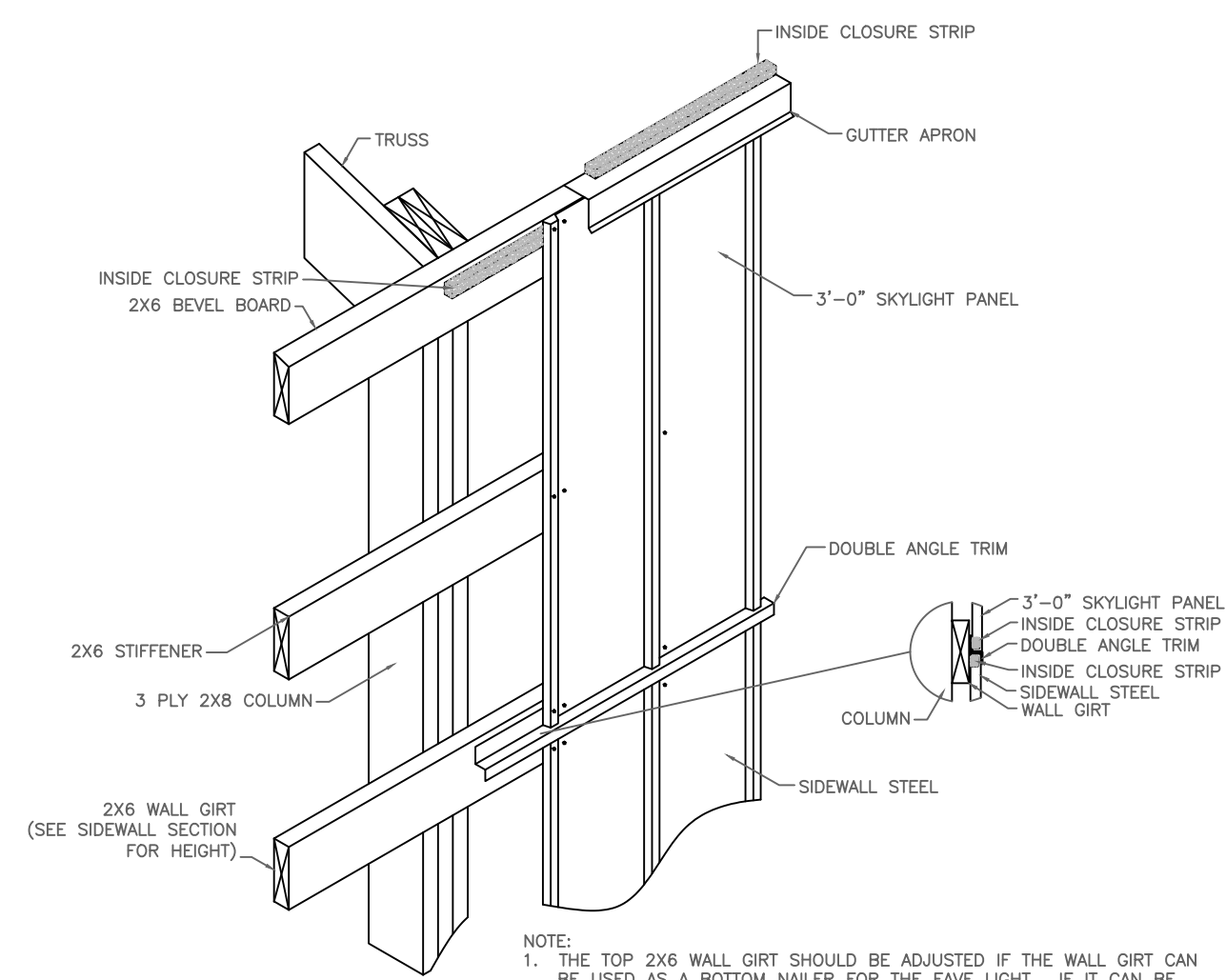
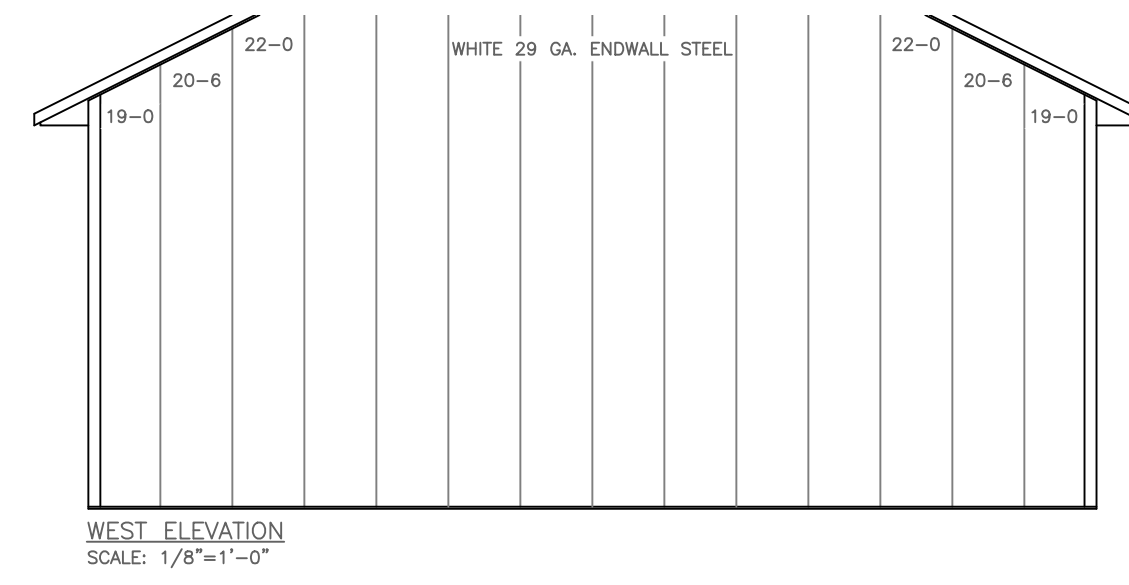
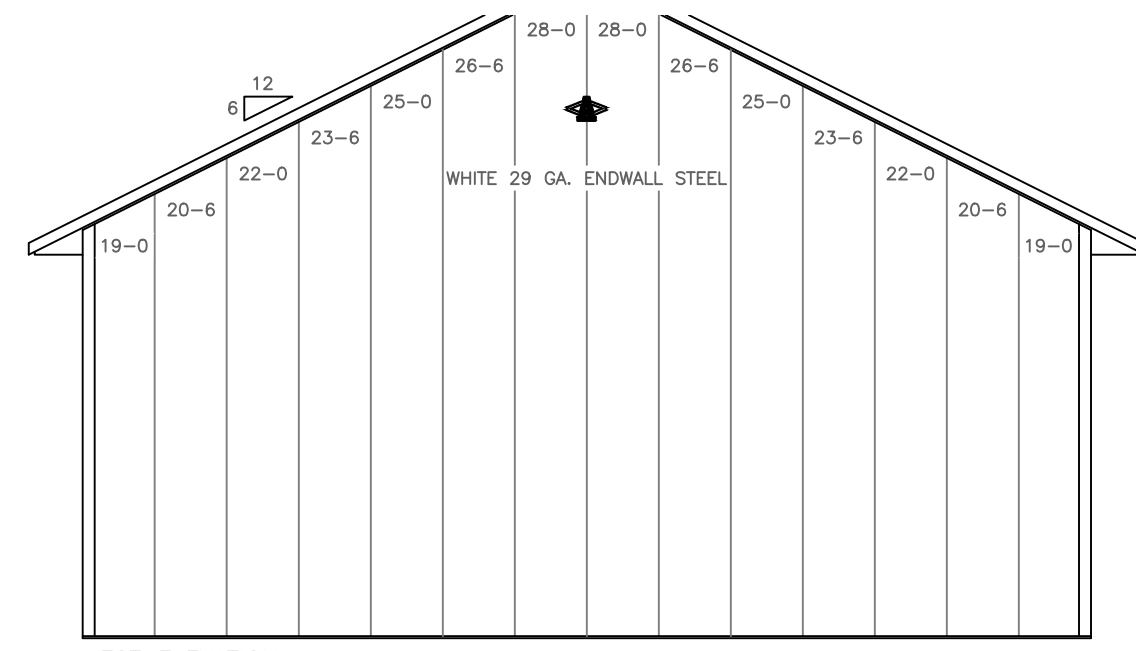


**ASTRO BUILDINGS**  
1109 SOUTH 19th STREET - SUITE A - OMAHA, NE 68108  
PHONE: (800) 822-7676 - FAX (402) 292-8802  
© COPYRIGHT ASTRO BUILDINGS INC. JUNE, 2007

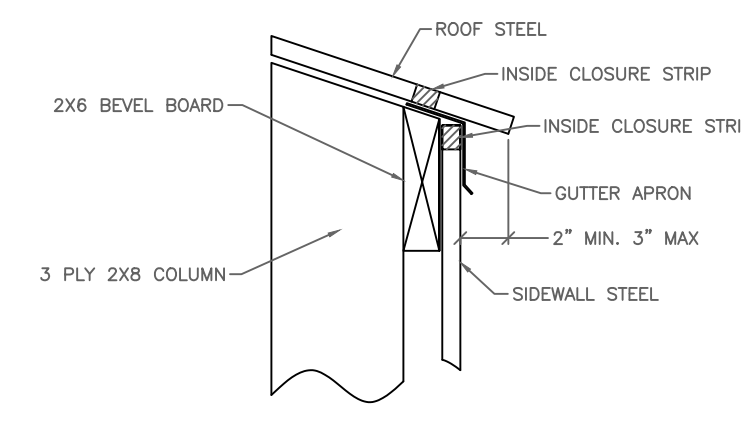
CUSTOMER: DOUG HANKE  
DEALER: ANDREW BECK ASTRO SALES  
BUILDING NUMBER: 149-23G  
APPROVED BY: [Signature]  
DATE: [Blank]

REVISIONS	
NO.	DESCRIPTION
1	PRELIMINARY DRAWING
2	REVISED PRELIMINARY DRAWINGS
3	
4	

DATE: 10/18/2023  
DRAWN BY: MMA  
SHEET NUMBER: 5 OF 6



36" EAVE LIGHT DETAIL  
SCALE: 3/4"=1'-0"



TOP OF SIDEWALL DETAIL  
SCALE: 1-1/2"=1'-0"

- NOTE:
1. THE TOP 2X6 WALL GIRT SHOULD BE ADJUSTED IF THE WALL GIRT CAN BE USED AS A BOTTOM NAILER FOR THE EAVE LIGHT. IF IT CAN BE ADJUSTED USE THE ADDITIONAL 2X6 AS A STIFFENER FOR THE EAVE LIGHT. IF IT CAN NOT BE ADJUSTED, USE THE 2X6 AS THE BOTTOM NAILER FOR THE EAVE LIGHT.
  2. CARE SHOULD BE TAKEN TO GET THE HIGH RIBS OF THE STEEL AND THE EAVE LIGHTS TO LINE UP.



**ASTRO BUILDINGS**  
 1125 SOUTH 11TH AVENUE - SUITE 100 - DENVER, CO 80202  
 PHONE (303) 822-7878 - FAX (303) 592-8602  
 © COPYRIGHT ASTRO BUILDINGS INC. JUNE, 2007

CUSTOMER: DOUG HANUS  
 ADDRESS: DANFORTH, NE  
 DEALER: ANDREW BECK, ASTRO SALES

BUILDING NUMBER: 149-23G  
 APPROVED BY:

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS	
NO.	DESCRIPTION
1	PRELIMINARY DRAWING
2	REVISED PRELIMINARY DRAWINGS
3	
4	

NO.	DATE	BY
1	10/19/23	MMA
2	2/2/24	PKK
3		
4		

DATE: 10/18/2023

DRAWN BY: MMA

SHEET NUMBER: 6 OF 6

**Land Development, Planning and Zoning Application**

	QTY	TOTAL	
<b>Subdivision Development</b>			Crete Municipal Code Article 3 Subdivisions
Application Fee	\$100		
Preliminary Plat (plus City Attorney Fees)	\$200		Crete Municipal Code 11-306.01
Final Plat	\$200		Crete Municipal Code 11-306.02
Other Plats	\$200		
Subdivision Review and Inspections	\$250		City Engineer fees are in addition to listed fees
Recording Fee	\$25		
<b>Administrative Subdivision</b>			City Municipal Code 11-306.03 Administrative Subdivisions
Application Fee	\$100		
Subdivision Review and Inspections	\$250		
Recording Fee	\$25		
<b>Zoning Change</b>	\$200		Crete municipal Code Chapter 11 Article 2
<b>Special Exception</b>	\$200	1	\$200 Crete municipal Code Chapter 11-230
<b>Variance Request</b>	\$300		Crete Municipal Code 11-213
<b>Comprehensive Plan Amendment</b>	\$200		Future Land Use Map, Existing Land Use Map
<b>Total Fees</b>			City Attorney fees are in addition to listed fees

**Owner Information**

Name	Andrew + Jenny Beck	Phone	J 402 418 4835 A 402 314 5169	Email	jennyb@creteschools.org andrewleebeck@hotmail.com
Street Address	915 Fairway Ct.	City	Crete	State	NE
				Zip	68333
Signature	[Signature]			Application Date	5/7/26

**Applicant Information**

Name	Phone	Email
Street Address	City	State
		Zip
Signature	Application Date	

**Description**

Shouse ordinance passed on May 5 Council Meeting.

Lothrop Lake Estates Lot 2 3.02 Acres

Lothrop Lake Circle

**Subdivision Development Checklist**

Pre Application Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

Planning Commission Meeting Date \_\_\_\_\_ Time \_\_\_\_\_  Application Fee

City Council Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

- Preliminary Plat physical and digital copies
- Name, Location, Legal description, Date
- Names of Adjoining Properties
- North Point and Graphics Scale
- Roads
- Existing Utilities and sizes
- Name, Location, Legal description, Date
- Proposed Utility System
- Contours at intervals 2' or 5'
- Proposed improvement or grading
- Location of existing buildings
- Proposed Easements, Dedications
- Filing Fees
- Improvement schedule and restrictive covenants
- Notification of County Planning Commission
- Notification of School Board
- Final Plat one original and two mylar copies
- Date, title, Name, Location of Subdivision
- Graphics Scale and North Arrow
- Monuments 1" diameter maximum 30" length
- Dimensions, angles and bearings, legal description of the property
- Names of Adjoining Properties
- Location and dimensions of easements
- Purpose for which sites are dedicated or reserved
- Surveyor Certification as to the accuracy of plat
- Certification signed and acknowledged by all parties holding title
- Certification recording the approval of the Planning Commission
- Certification recording the approval of the City Council
- Detailed Construction plans of all required public improvements approved by and engineer
- Posted bond or certified check to the City of Crete in sufficient amount to complete the required improvements as approved by and engineer

**Administrative Subdivision Checklist**

Pre Application Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

City Council Meeting Date \_\_\_\_\_ Time \_\_\_\_\_  Application Fee

- Name
- Date
- Title
- Location
- Names of abutting streets
- New lots, block numbers, setback lines
- Graphic Scale and true North Point
- Monuments
- Dimensions
- Legal description
- Certification
- Signed by all parties holding Title
- Protective covenants
- Have owners requested annexation
- Utility easements shown
- Final Plat Original & 2 Mylar's

**Zoning Change or Comprehensive Plan Amendment**

Pre Application Meeting Date \_\_\_\_\_ Time \_\_\_\_\_  Scaled Survey Drawing

Publish and Post Date \_\_\_\_\_ Time \_\_\_\_\_  Application Fee

Planning Commission Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

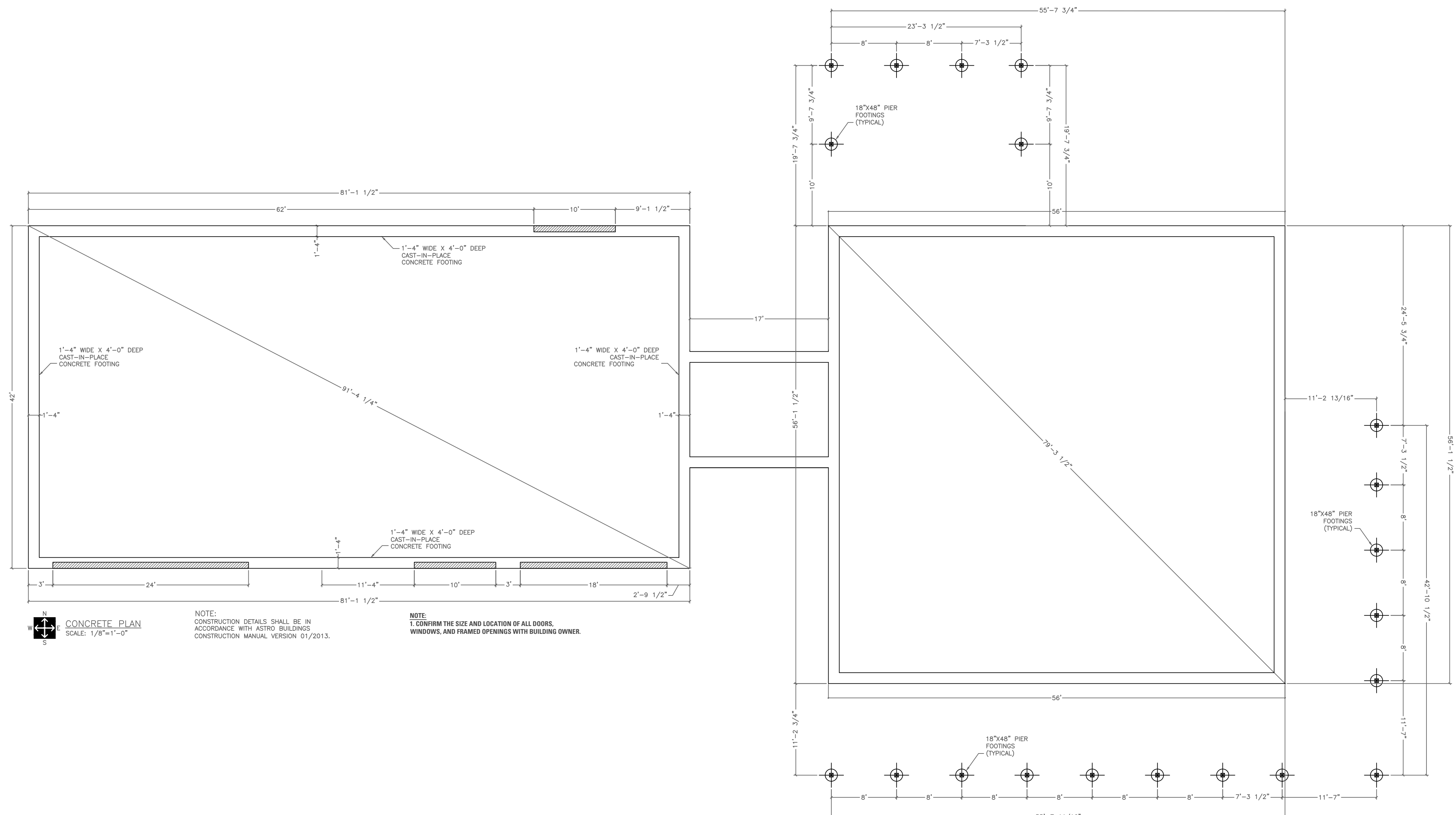
City Council Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

