

Planning Commission Meeting
Monday, June 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 June, 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 published in the Phonograph Herald a legal newspaper in Howard County, Nebraska. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the April 13, 2026 minutes.
4. Public Hearing on the application filed by Jeffrey & Shauna Christensen and Brian & Tami Yeomans for a Conditional Use Permit to allow main floor residential use at the property at 407 Howard Avenue located in the Central Business zoning district.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny the Conditional Use Permit
5. Ratify Administrative Approval of Zoning Permits:
 - (a) 2026-16 Courtney & Casey Poss - fence at 5 Cougar Lane
 - (b) 2026-17 Keith & Dawn Kreider - fence at 821 Grant Street
 - (c) 2026-18 Will Jacobs - fence at 1009 Sheridan Street
6. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2026-19 Troy Johnson - sun room addition at 917 Elm Street
 - (b) 2026-20 Linda Rasmussen - ADA ramp at 723 Sheridan Street (waive fee)
 - (c) 2026-21 St. Paul American Legion - fence at 1222 2nd Street
 - (d) 2026-22 Ann Tuma - sun room addition at 1116 Nelson Street
 - (e) 2026-23 Loren & Barbara Wroblewski - pole barn addition at 706 "O" Street
 - (f) 2026-24 St. Paul American Legion - commercial sign at 1222 2nd Street
 - (g) 2026-25 Greg & Jodi Mousel - shed at 1408 Wallace Street
7. Zoning Administrator Helzer Report
8. Public Comments
9. Adjournment

St. Paul Planning Commission

April 13, 2026

Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 13th day of April, 2026 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Solko called the meeting to order at 12:07 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. The notice of the meeting was posted in four (4) public places. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Connie Becker, Arvilla Jacobs, and Tyler Solko. Commission members absent: Tony Walch and Dan Scheer. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the March 16, 2026 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko voted aye, nays none. Motion carried 3/0.

Chairman Solko opened the public hearing at 12:09 p.m. pertaining to:

(1) the proposed amendment to the St. Paul Zoning regulations to allow residential uses on the first floor of single-story buildings on a conditional use basis in the Central Business Zoning District, along with supplemental regulations pertaining to such residential use [Ordinance No. 1069];

(2) the proposed amendment to the Municipal Code pertaining to parking in the Central Business Zoning District [Ordinance No. 1070]; and

(3) the proposed amendment to the Municipal Code pertaining to Sidewalk Obstruction Permits in the Central Business Zoning District [Ordinance No. 1071].

Chairman Solko opened public comments on Item No. 1 above at 12:15 p.m. After extensive public comments, the public hearing was closed at 1:00 p.m. Commission member Becker moved to approve Ordinance No. 1069 outlining the proposed amendments to allow residential uses on the first floor of single-story buildings on a conditional use basis in the Central Business Zoning District, along with supplemental regulations pertaining to such residential use. Commission member Jacobs seconded the motion. Commission members Solko, Jacobs, and Becker voted aye; nays none. Motion carried 3/0. A public hearing will also be held on April 20, 2026 at 6:30 p.m. before the City Council.

Chairman Solko opened public comments on Item No. 2 above at 1:01 p.m. The public comments period closed at 1:12 p.m. Commission member Solko moved to approve Ordinance No. 1070 pertaining to parking in the Central Business Zoning District. Commission member Jacobs seconded the motion. Commission members Solko, Becker, and Jacobs voted aye, nays none. Motion carried 3/0. A final public hearing on this matter will be held on April 20, 2026 at 6:30 p.m. before the City Council.

Chairman Solko opened public comments on Item No. 3 above at 1:14 p.m. The public comments period closed at 1:26 p.m. Commission member Solko moved to not allow sidewalk obstructions on residential property in the Central Business Zoning District and to remove references to the Sidewalk Obstruction Permit from Ordinance 1069. Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Solko voted aye, nays none. Motion carried 3/0. A final public hearing on this matter will be held on April 20, 2026 at 6:30 p.m. before the City Council.

Zoning Administrator Helzer reviewed the following Zoning Permit applications:

- (a) 2026-10 Tyler Granger – shed at 1014 Sherman Street
- (b) 2026-11 Jared & Sarah Rasmussen – commercial building at 102 River Road
- (c) 2026-12 Dennis & Kathleen Hahn – storage shed at 922 Paul Street
- (d) 2026-13 A. Manuel Montanez – three animal shelters at 85 Jackson Street
- (e) 2026-14 Howard County Ag Society – open air pavilion at 1381 Hwy 281
- (f) 2026-15 Ed Thompson – shed at 2020 Paul Street

Commission member Becker moved to approve Zoning Permit applications 2026-10 through 2026-15, and to waive the fee on application 2026-14. Commission member Jacobs seconded the motion. Commission members Jacobs, Becker, and Solko voted aye, nays none. Motion carried 3/0.