Parcel # and Current Zoning \_\_\_\_\_ Requested Zoning \_\_\_\_\_

**Special Exception Request**

Pre Application Meeting Date 5-7-26 Time \_\_\_\_\_  Application Fee

City Council Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

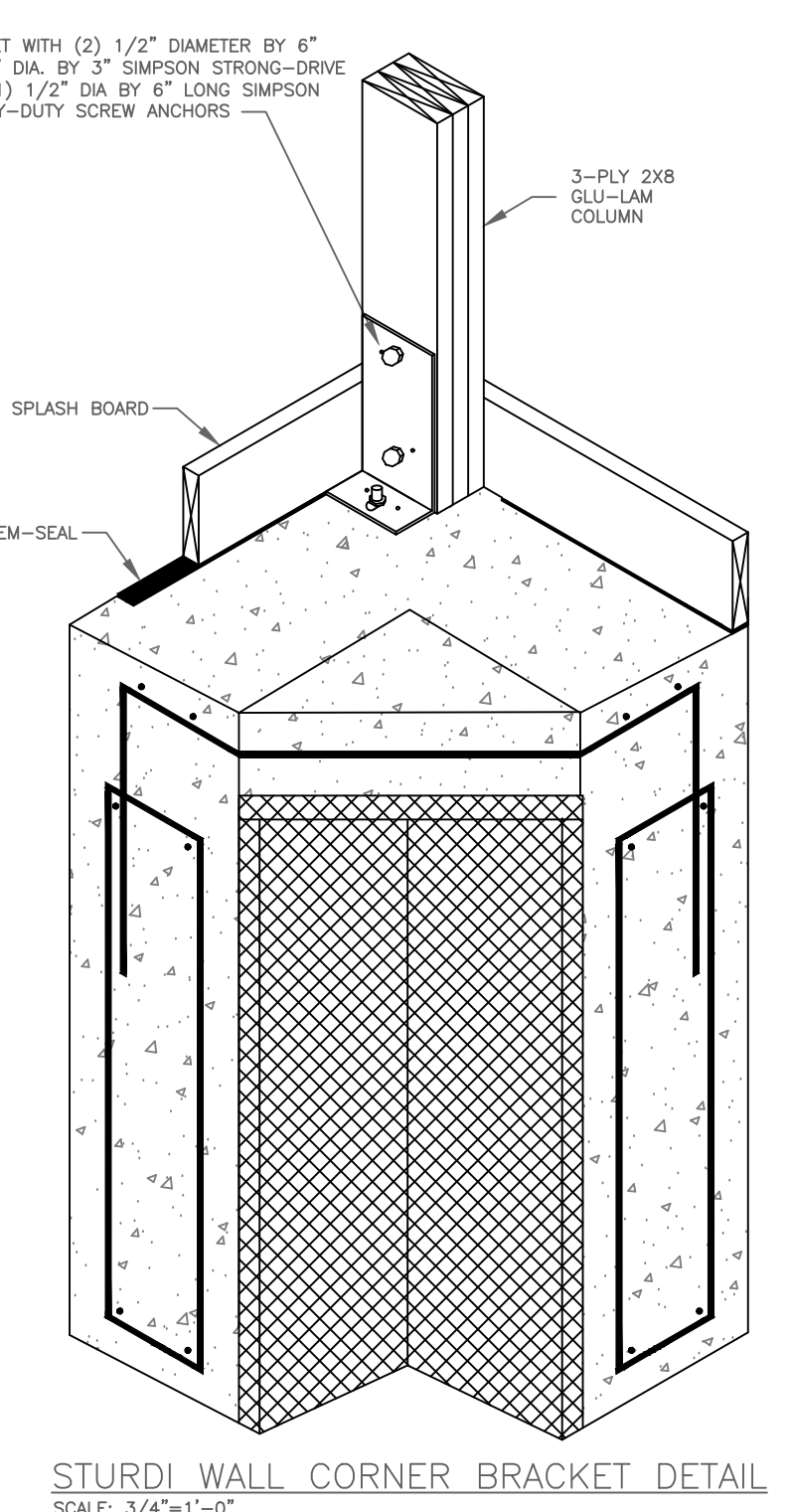
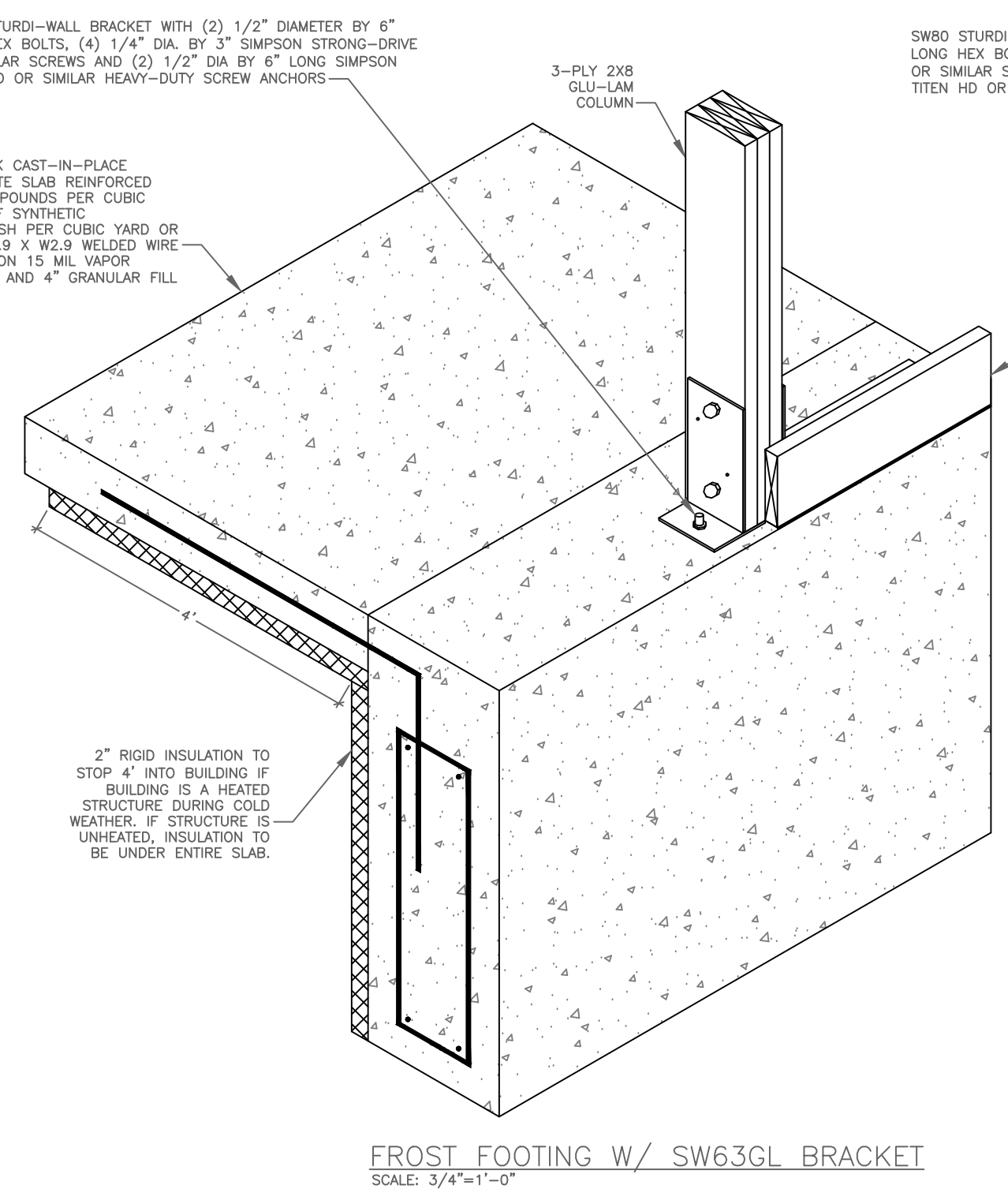
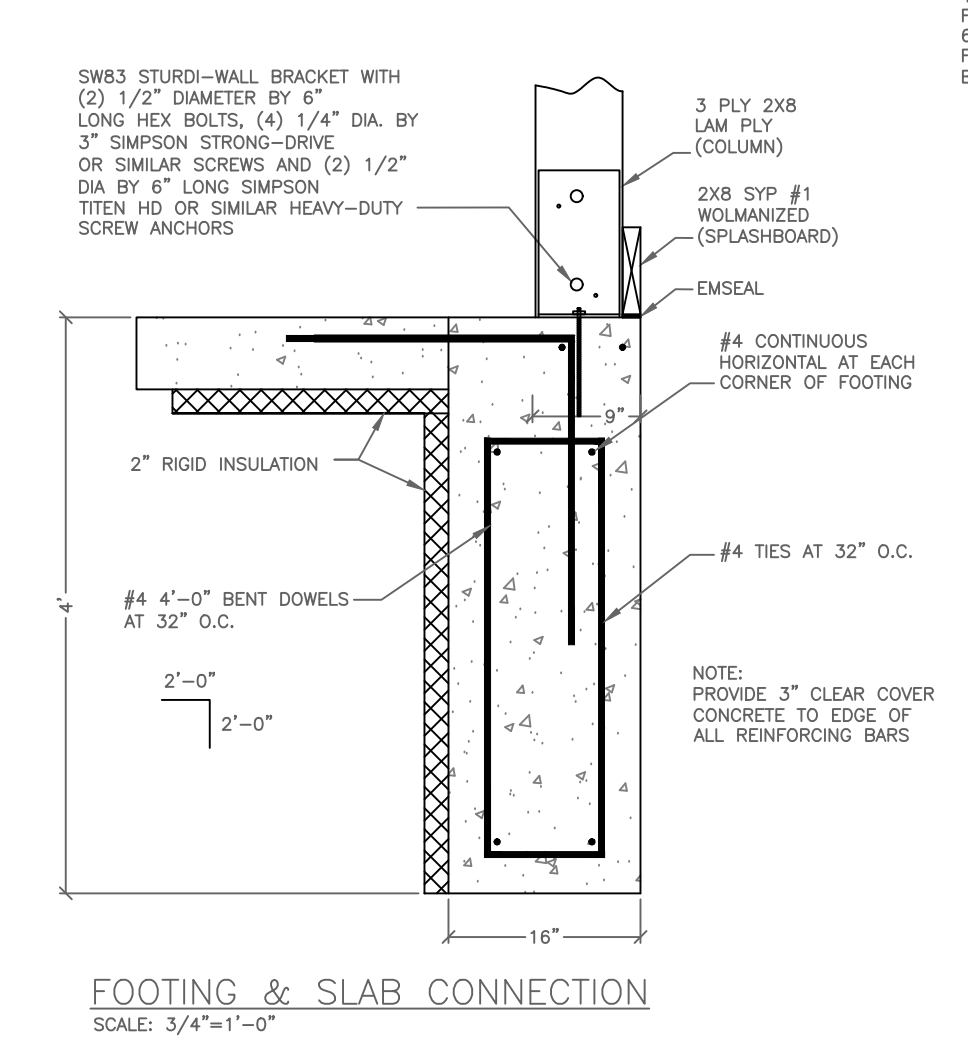
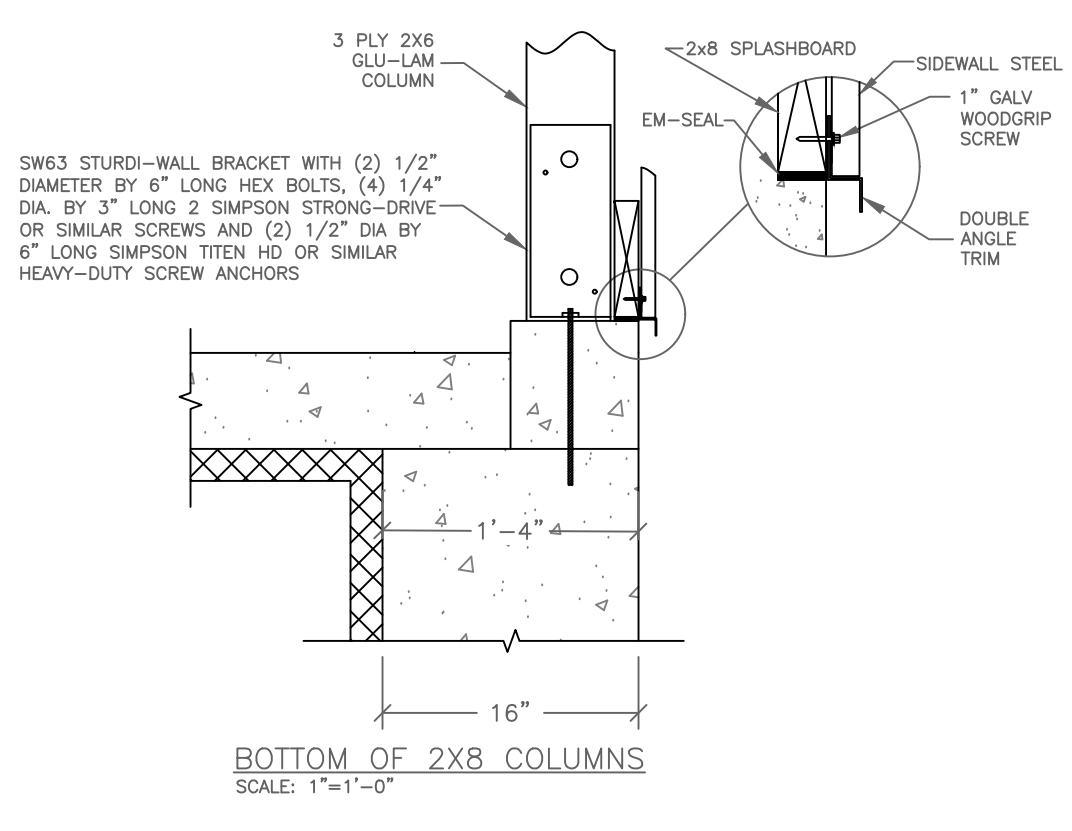


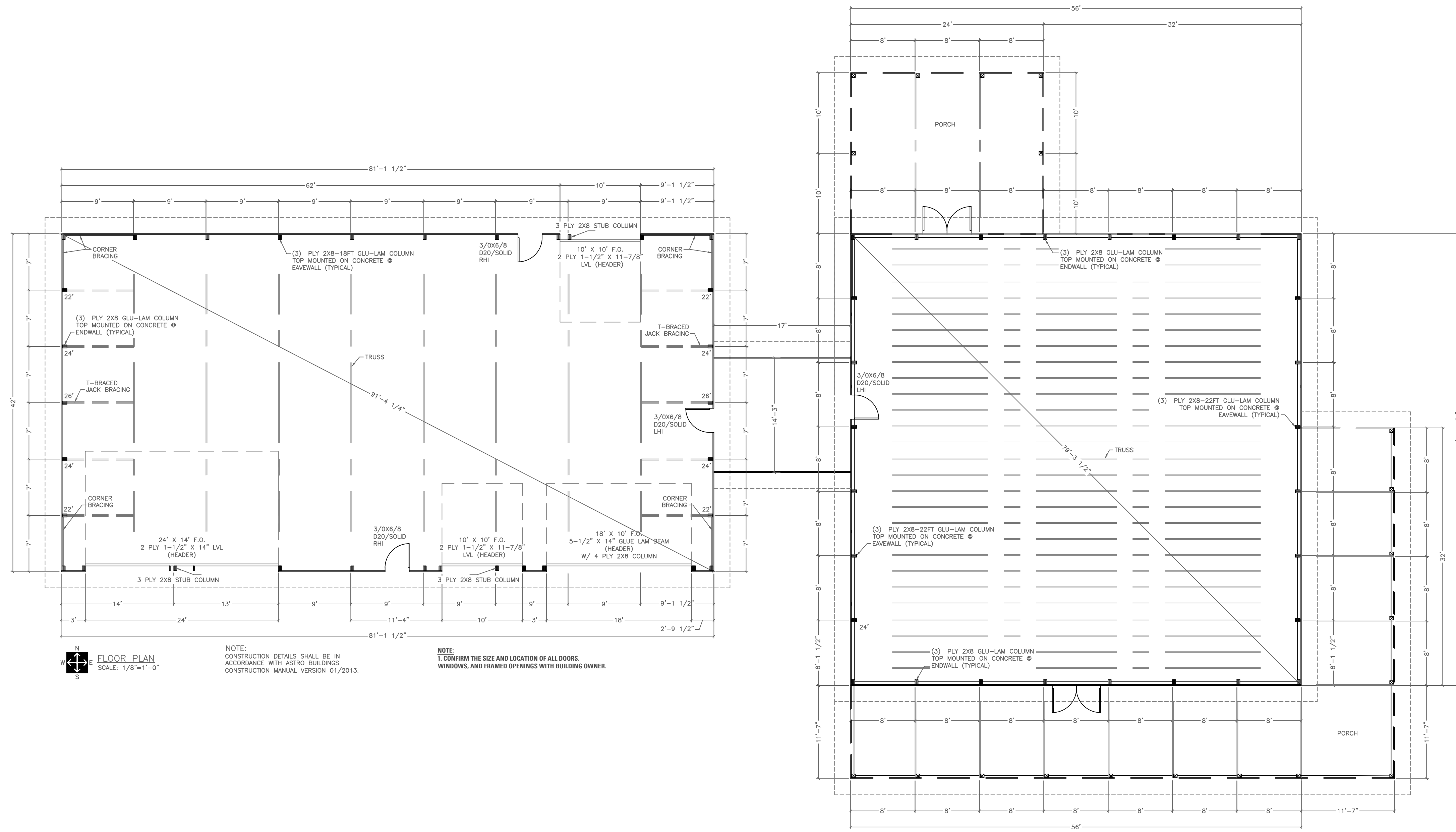
**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION  
OR PERMIT PURPOSES  
CONTACT:  
ASTRO BUILDINGS  
FOR CONSTRUCTION DRAWINGS

- NOTE:
- CONFIRM THE SIZE AND LOCATION OF ALL DOORS, WINDOWS, AND FRAMED OPENINGS WITH BUILDING OWNER.
  - CONFIRM THE ELEVATION OF FINISHED CONCRETE FLOOR WITH CUSTOMER. ASTRO BUILDINGS STANDARD PRACTICE OF TOP OF FINISHED FLOOR ELEVATION IS 3" BELOW TOP OF SPLASHBOARD.
  - TOP OF FRAMED OPENINGS FOR ENTRY DOORS, WINDOWS, AND OVERHEAD DOORS IS MEASURED FROM THE ESTABLISHED FINISHED CONCRETE FLOOR ELEVATION, OR 3" BELOW SPLASHBOARD.

FRAMED OPENING SCHEDULE		
QTY	DESCRIPTION	COLOR
1	18'X10' O.H.D. FRAMED OPENING	EAVE WALL
1	16'X14' O.H.D. FRAMED OPENING	EAVE WALL
1	14'X14' O.H.D. FRAMED OPENING	EAVE WALL
2	10'X10' O.H.D. FRAMED OPENING	EAVE WALL

DOOR SCHEDULE		
QTY	DESCRIPTION	COLOR
2	3/0X6/8 D20/SOLID RIGHT HAND INSWING	WHITE
2	3/0X6/8 D20/SOLID LEFT HAND INSWING	WHITE
2	6/0X6/8 D20/SOLID HAND INSWING	WHITE

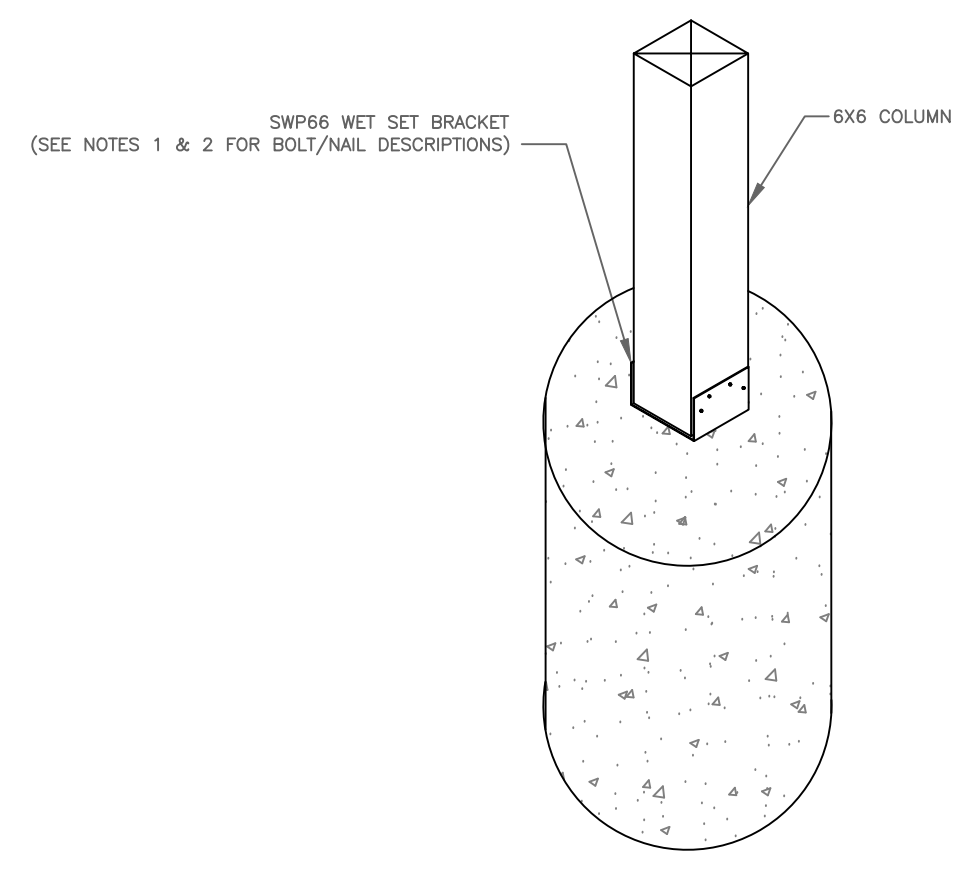




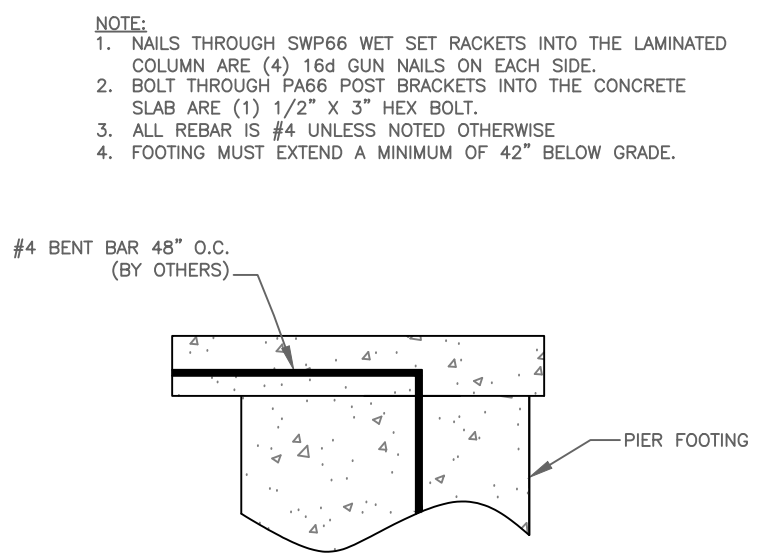
**FLOOR PLAN**  
SCALE: 1/8"=1'-0"

NOTE:  
CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH ASTRO BUILDINGS CONSTRUCTION MANUAL VERSION 01/2013.

NOTE:  
1. CONFIRM THE SIZE AND LOCATION OF ALL DOORS, WINDOWS, AND FRAMED OPENINGS WITH BUILDING OWNER.




**TOPMOUNT WITH PIER FOOTING**  
SCALE: 3/4"=1'-0"



**FOOTING & SLAB CONNECTION**  
SCALE: 3/4"=1'-0"

**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION  
OR PERMIT PURPOSES  
CONTACT:  
ASTRO BUILDINGS  
FOR CONSTRUCTION DRAWINGS



**ASTRO BUILDINGS**  
1541 COUNTY ROAD 11 - MEAD, NE 68641  
PHONE: (603) 822-7676 - FAX: (402) 292-9802  
© COPYRIGHT ASTRO BUILDINGS INC. 2026

---

CUSTOMER: 777  
ADDRESS: 777  
DEALER: ASTRO SALES

BUILDING NUMBER: **ANDREW BECK**  
APPROVED BY: \_\_\_\_\_  
CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