Chairman Solko closed the public hearing and adjourned the meeting at 1:28 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

Application Fee: \$300.00*

Date Paid: 6/1/26

Check No. 1586 Cash

CITY OF ST. PAUL

Application for Conditional Use Permit

Address or Location: 407 Howard Avenue

Under the provision of Article VI of the City of St. Paul Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit for the purpose of: Mail floor residence

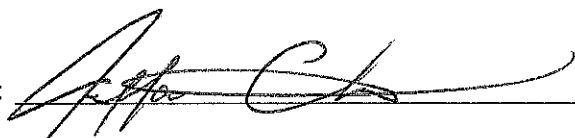
On the property legally described as follows: Part of Lot 3 and Lot 4,
Block 18, Original Town of St. Paul, Howard
County

Proposed development of the property is shown on the plans attached hereto.

Owner Name: Jeffrey Lee + Shauna L Christensen and Brian J. +
Tami R. Yeomans

Address: 1417 7th Street, St. Paul, NE 68873

Telephone: 308-750-1512

Signature of Applicant: 

*Pursuant to Article 6 of the St. Paul Zoning Regulations, the applicant must provide a list, certified by a registered title abstractor, of such record title holders of property located within three hundred (300) feet of the property line of the property requesting the conditional use permit. Date received: 6/1/26

For Office Use Only:

Planning Commission hearing date: 6/29/26 Approved Denied

If Denied, Reason for Denial:

City Council hearing date: 7/6/26 Approved Denied

Conditions of Approval (if applicable):

If Denied, Reason for Denial:

Board of Adjustment hearing date: Approved Denied

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873

Phone 308-754-4483, e-mail: mhelzer@cityofstpaulne.org

*Application cost is \$300.00 plus the cost of postage to comply with public hearing mailing notices. Payment of postage costs will be due no later than the date of the first public hearing. Postage Costs: \$45.04 Postage Costs Paid 6/17/26

5.7 B-1 – CENTRAL BUSINESS DISTRICT

5.7.01 INTENT: This district is to provide a commercial area for those establishments serving the general shopping needs of the trade area and in particular, those establishments customarily oriented to the pedestrian shopper. The grouping of uses is intended to strengthen the central business area as the urban center of trade, service, governmental and cultural activities and to provide neighborhood commercial convenience areas. Limited residential uses are intended to complement the commercial character of the district. These regulations are designed to ensure that residential activity is compatible with the pedestrian-oriented and commercial character of the district, supporting a vibrant and mixed-use downtown environment.

Amended by Ordinance No. 1069, approved 4/20/26

5.7.02 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Automobile services and service stations
2. Automotive wash facilities
3. Electrical repair, radio and television repair; and watch, clock and jewelry sales and repair
4. Bakery
5. Banks, savings and loan associations, credit unions and finance companies
6. Barbershops, beauty parlors and shoeshine shops
7. Business offices and services, excluding any warehousing and storage services
8. Bus passenger terminals and taxicab transportation
9. Child care homes and centers
10. Welfare and charitable services; business associations; professional membership organizations; labor unions and similar labor organizations; and civic; social and fraternal associations
11. Commercial recreation facilities (bowling alleys, miniature golf courses and similar uses)
12. Public utilities, structures and facilities
13. Communication and utility building and uses, excluding towers over 45 feet;
14. Detached banking facilities, including ATMs

15. Dry cleaning or laundry establishments; apparel repair, alteration and cleaning pick-up services; shoe repair services
16. Eating and drinking places, including restaurants and taverns
17. Educational services
18. Garden Centers
19. Grocery Stores
20. Messenger and telegraph stations
21. Funeral homes and mortuaries
22. Motels and hotels
23. Museums; art galleries; planetaria; aquariums; historic and monument sites; motion picture theaters; legitimate theaters
24. Office buildings
25. Parking lots, parking garages and other off-street parking facilities
26. Personal and professional services, excluding adult entertainment and tattoo parlors
27. Photography studios
28. Private schools, including but not limited to business or commercial schools, and dance or music academies
29. Public and private charitable institutions
30. Public parks, buildings and grounds
31. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures, and facilities
32. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings
33. Stores or shops for the sale of goods at retail
34. Temporary shelter for homeless
35. Residential use above the first floor. (For purposes of this ordinance, "residential use" means the use of a building or portion of a building for dwelling purposes, including

apartments, condominiums, townhomes, single-family dwellings, bed and breakfast guest homes, and short-term rental properties, whether occupied on a permanent or temporary basis. Residential use shall not include transient lodging uses such as hotels or motels unless otherwise specified in this ordinance.)