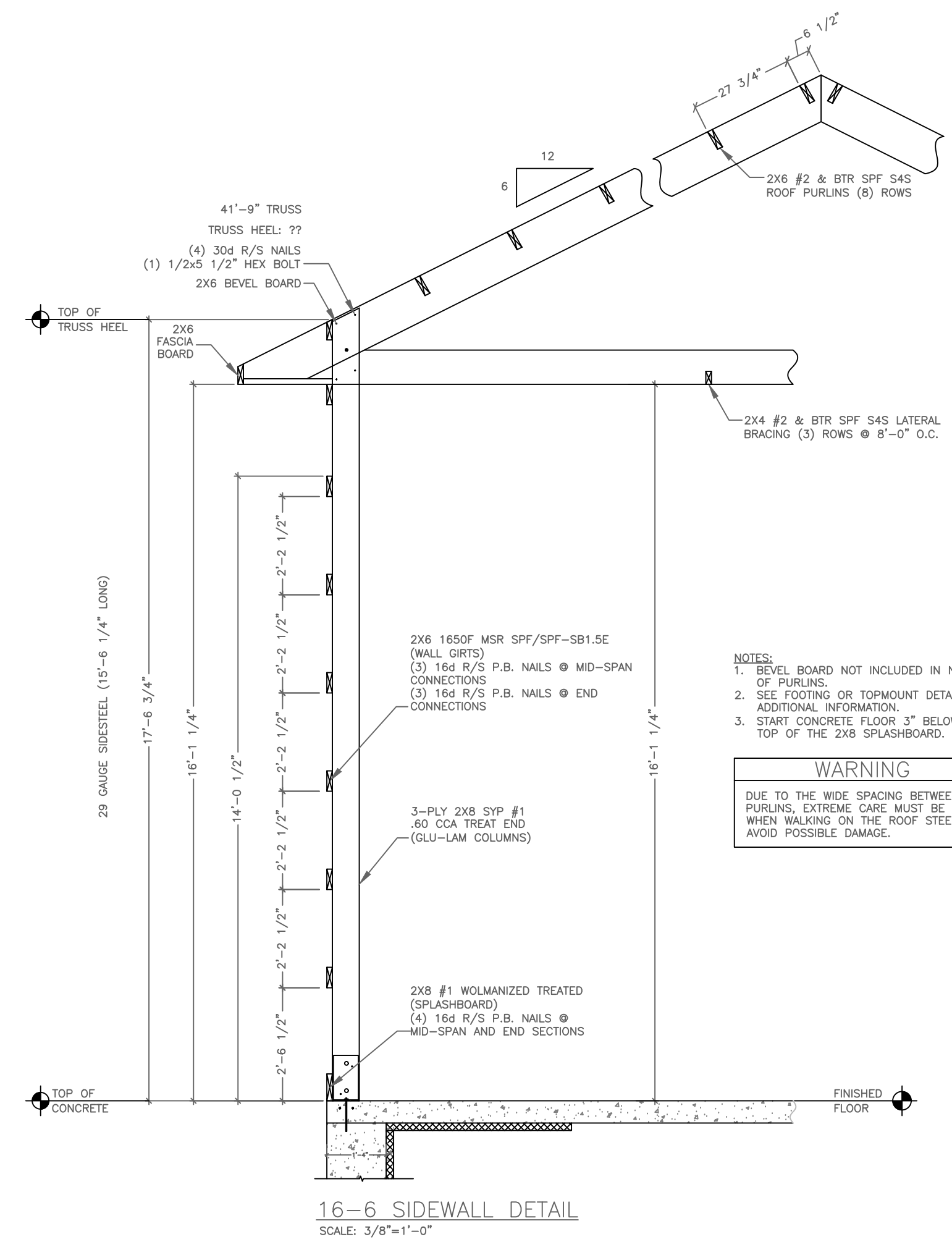
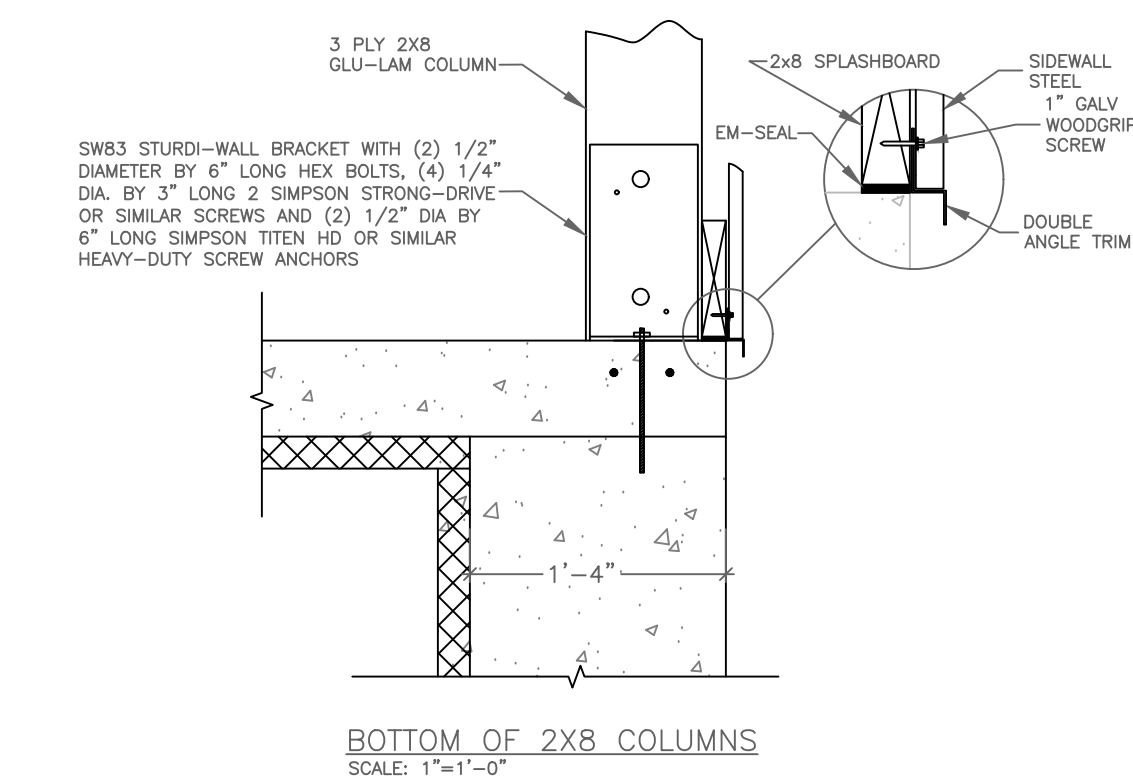
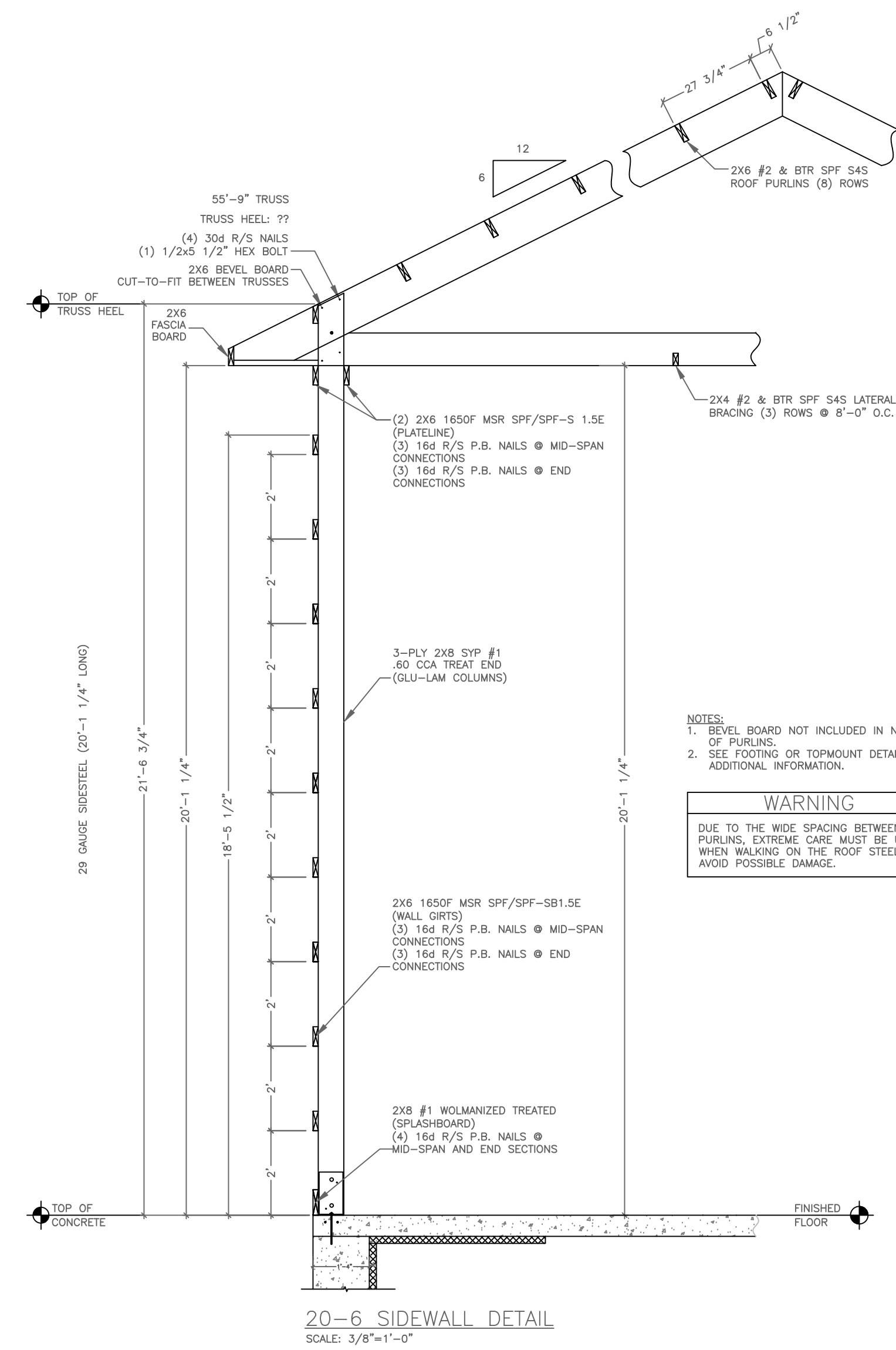
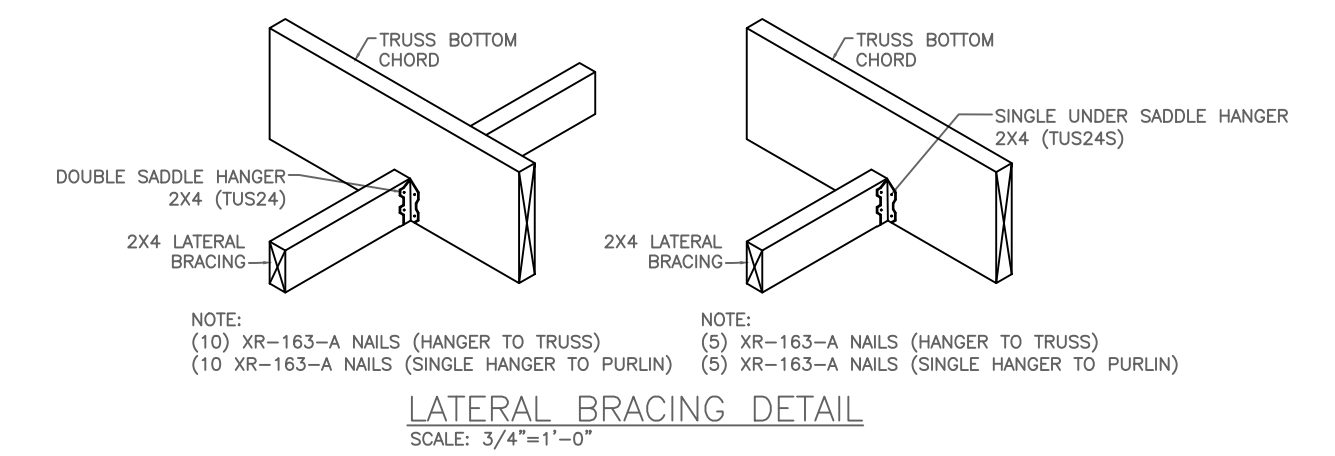
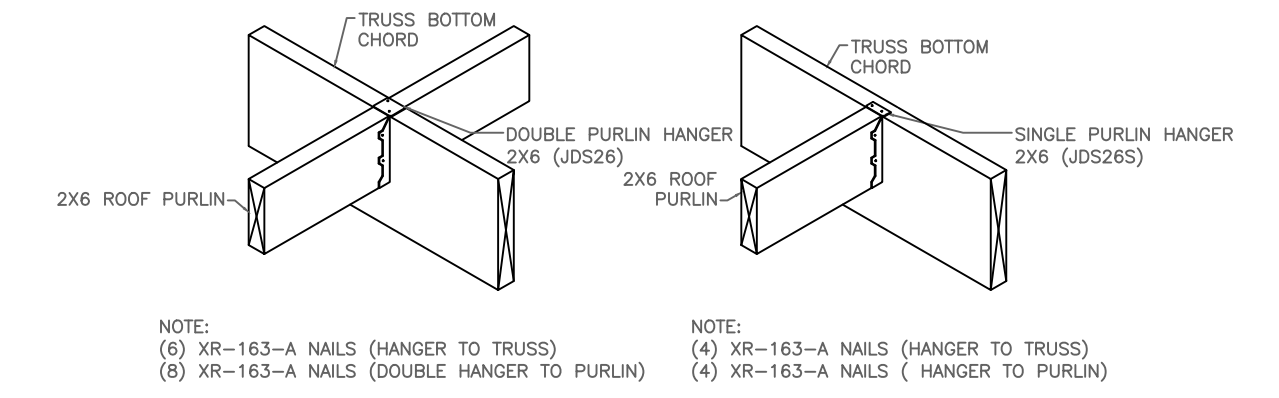
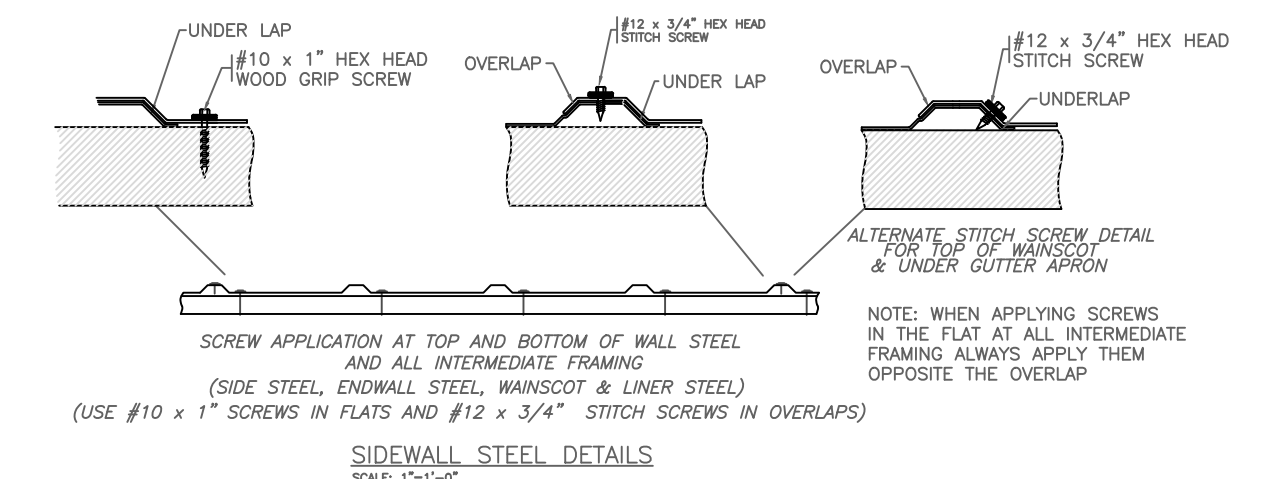
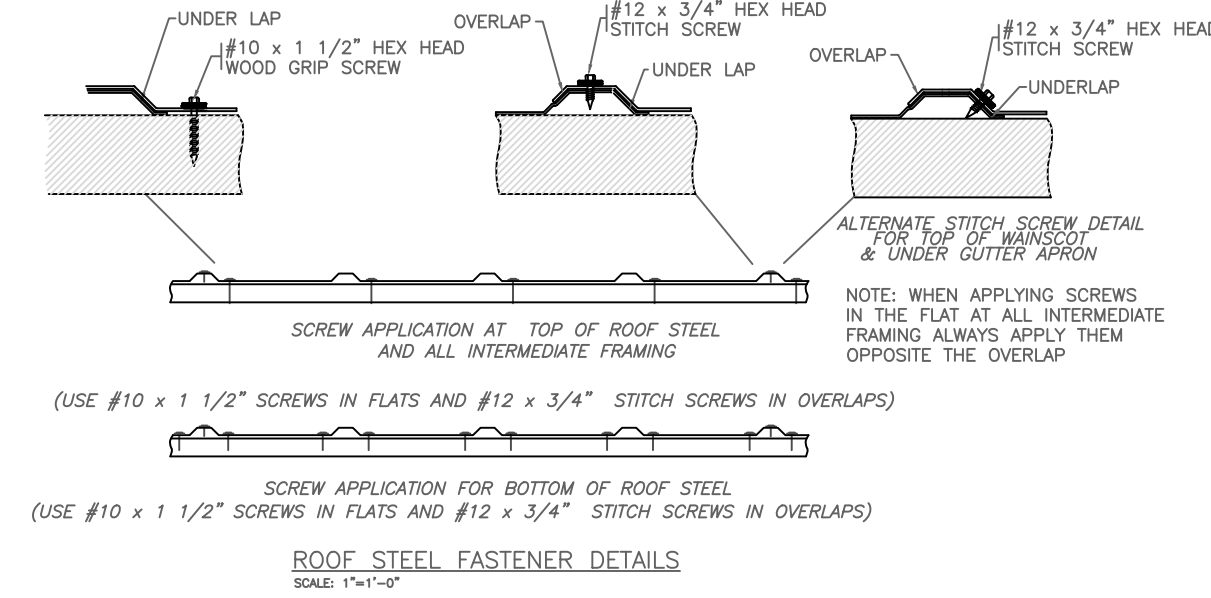
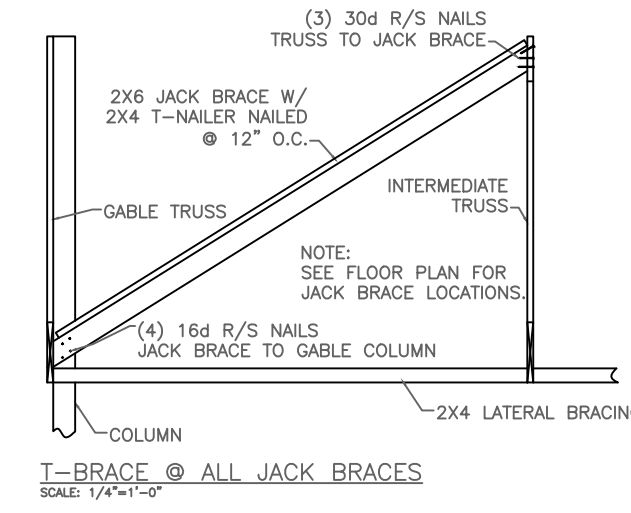
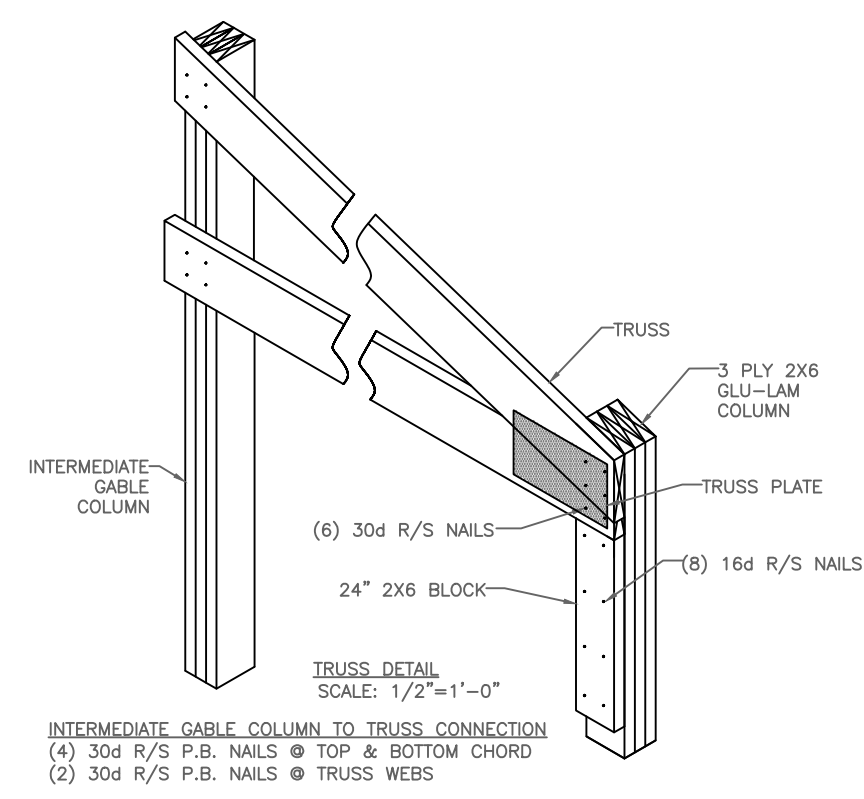
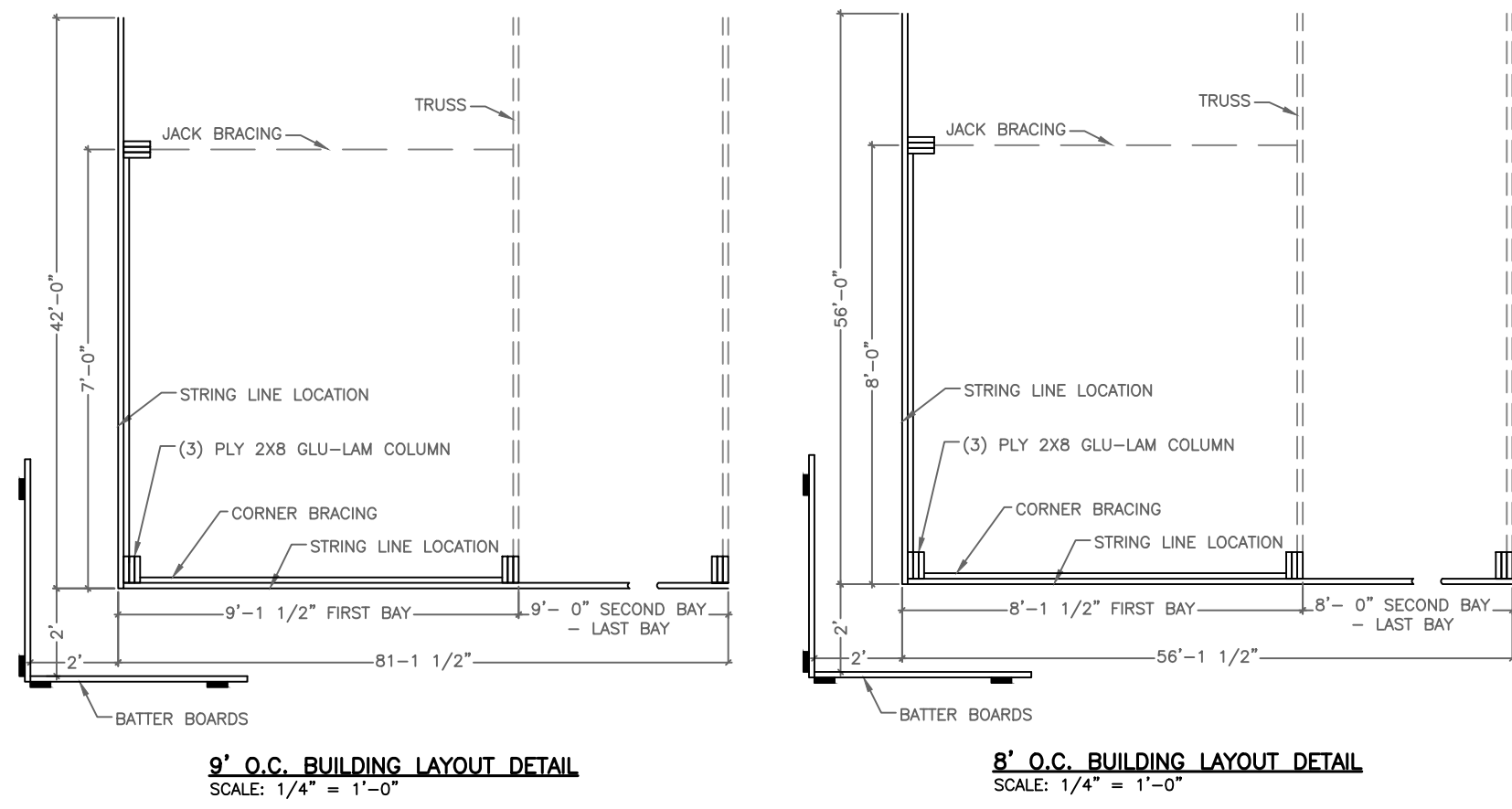
NO.	DATE	DESCRIPTION
1	01/26/2026	PRELIMINARY DRAWING
2		
3		
4		

BY: **MMA**

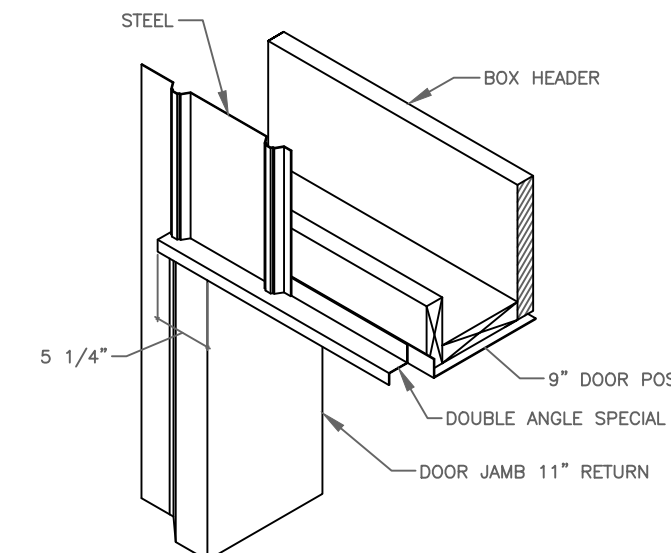
DATE: \_\_\_\_\_

DRAWN BY: **MMA**

SHEET NUMBER: **2** OF **2**



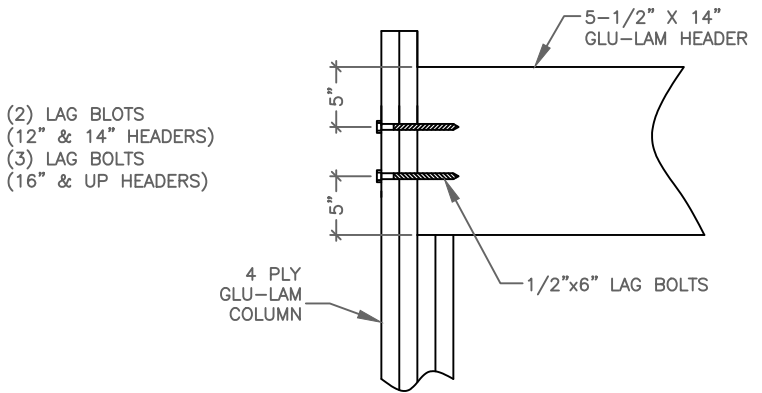
**WARNING**  
DUE TO THE WIDE SPACING BETWEEN PURLINS, EXTREME CARE MUST BE USED WHEN WALKING ON THE ROOF STEEL TO AVOID POSSIBLE DAMAGE.



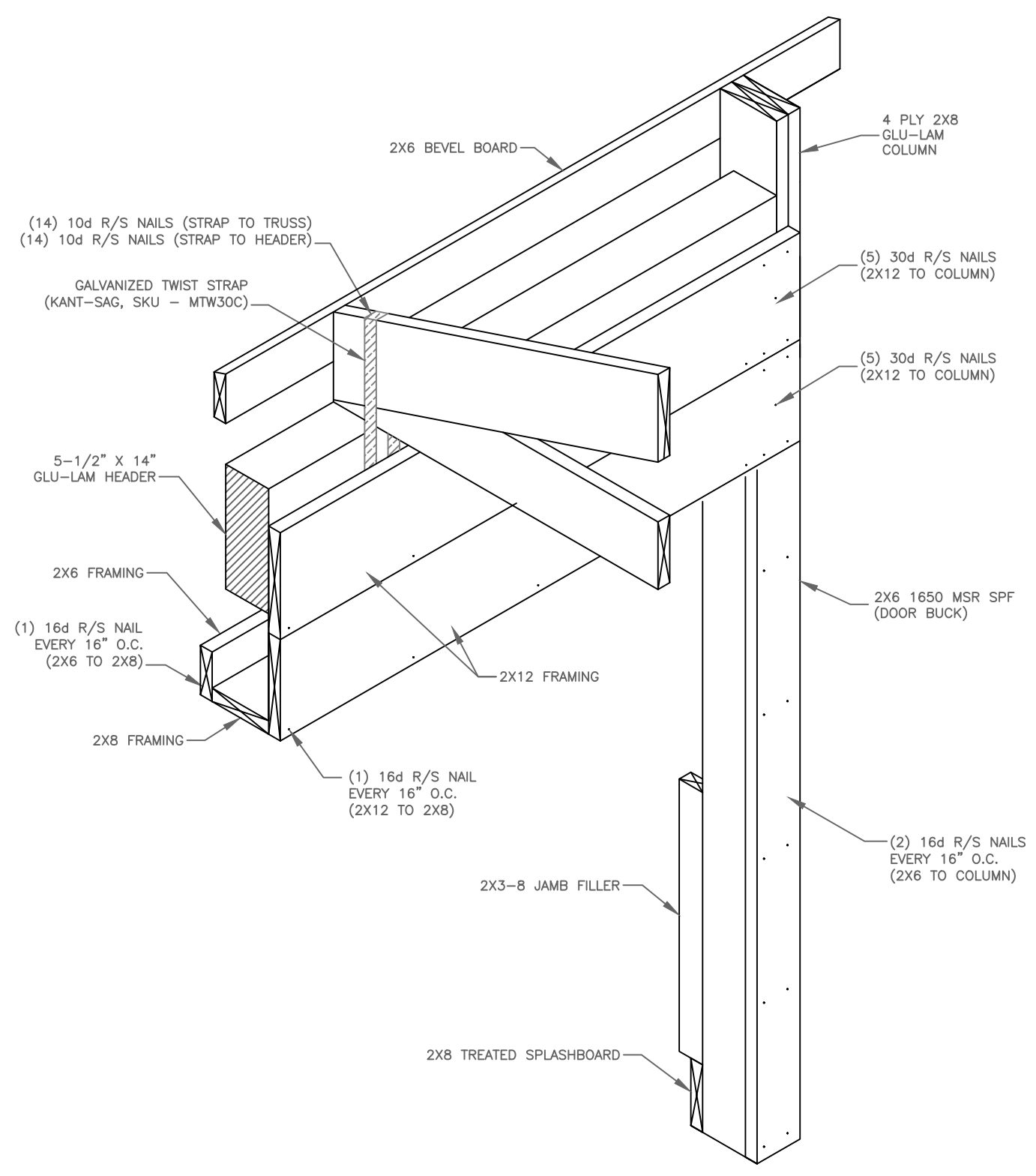
O.H.D. TRIM DETAIL  
SCALE: 3/4"=1'-0"

- NOTES:  
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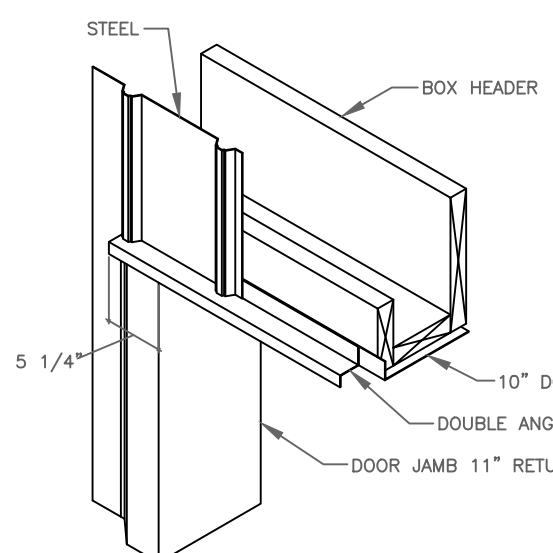
- NOTES:  
1. CONFIRM ELEVATION OF FINISHED FLOOR WITH CUSTOMER WHEN DETERMINING TOP OF O.H.D. FRAMED OPENING



GLU-LAM HEADER TO COLUMN DETAIL  
SCALE: 3/4"=1'-0"



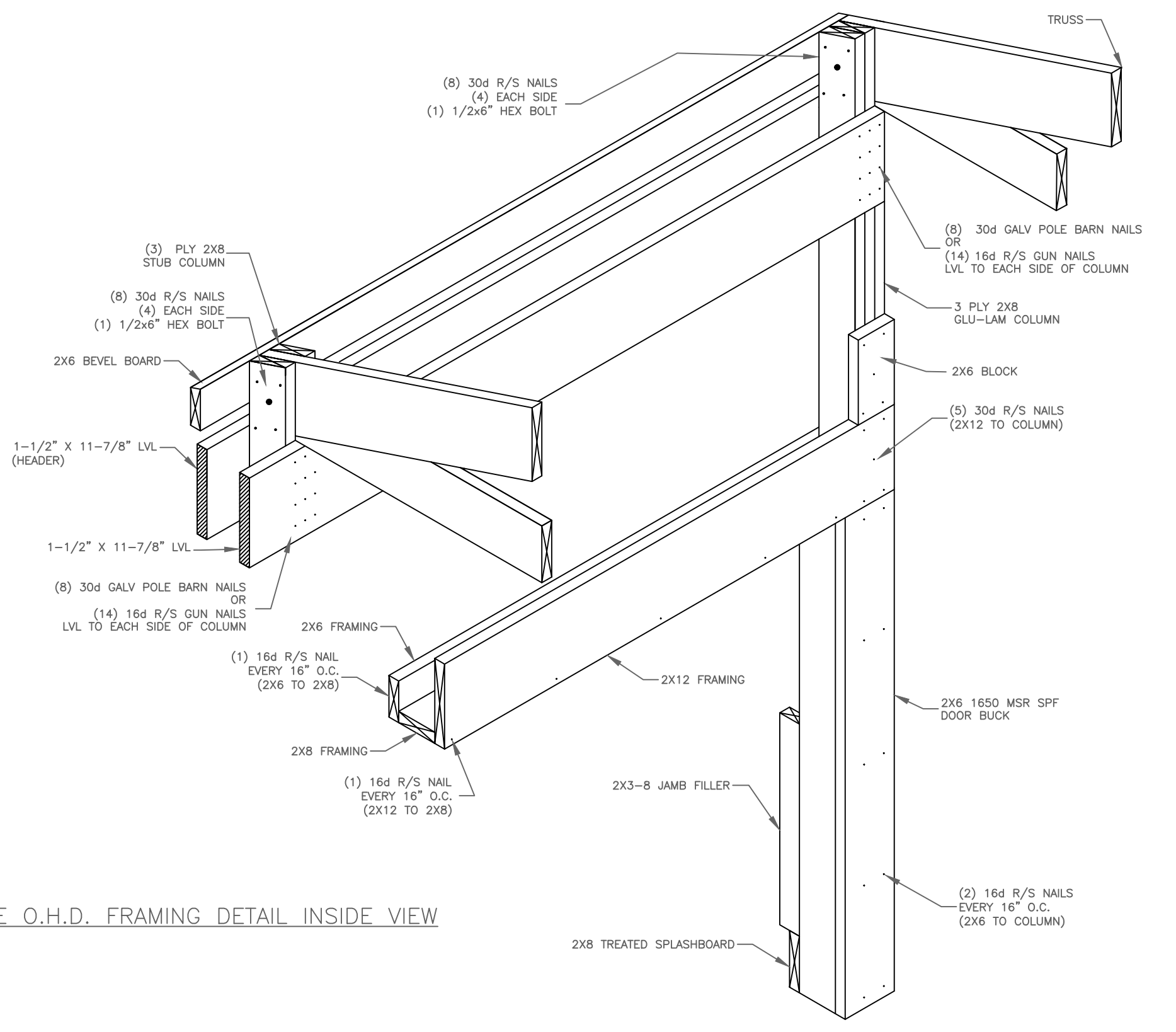
14' X 14' EAVE O.H.D. FRAMING DETAIL INSIDE VIEW  
SCALE: 3/4"=1'-0"



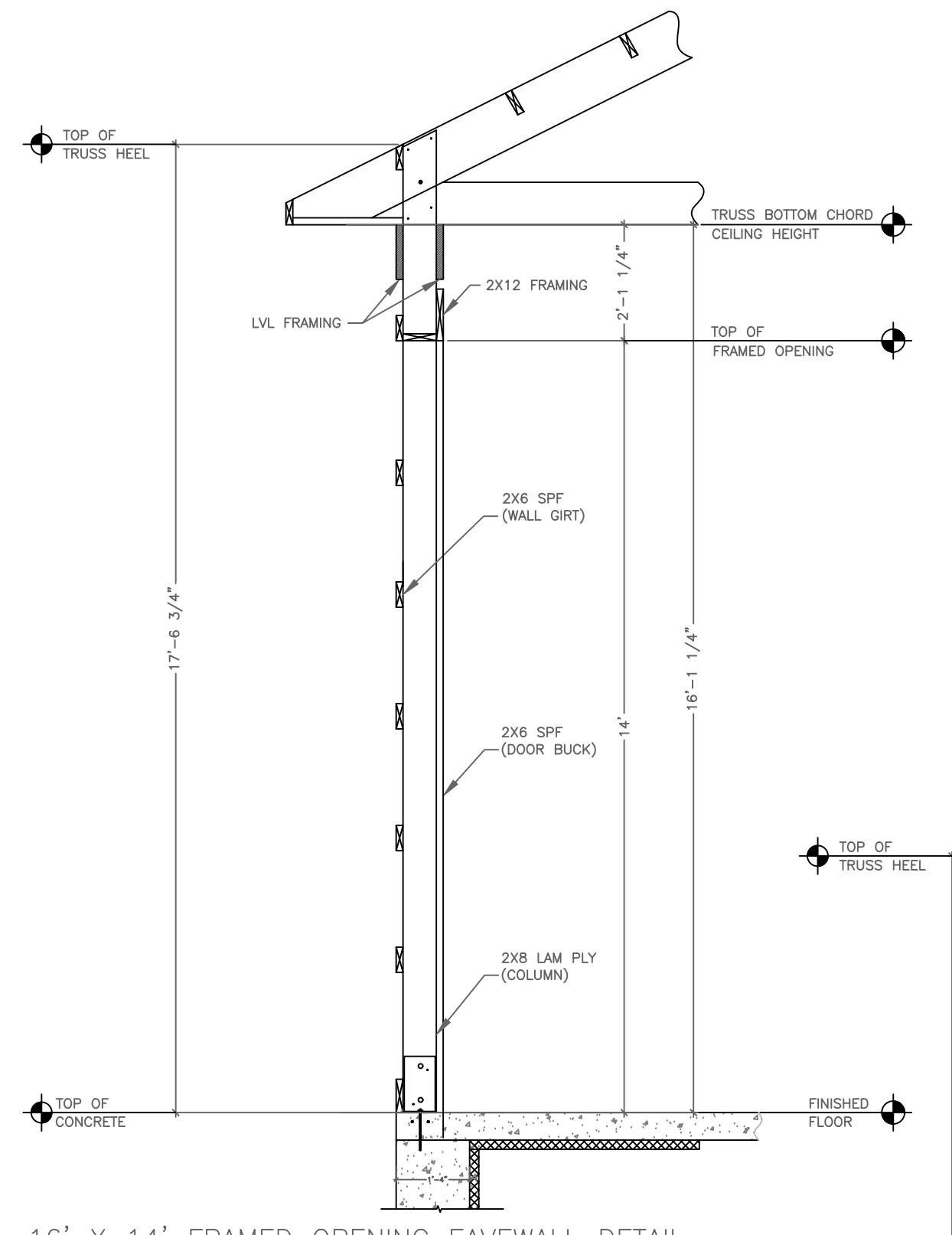
O.H.D. TRIM DETAIL  
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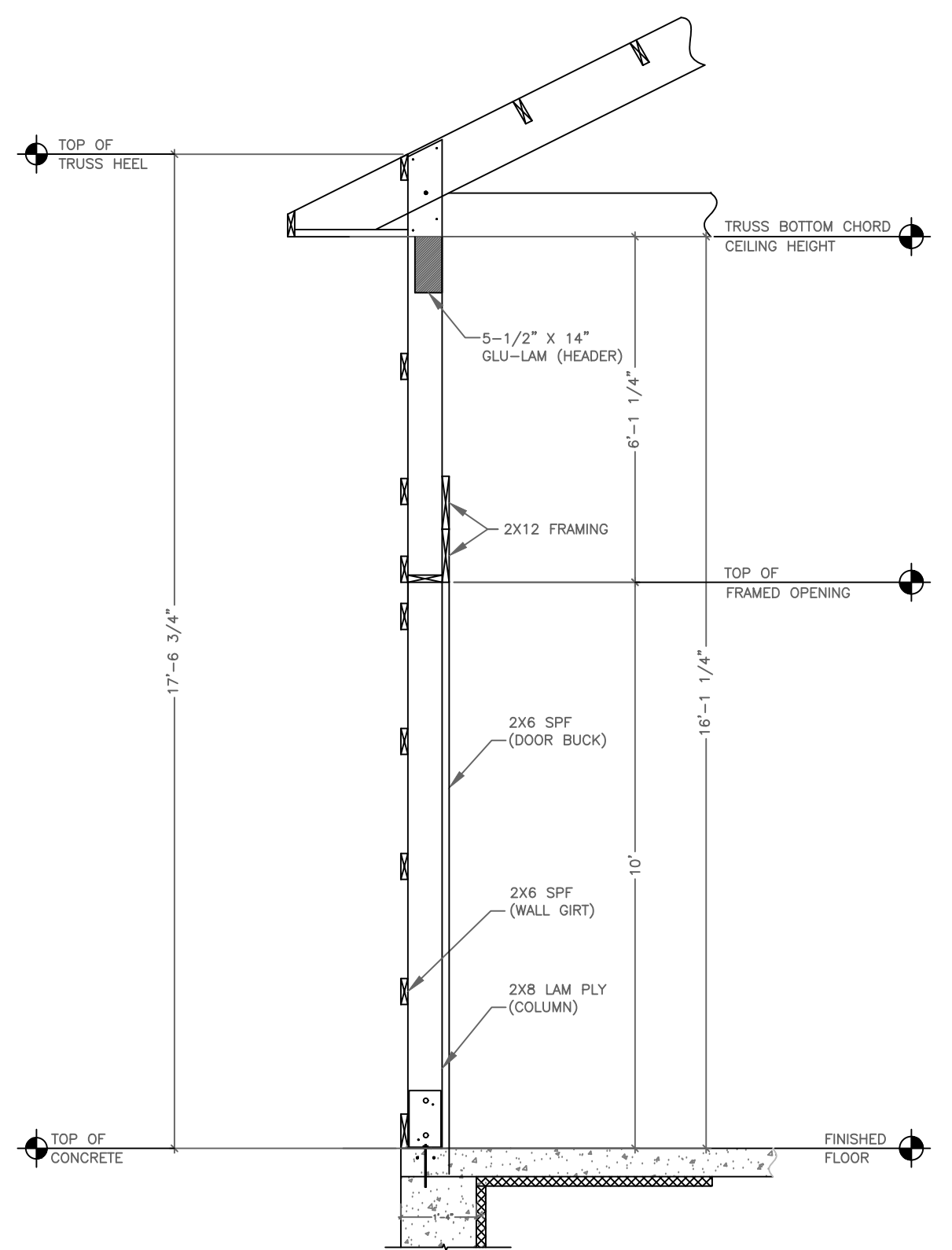
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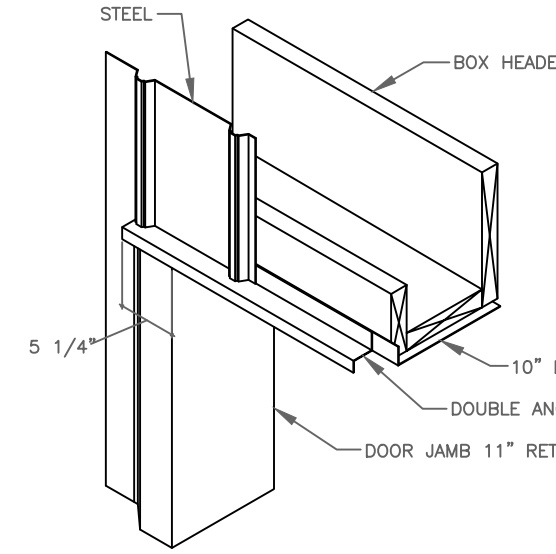
10' X 10' EAVE O.H.D. FRAMING DETAIL INSIDE VIEW  
SCALE: 3/4"=1'-0"



16' X 14' FRAMED OPENING EAVEWALL DETAIL  
SCALE: 3/8"=1'-0"



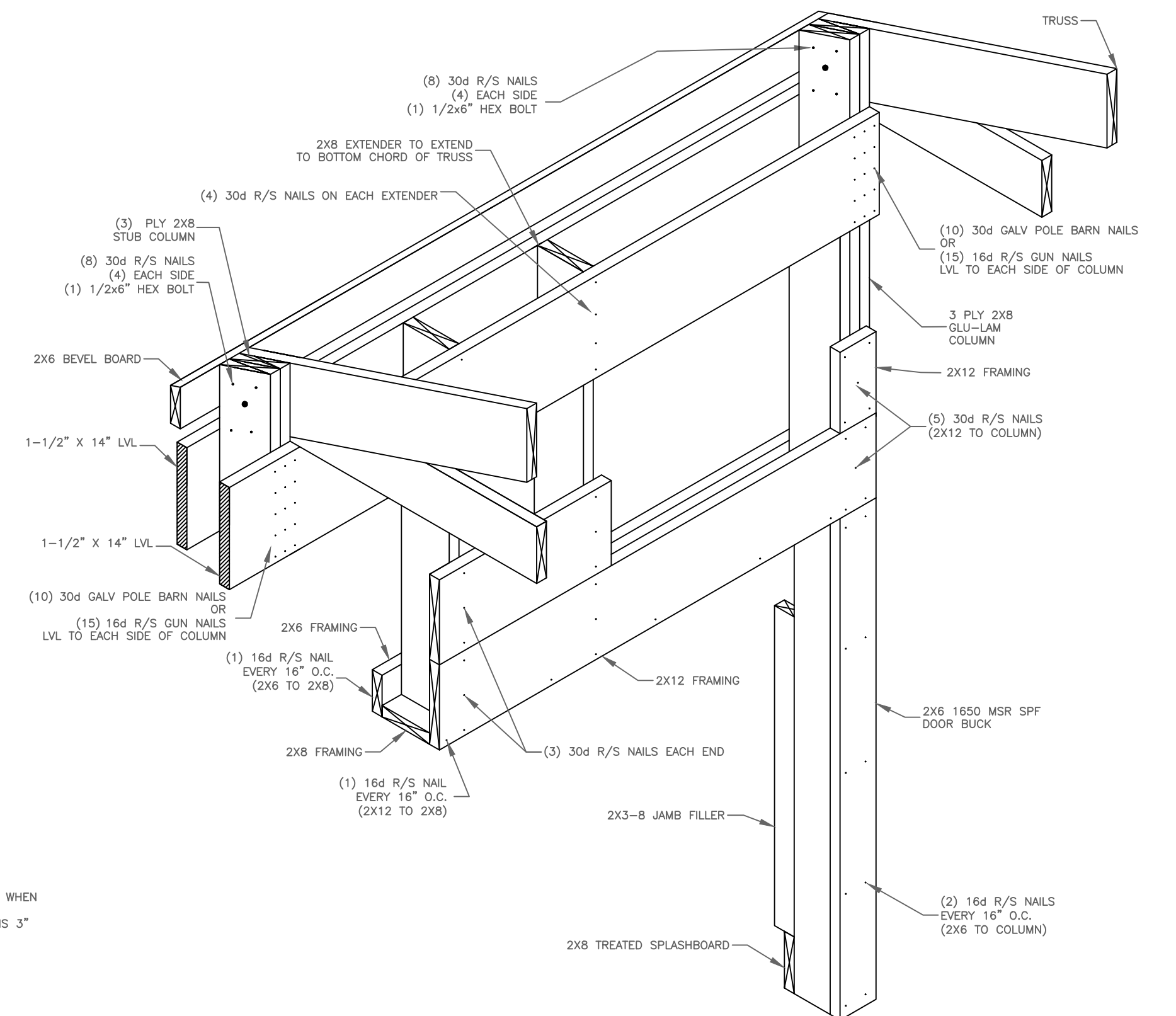
18' X 10' FRAMED OPENING EAVEWALL DETAIL  
SCALE: 3/8"=1'-0"



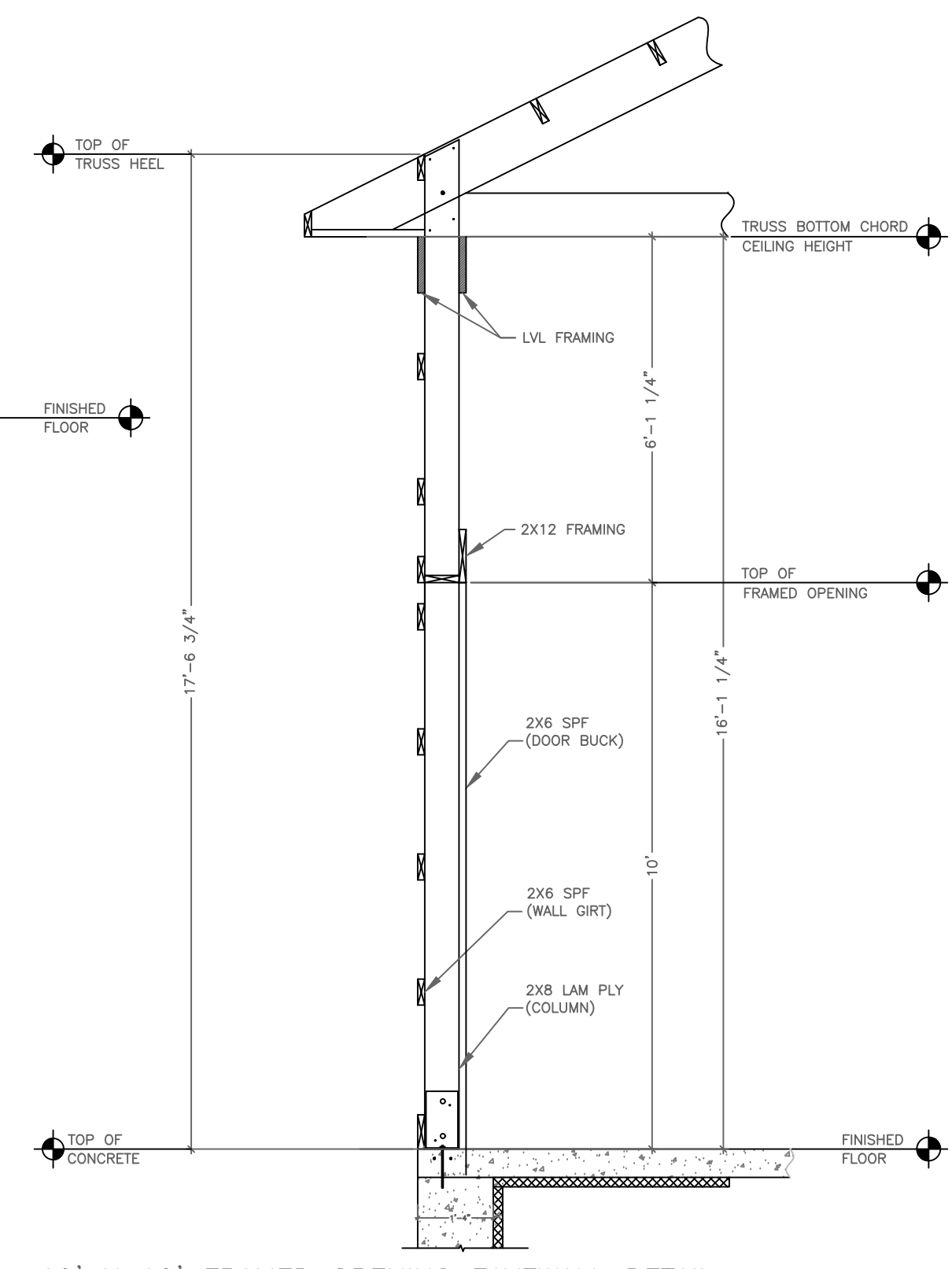
O.H.D. TRIM DETAIL  
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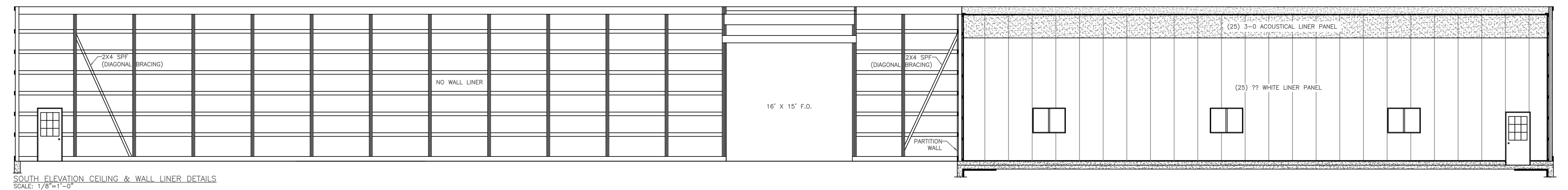
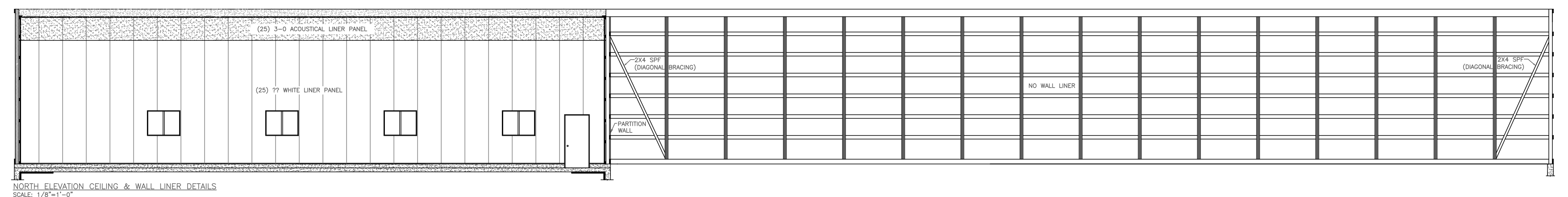
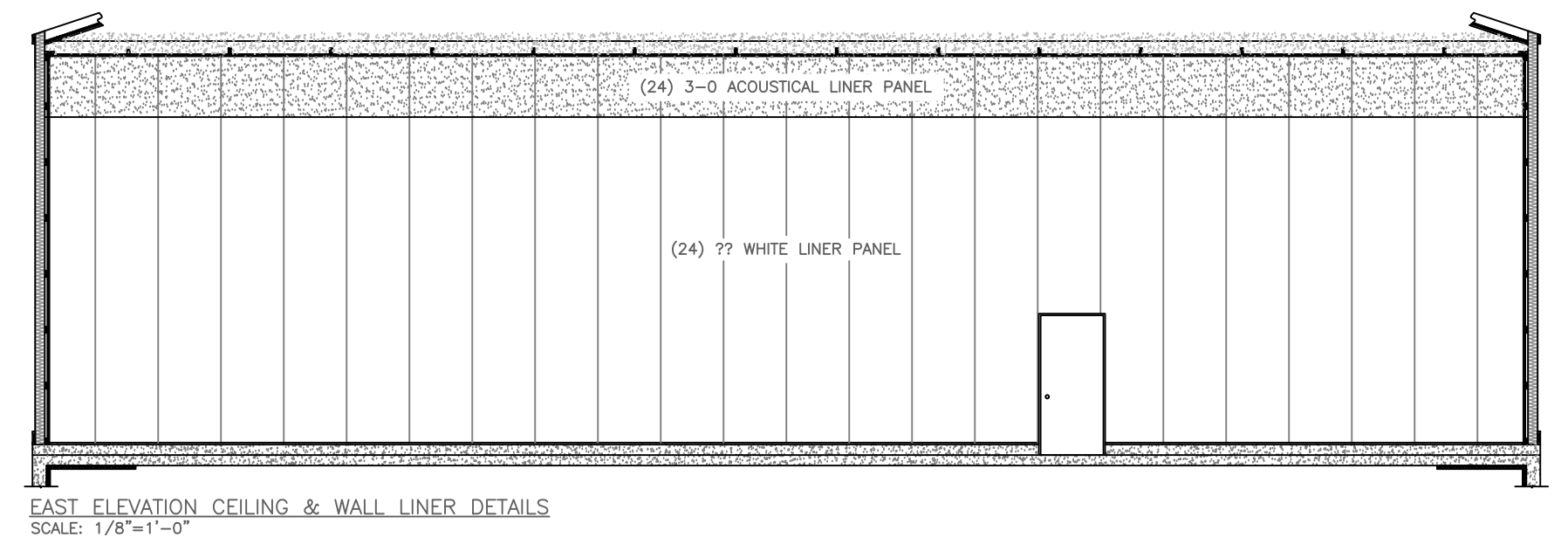
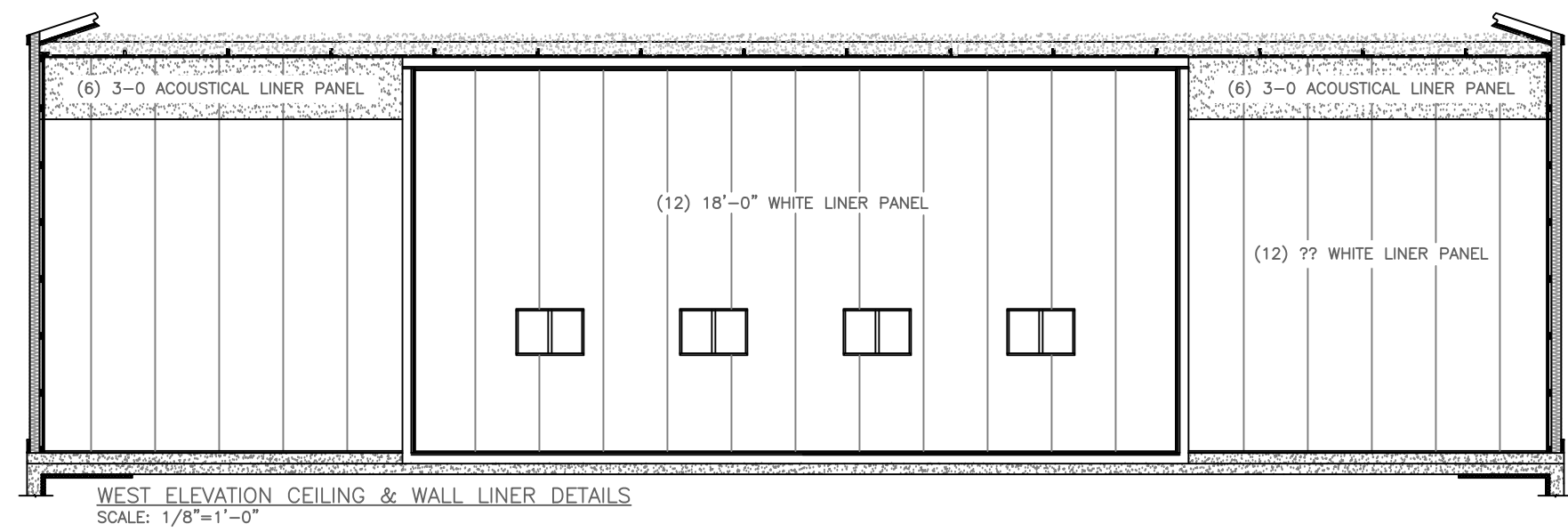
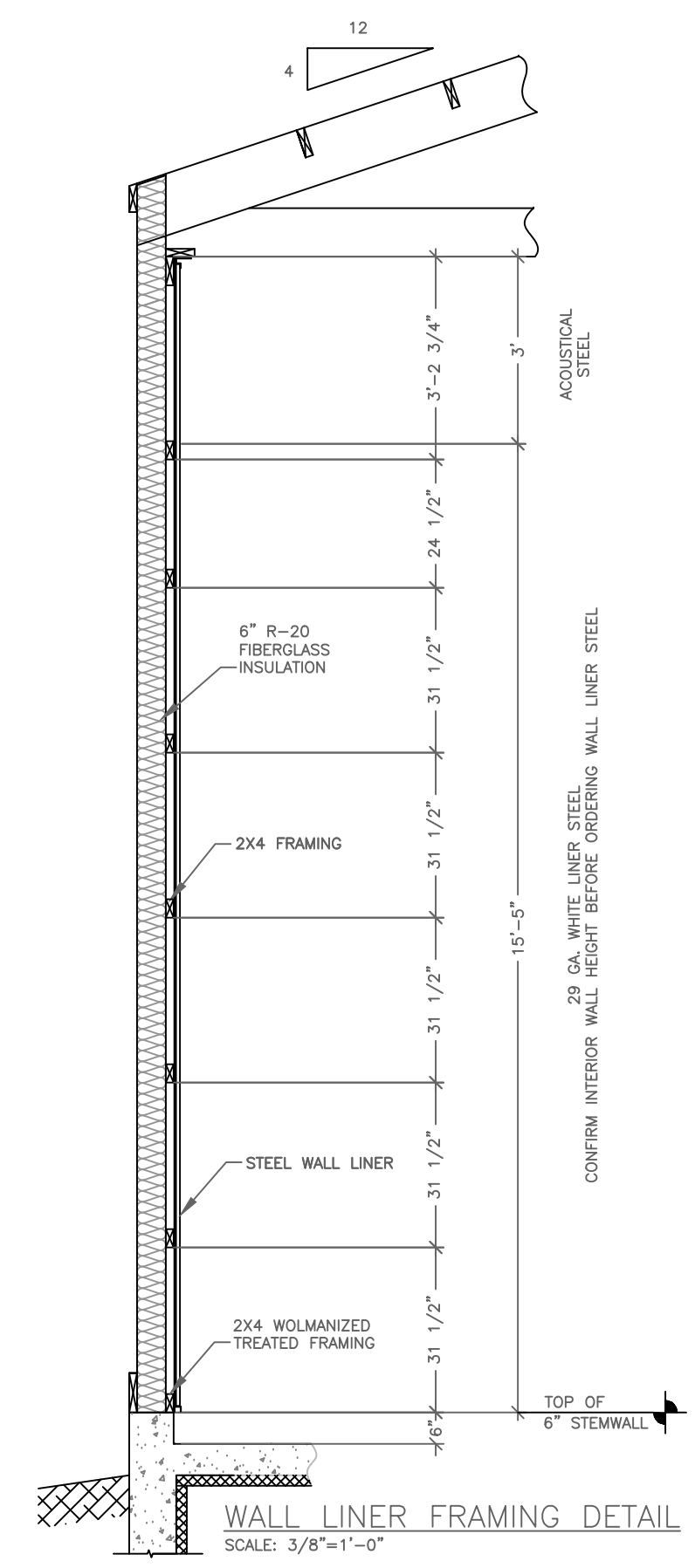
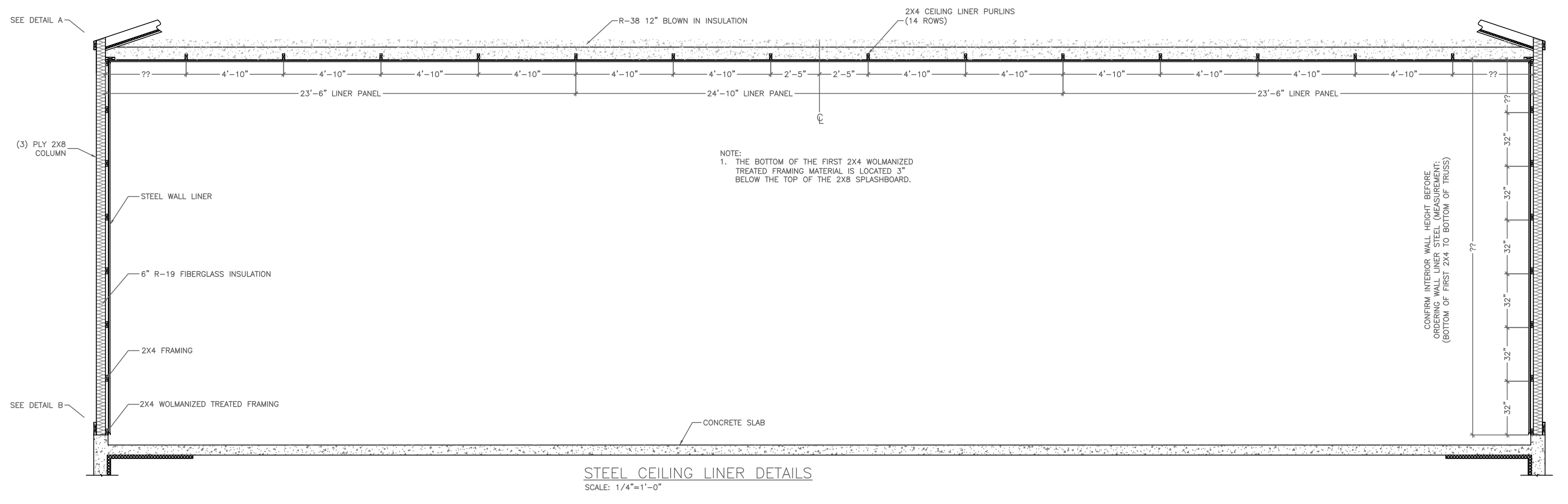
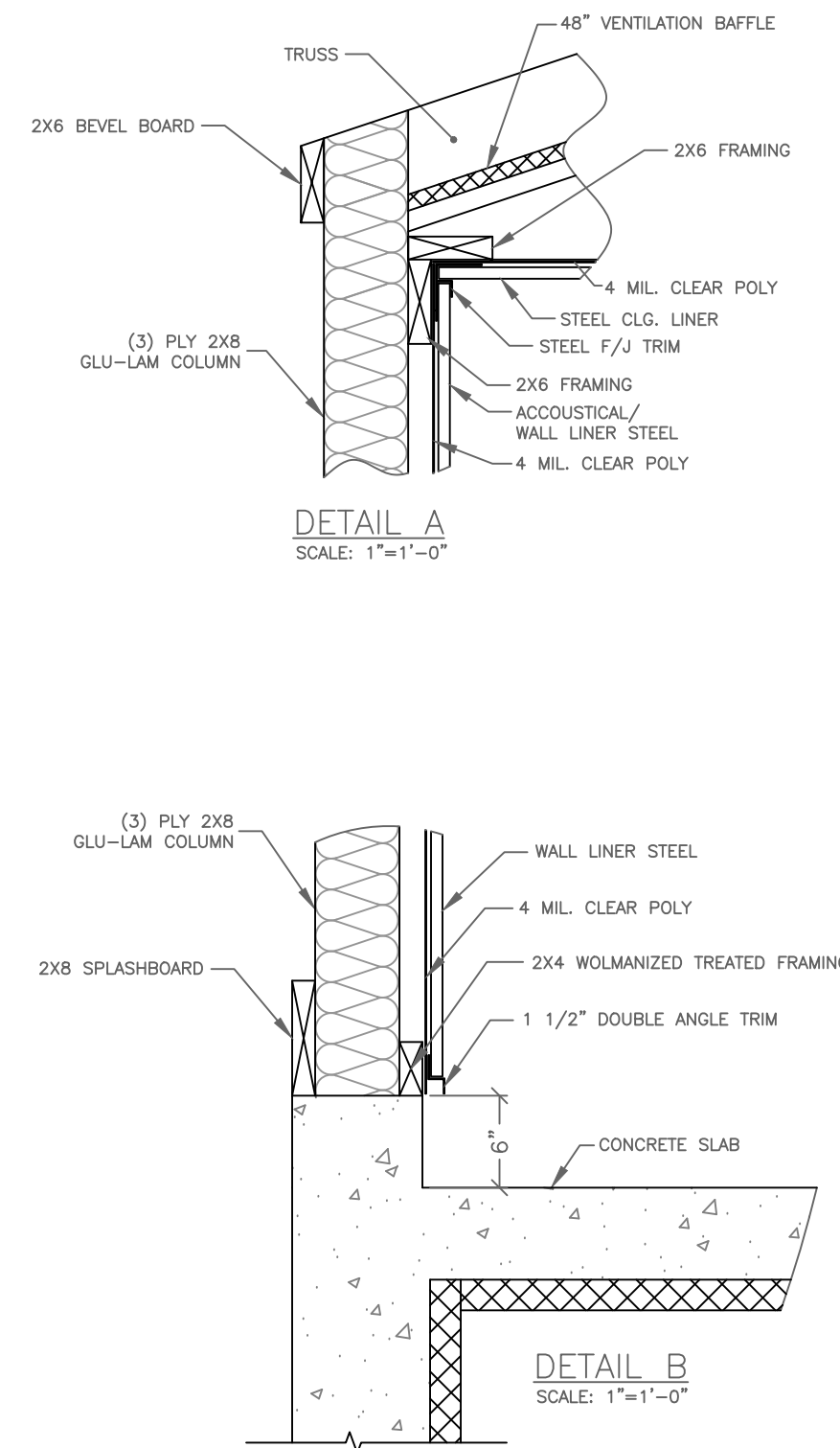
- NOTES:  
1. CONFIRM ELEVATION OF FINISHED FLOOR WITH CUSTOMER WHEN DETERMINING TOP OF O.H.D. FRAMED OPENING  
2. ASTRO STANDARD PRACTICE IS TOP OF FINISHED FLOOR IS 3" BELOW TOP OF 2X8 SPLASHBOARD



14' X 14' EAVE O.H.D. FRAMING DETAIL INSIDE VIEW  
SCALE: 3/4"=1'-0"



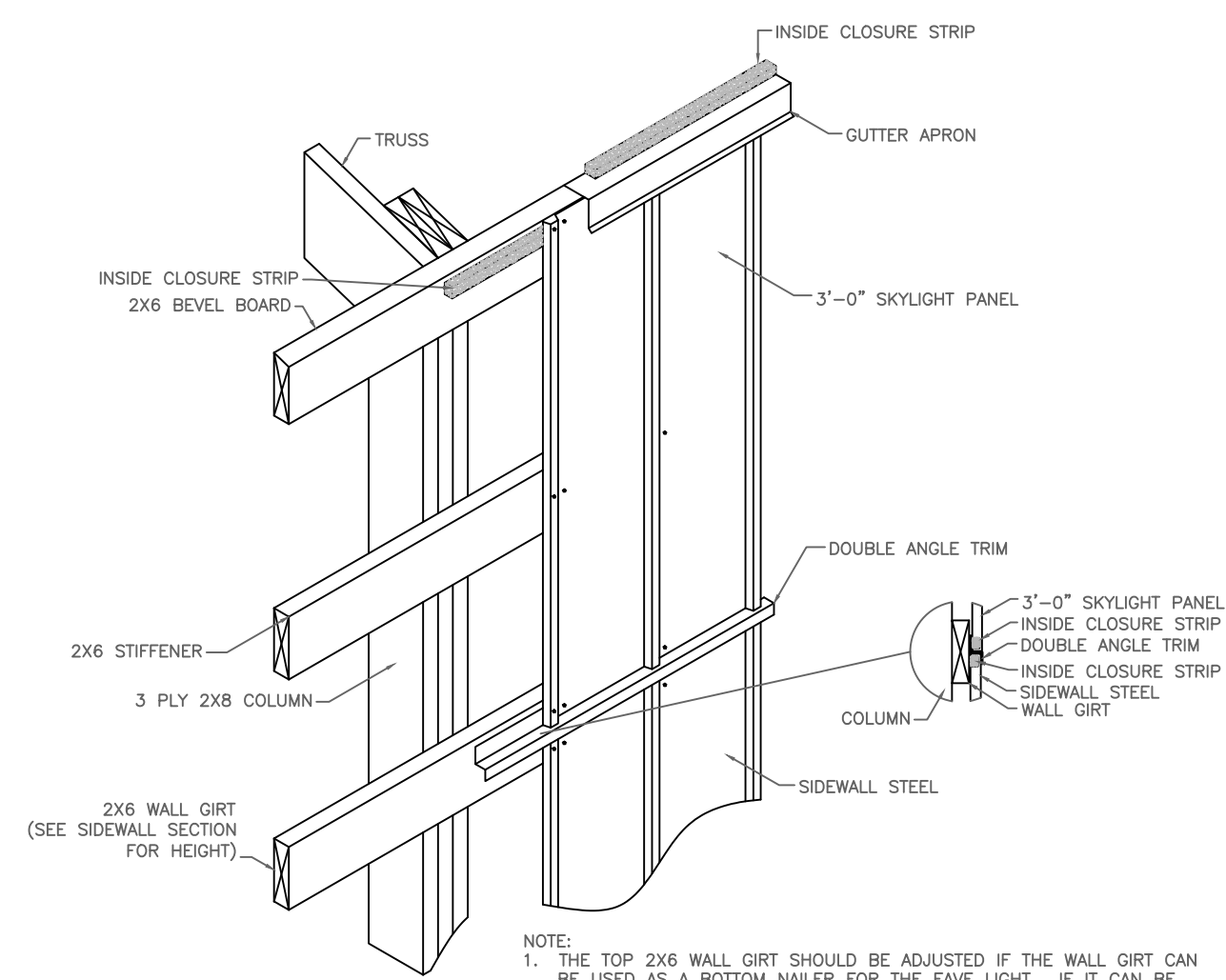
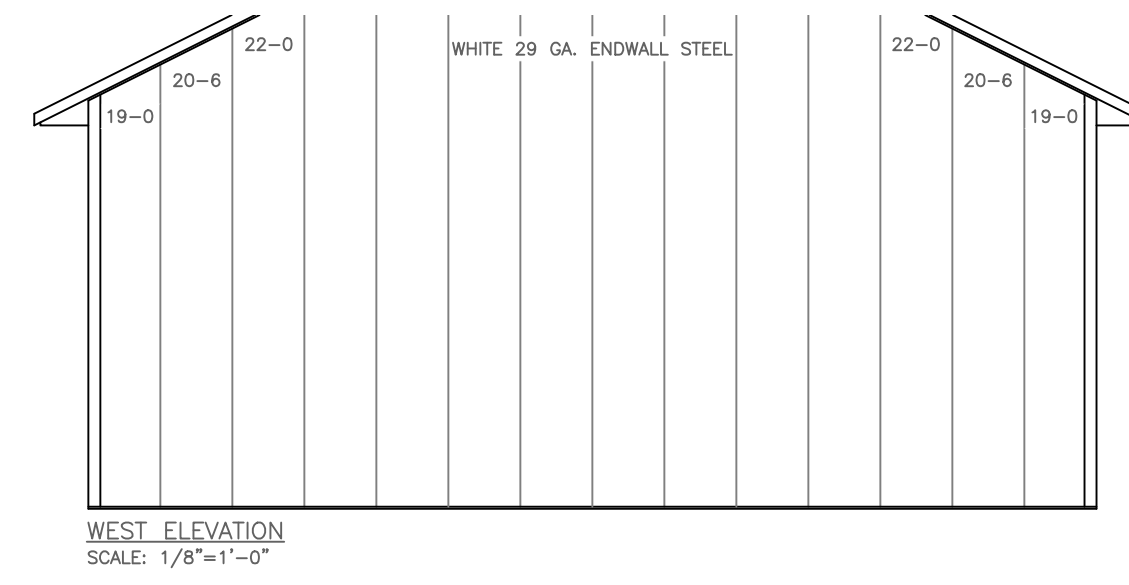
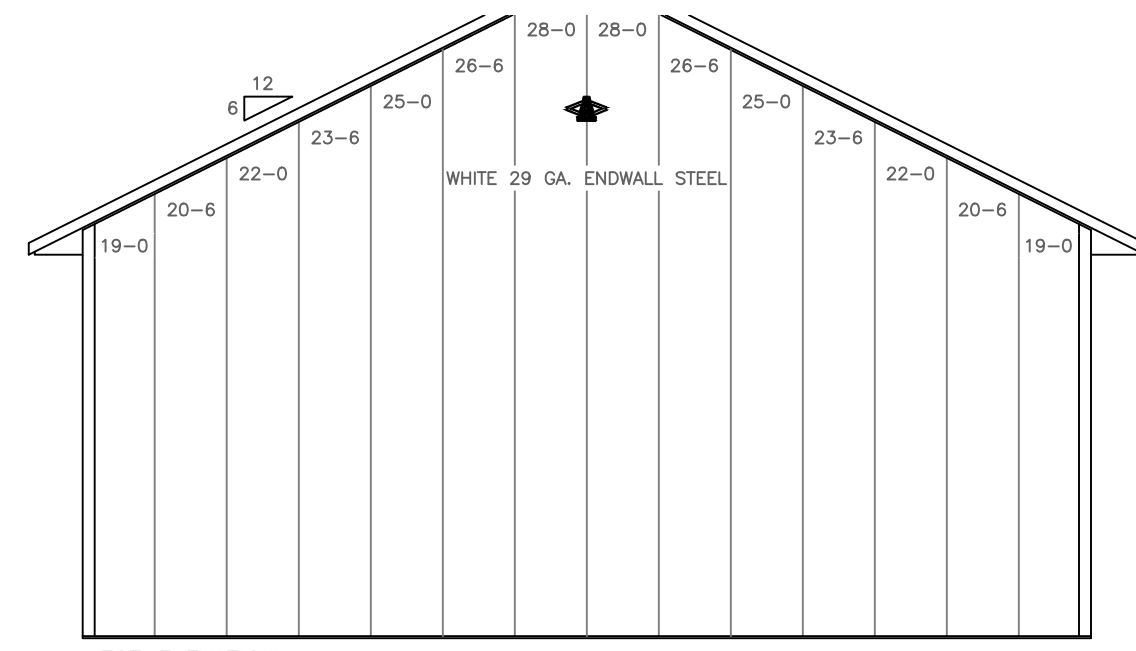
10' X 10' FRAMED OPENING EAVEWALL DETAIL  
SCALE: 3/8"=1'-0"



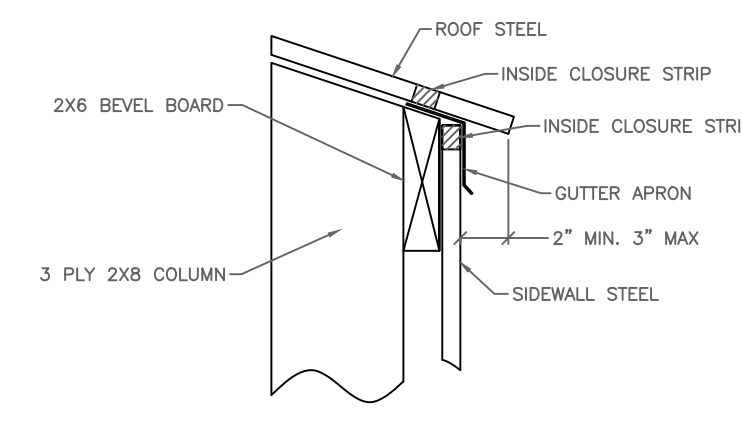
**ASTRO BUILDINGS**  
1109 SOUTH 19th STREET - SUITE A - OMAHA, NE 68108  
PHONE: (800) 822-7676 - FAX: (402) 292-8802  
© COPYRIGHT ASTRO BUILDINGS INC. JUNE, 2007

CUSTOMER: DOUG HANKE  
DEALER: ANDREW BECK ASTRO SALES  
BUILDING NUMBER: 149-23G  
APPROVED BY: [Signature]  
DATE: [Blank]

REVISIONS	
NO.	DESCRIPTION
1	PRELIMINARY DRAWING
2	REVISED PRELIMINARY DRAWINGS
3	
4	



36" EAVE LIGHT DETAIL  
SCALE: 3/4"=1'-0"



TOP OF SIDEWALL DETAIL  
SCALE: 1-1/2"=1'-0"

- NOTE:
1. THE TOP 2X6 WALL GIRT SHOULD BE ADJUSTED IF THE WALL GIRT CAN BE USED AS A BOTTOM NAILER FOR THE EAVE LIGHT. IF IT CAN BE ADJUSTED USE THE ADDITIONAL 2X6 AS A STIFFENER FOR THE EAVE LIGHT. IF IT CAN NOT BE ADJUSTED, USE THE 2X6 AS THE BOTTOM NAILER FOR THE EAVE LIGHT.
  2. CARE SHOULD BE TAKEN TO GET THE HIGH RIBS OF THE STEEL AND THE EAVE LIGHTS TO LINE UP.



**ASTRO BUILDINGS**  
 1125 SOUTH 11TH AVENUE - SUITE 100 - DENVER, CO 80202  
 PHONE (303) 822-7878 - FAX (303) 592-8602  
 © COPYRIGHT ASTRO BUILDINGS INC. JUNE, 2007

CUSTOMER: DOUG HANUS  
 ADDRESS: DANFORTH, NE  
 DEALER: ANDREW BECK, ASTRO SALES

BUILDING NUMBER: 149-23G  
 APPROVED BY:

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISIONS	
NO.	DESCRIPTION
1	PRELIMINARY DRAWING
2	REVISED PRELIMINARY DRAWINGS
3	
4	

NO.	DATE
1	10/19/23
2	2/2/24
3	
4	

DATE: 10/18/2023

DRAWN BY: MMA

SHEET NUMBER: 6 OF 6

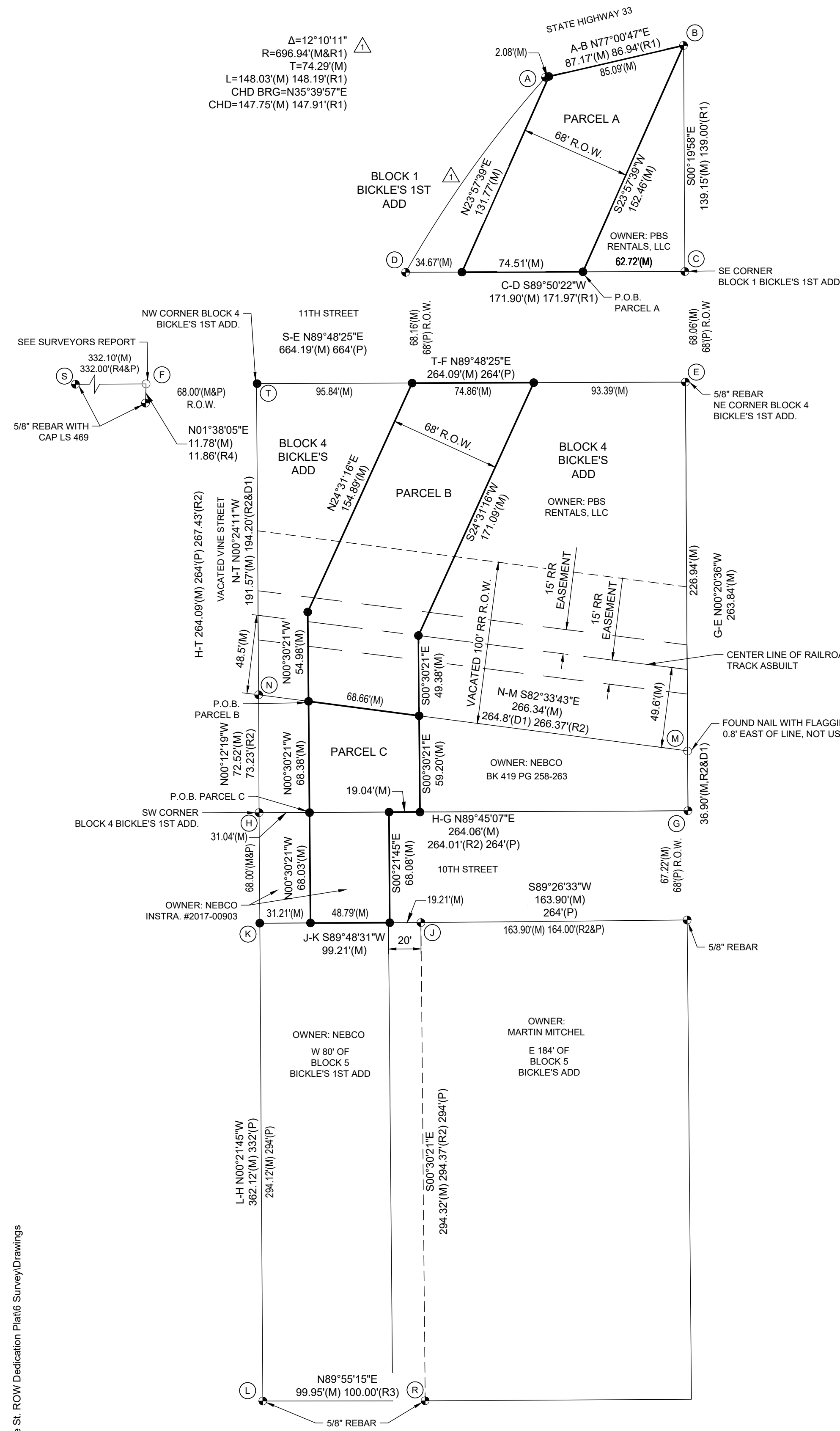


**JEO CONSULTING GROUP**

JEO Consulting, Inc.  
2000 Q Street, Suite 500  
Lincoln, NE 68503  
402.435.3080 | jeo.com  
Organization Certificate of  
Authorization Number: CA-0069

**STREET RIGHT-OF-WAY DEDICATION PLAT**  
CITY OF CRETE, SALINE COUNTY, NEBRASKA

$\Delta = 12^{\circ}10'11''$   
 $R = 696.94'(M\&R1)$   
 $T = 74.29'(M)$   
 $L = 148.03'(M) \ 148.19'(R1)$   
 $CHD BRG = N35^{\circ}39'57''E$   
 $CHD = 147.75'(M) \ 147.91'(R1)$



**PERIMETER DESCRIPTION:**

**PARCEL A**

A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 82.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°50'22"W ON SAID SOUTH LINE, A DISTANCE OF 74.51 FEET; THENCE N23°57'39"E, A DISTANCE OF 131.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS RECORDED IN BOOK 83, PAGE 96; THENCE N77°00'47"E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.09 FEET TO THE EAST LINE OF SAID BLOCK 1; THENCE S23°57'39"W, A DISTANCE OF 152.46 FEET TO THE POINT OF BEGINNING, CONTAINING 9,664 SQUARE FEET, MORE OR LESS.

**PARCEL B**

A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07"E (SALINE COUNTY LOW DISTORTION PROJECTION) ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET; THENCE N00°30'21"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A SURVEY AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500 AND THE POINT OF BEGINNING; THENCE CONTINUING N00°30'21"W, A DISTANCE OF 54.98 FEET; THENCE N24°31'16"E, A DISTANCE OF 154.89 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°48'25"E ON SAID NORTH LINE, A DISTANCE OF 74.86 FEET; THENCE S24°31'16"W, A DISTANCE OF 171.09 FEET; THENCE S00°30'21"E, A DISTANCE OF 49.38 FEET TO SAID NORTH LINE; THENCE N82°33'43"W ON SAID NORTH LINE, A DISTANCE OF 68.66 FEET TO THE POINT OF BEGINNING, CONTAINING 14,632 SQUARE FEET, MORE OR LESS.

**PARCEL C**

A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION AND PART OF THE ADJACENT 10TH STREET RIGHT OF WAY DEEDED IN INSTRUMENT #2017-00903 IN THE OFFICE OF THE RECORDER OF SALINE COUNTY, NEBRASKA, PART OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07"E (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING; THENCE N00°30'21"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A SURVEY AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500; THENCE S82°33'43"E ON SAID NORTH LINE OF SURVEY, A DISTANCE OF 68.66 FEET; THENCE S00°30'21"E, A DISTANCE OF 59.20 FEET TO SAID SOUTH LINE; THENCE S89°45'07"W ON SAID SOUTH LINE, A DISTANCE OF 19.04 FEET; THENCE S00°21'45"E ON THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT #2017-00903, A DISTANCE OF 68.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF 10TH STREET; THENCE S89°48'31"W ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 48.79 FEET; THENCE N00°30'21"W, A DISTANCE OF 68.03 TO THE POINT OF BEGINNING, CONTAINING 7,664 SQUARE FEET, MORE OR LESS.

**DEDICATION:**

KNOW ALL BY MEN BY THESE PRESENTS: \_\_\_\_\_, BEING THE OWNER OR REPRESENTATIVE OF PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCEL A AND PARCEL B, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

OWNER OR REPRESENTATIVE  
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

NAME  
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

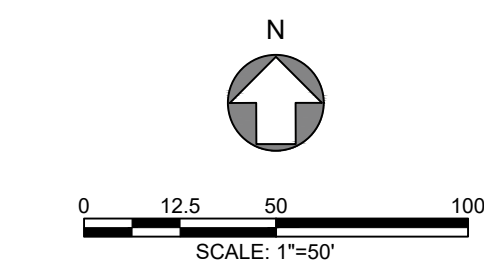
**TITLE**

KNOW ALL BY MEN BY THESE PRESENTS: \_\_\_\_\_, BEING THE OWNER OR REPRESENTATIVE OF NEBCO, INC., A NEBRASKA CORPORATION OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCEL C, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

OWNER OR REPRESENTATIVE  
NEBCO, INC., A NEBRASKA CORPORATION

**NAME**

**TITLE**



- LEGEND
- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- M MEASURED DISTANCE
- D1 DEEDED DISTANCE, DATE DEC. 19, 1988 TO MISSOURI PACIFIC RAILWAY
- R1 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-500
- R2 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-500
- R3 RECORDED DISTANCE, SIEDSCHLAG SURVEY# 372-417
- R4 RECORDED DISTANCE, SIEDSCHLAG SURVEY# 1233-116

NOTE: ALL BEARINGS ARE BASED ON SALINE COUNTY LOW DISTORTION PROJECTION.

**OWNERS CERTIFICATION:**

KNOWN ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE DEDICATED AS STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**OWNER OR REPRESENTATIVE NAME**

PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

**TITLE**

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**OWNER OR REPRESENTATIVE NAME**

NEBCO, INC., A NEBRASKA CORPORATION

**TITLE**

**ACKNOWLEDGMENT OF NOTARY:**

STATE OF NEBRASKA)

COUNTY OF \_\_\_\_\_ ) S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_,

WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

**NOTARY PUBLIC**

STATE OF NEBRASKA)

COUNTY OF \_\_\_\_\_ ) S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_,

WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

**NOTARY PUBLIC**

**PLANNING COMMISSION APPROVAL:**

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DAVE JURENA, CHAIRPERSON

**CITY COUNCIL APPROVAL:**

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF CRETE, SALINE COUNTY, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DAVE BAUER, MAYOR NANCY TELLEZ, CITY CLERK

**SURVEYOR'S REPORT:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF CRETE. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF AN EXISTING UNPLATTED ROAD LOCATED IN BLOCKS 1 AND 4 AND ADJACENT ROAD RIGHT OF WAY LOCATED IN BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

MONUMENTS WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBAR WITH CAP MARKED "PLS 570", UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "SURVEY MARKER WEERS LS 807", UNLESS NOTED OTHERWISE.

FOR POINT T, I PRORATED LINE S-E. FOR POINT K, I HELD THE PLATTED RIGHT OF WAY DISTANCE AND ON LINE L-H. POINT F, FOUND SURVEY SPIKE IN TREE BASE, 0.5' EAST OF RECORDED MEASUREMENT FROM R4, SIEDSCHLAG 1233-116, NOT USED, TREE AT CALCULATED LOCATION AND NOT SET.

ALL BEARING AND DISTANCES WERE PRODUCED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SIELER MIDWEST RTK NETWORK OR A TRIMBLE R12i GNSS BASE RECEIVER.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

TYLER J. WEERS, PLS 807

**RIGHT OF WAY DEDICATION**  
**PART OF BLOCKS 1 AND 4,**  
**BICKLE'S 1ST ADDITION**  
**TO CITY OF CRETE,**  
**SALINE COUNTY,**  
**NEBRASKA**

JEO Project No.: 261144  
Date: 5/21/2026  
QAQC: TW  
Field Book: MISC #7  
Field Crew: NPH  
Survey File No.: 2026-107  
Drawn By: MDM



**SHEET**

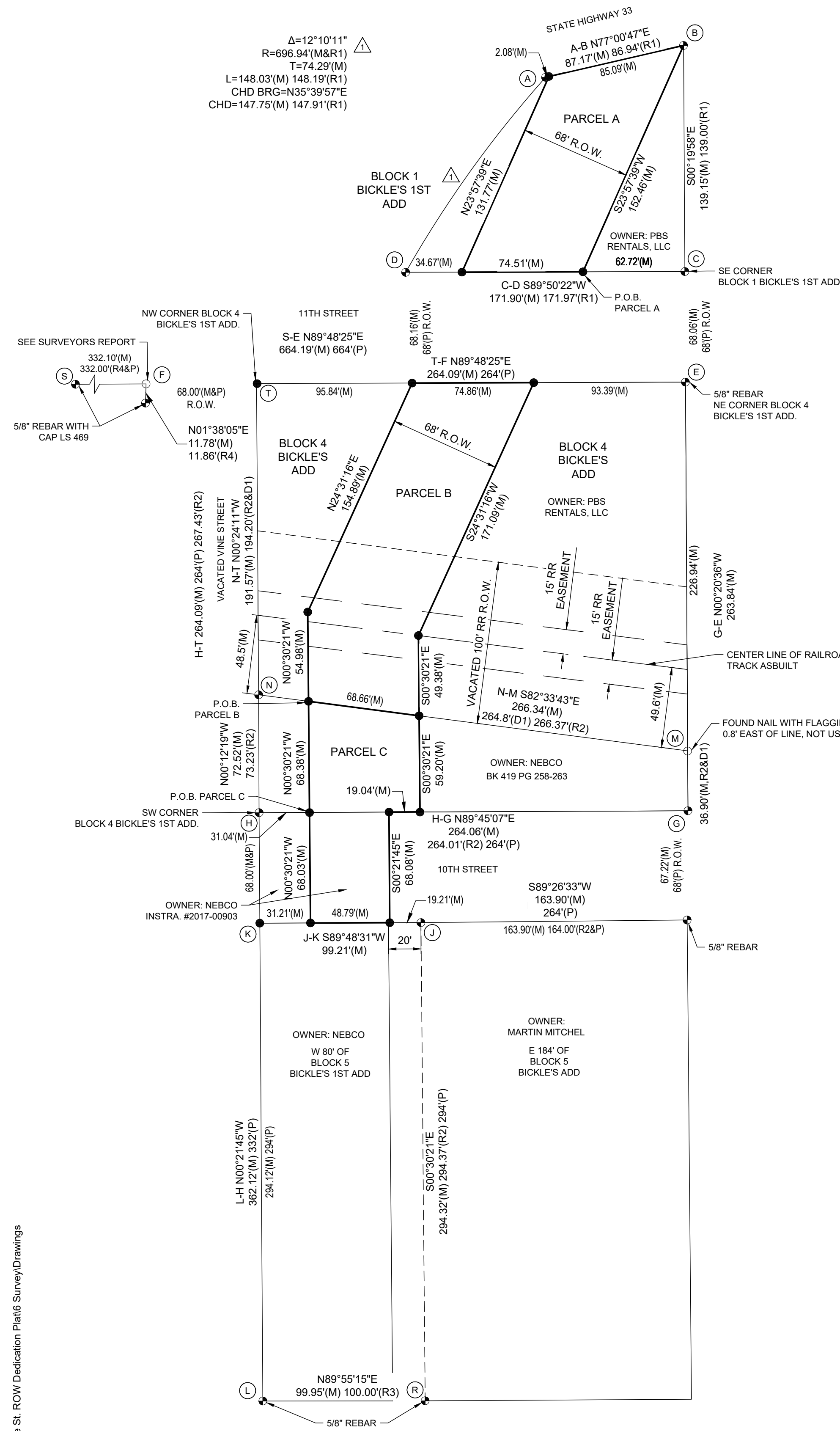


**JEO CONSULTING GROUP**

JEO Consulting, Inc.  
2000 Q Street, Suite 500  
Lincoln, NE 68503  
402.435.3080 | jeo.com  
Organization Certificate of  
Authorization Number: CA-0069

**STREET RIGHT-OF-WAY DEDICATION PLAT**  
CITY OF CRETE, SALINE COUNTY, NEBRASKA

$\Delta = 12^{\circ}10'11''$   
 $R = 696.94'(M\&R1)$   
 $T = 74.29'(M)$   
 $L = 148.03'(M) \ 148.19'(R1)$   
 $CHD BRG = N35^{\circ}39'57''E$   
 $CHD = 147.75'(M) \ 147.91'(R1)$



**PERIMETER DESCRIPTION:**

**PARCEL A**

A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 82.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°50'22"W ON SAID SOUTH LINE, A DISTANCE OF 74.51 FEET; THENCE N23°57'39"E, A DISTANCE OF 131.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS RECORDED IN BOOK 83, PAGE 96; THENCE N77°00'47"E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.09 FEET TO THE EAST LINE OF SAID BLOCK 1; THENCE S23°57'39"W, A DISTANCE OF 152.46 FEET TO THE POINT OF BEGINNING, CONTAINING 9,664 SQUARE FEET, MORE OR LESS.

**PARCEL B**

A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07"E (SALINE COUNTY LOW DISTORTION PROJECTION) ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET; THENCE N00°30'21"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A SURVEY AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500 AND THE POINT OF BEGINNING; THENCE CONTINUING N00°30'21"W, A DISTANCE OF 54.98 FEET; THENCE N24°31'16"E, A DISTANCE OF 154.89 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°48'25"E ON SAID NORTH LINE, A DISTANCE OF 74.86 FEET; THENCE S24°31'16"W, A DISTANCE OF 171.09 FEET; THENCE S00°30'21"E, A DISTANCE OF 49.38 FEET TO SAID NORTH LINE; THENCE N82°33'43"W ON SAID NORTH LINE, A DISTANCE OF 68.66 FEET TO THE POINT OF BEGINNING, CONTAINING 14,632 SQUARE FEET, MORE OR LESS.

**PARCEL C**

A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION AND PART OF THE ADJACENT 10TH STREET RIGHT OF WAY DEEDED IN INSTRUMENT #2017-00903 IN THE OFFICE OF THE RECORDER OF SALINE COUNTY, NEBRASKA, PART OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07"E (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING; THENCE N00°30'21"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A SURVEY AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500; THENCE S82°33'43"E ON SAID NORTH LINE OF SURVEY, A DISTANCE OF 68.66 FEET; THENCE S00°30'21"E, A DISTANCE OF 59.20 FEET TO SAID SOUTH LINE; THENCE S89°45'07"W ON SAID SOUTH LINE, A DISTANCE OF 19.04 FEET; THENCE S00°21'45"E ON THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT #2017-00903, A DISTANCE OF 68.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF 10TH STREET; THENCE S89°48'31"W ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 48.79 FEET; THENCE N00°30'21"W, A DISTANCE OF 68.03 FEET TO THE POINT OF BEGINNING, CONTAINING 7,664 SQUARE FEET, MORE OR LESS.

**DEDICATION:**

KNOW ALL BY MEN BY THESE PRESENTS: \_\_\_\_\_, BEING THE OWNER OR REPRESENTATIVE OF PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCEL A AND PARCEL B, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

OWNER OR REPRESENTATIVE  
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

NAME  
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

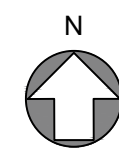
**TITLE**

KNOW ALL BY MEN BY THESE PRESENTS: \_\_\_\_\_, BEING THE OWNER OR REPRESENTATIVE OF NEBCO, INC., A NEBRASKA CORPORATION OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCEL C, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

OWNER OR REPRESENTATIVE  
NEBCO, INC., A NEBRASKA CORPORATION

**NAME**

**TITLE**



0 12.5 50 100  
SCALE: 1"=50'

**LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- M MEASURED DISTANCE
- D1 DEEDED DISTANCE, DATE DEC. 19, 1988 TO MISSOURI PACIFIC RAILWAY
- R1 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-500
- R2 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-500
- R3 RECORDED DISTANCE, SIEDSCHLAG SURVEY# 372-417
- R4 RECORDED DISTANCE, SIEDSCHLAG SURVEY# 1233-116

NOTE: ALL BEARINGS ARE BASED ON SALINE COUNTY LOW DISTORTION PROJECTION.

**OWNERS CERTIFICATION:**

KNOWN ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE DEDICATED AS STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**OWNER OR REPRESENTATIVE NAME**

PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

**TITLE**

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**OWNER OR REPRESENTATIVE NAME**

NEBCO, INC., A NEBRASKA CORPORATION

**TITLE**

**ACKNOWLEDGMENT OF NOTARY:**

STATE OF NEBRASKA)

COUNTY OF \_\_\_\_\_ ) S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_,

WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

**NOTARY PUBLIC**

STATE OF NEBRASKA)

COUNTY OF \_\_\_\_\_ ) S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_,

WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

**NOTARY PUBLIC**

**PLANNING COMMISSION APPROVAL:**

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DAVE JURENA, CHAIRPERSON

**CITY COUNCIL APPROVAL:**

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF CRETE, SALINE COUNTY, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DAVE BAUER, MAYOR

NANCY TELLEZ, CITY CLERK

**SURVEYOR'S REPORT:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF CRETE. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF AN EXISTING UNPLATTED ROAD LOCATED IN BLOCKS 1 AND 4 AND ADJACENT ROAD RIGHT OF WAY LOCATED IN BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

MONUMENTS WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBAR WITH CAP MARKED "PLS 570", UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "SURVEY MARKER WEERS LS 807", UNLESS NOTED OTHERWISE.

FOR POINT T, I PRORATED LINE S-E. FOR POINT K, I HELD THE PLATTED RIGHT OF WAY DISTANCE AND ON LINE L-H. POINT F, FOUND SURVEY SPIKE IN TREE BASE, 0.5' EAST OF RECORDED MEASUREMENT FROM R4, SIEDSCHLAG 1233-116, NOT USED, TREE AT CALCULATED LOCATION AND NOT SET.

ALL BEARING AND DISTANCES WERE PRODUCED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SIELER MIDWEST RTK NETWORK OR A TRIMBLE R12i GNSS BASE RECEIVER.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

TYLER J. WEERS, PLS 807

**RIGHT OF WAY DEDICATION**  
**PART OF BLOCKS 1 AND 4,**  
**BICKLE'S 1ST ADDITION**  
**TO CITY OF CRETE,**  
**SALINE COUNTY,**  
**NEBRASKA**

JEO Project No.: 261144  
Date: 5/21/2026  
QAQC: TW  
Field Book: MISC #7  
Field Crew: NPH  
Survey File No.: 2026-107  
Drawn By: MDM



**SHEET**