Amended by Ordinance No. 1022, effective 7/1/2021
Amended by Ordinance No. 1069, approved April 20, 2026

5.7.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as conditional uses and constructed of similar and/or acceptable building materials.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Towers and Antenna, including television, amateur radio or land mobile towers under 45 feet in height, subject to Section 9.13

5.7.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the B-1 Central Business District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Food storage lockers with slaughtering facilities, provided that any slaughtering, killing, eviscerating, skinning, or plucking be done indoors;
2. Recycling center and collection points;
3. Churches and other religious institutions;
4. Private meeting halls, community centers and auditoriums;
5. Residential uses on the first floor of a single-story building.

Amended by Ordinance No. 1022, effective 7/1/2021
Amended by Ordinance No. 1069, approved 4/20/26

5.7.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the B-1 Central Business District.

5.7.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	none	20'	0'	0', or setback of residential district when abutting	0'	45'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.7.07 PARKING REGULATIONS: Parking within the B-1 District shall be in accordance with the provisions of this ordinance. Uses in the B-1 are exempt from the off-street parking requirements, except for those permitted or conditional uses that involve large assemblies or overnight parking, such as churches, motels, hotels, auditoriums, and residential uses.

5.7.08 SIGN REGULATIONS: Signs within the B-1 District shall be in conformance with the provisions of this ordinance.

5.7.09 SUPPLEMENTAL REGULATIONS FOR RESIDENTIAL USES IN THE CENTRAL BUSINESS DISTRICT:

1. **Trash & Waste:** Trash dumpsters, refuse containers, and other waste storage shall not be located on any side of the property facing a public street. Trash storage located on non-street-facing sides or rear yards is permitted, but shall not be maintained within the public right-of-way. Screening from public view in these locations is not required, provided the storage does not create a nuisance or violate other applicable codes.
2. **Mailboxes:** Mailboxes for residential uses may be mounted on the surface of building facades, provided they do not extend more than eight inches (8") from the façade.
3. **Satellite Dishes and Similar Equipment:** Satellite dishes, antennas, and other similar equipment shall not be visible from the public street. Such equipment must be located on non-street-facing elevations or otherwise screened so as to be concealed from street view.
4. **Outdoor Furniture, Grills, and Patio Furniture:** No temporary or permanent use of the public sidewalk for residential purposes shall be permitted.
5. **Dogs and Pet Waste:** All pet waste, including dog feces, shall be promptly removed from sidewalks, streets, and other public areas. Property owners are responsible for ensuring compliance with this requirement by tenants, occupants, or other persons under their control.
6. **Window Screening:** For residential uses on the first floor, street-facing windows shall be treated to obstruct views from the public street. This may be achieved through:
 - a. installation of permanent treatments directly on the window, such as mirrored, frosted, or tinted glass, that effectively obstruct views from the public street. Interior curtains, blinds, or other removable coverings shall not satisfy this requirement; or
 - b. replacement or modification of windows such that the bottom edge of the window is at least seven (7.0) feet above the adjacent sidewalk elevation.

All window screening measures shall be approved by the City as part of the conditional use permit review to ensure compatibility with the pedestrian-oriented commercial character of the Central Business District.

Amended by Ordinance No. 1069, approved 4/20/26

Conditional Use Permit

Residential Use on the Main Floor at 407 Howard Avenue

Background

Applicants Jeffrey & Shauna Christensen and Brian & Tami Yeomans requested a Conditional Use Permit to allow residential use on the ground floor of property at 407 Howard Avenue, St. Paul, Nebraska. The property is located within the Central Business zoning district.

A public hearing was held before the St. Paul Planning Commission on June 29, 2026, at which time the St. Paul Planning Commission voted to make a recommendation to the St. Paul City Council to [approve/deny] the application for a Conditional Use Permit with the conditions set out below.

A public hearing was held before the St. Paul City Council on July 6, 2026, at which time the St. Paul City Council voted to [approve/deny] the application for a Conditional Use Permit to allow residential use on the ground floor of the property located at 407 Howard Avenue, St. Paul, Nebraska subject to the conditions listed below and subject to compliance with all applicable zoning, building, fire, life safety, nuisance, and property maintenance requirements.

Findings

1. The proposed residential use is listed as a conditional use, or is otherwise eligible for conditional use review, within the Central Business zoning district.
2. The proposed use, with the conditions of approval will not materially impair the use or enjoyment of nearby properties.
3. The proposed use will not create undue traffic, parking, noise, sanitation, public safety, or utility impacts.
4. The proposed use is consistent with the intent of the zoning ordinance and the community's land use objectives for the area.

Conditions of Approval

1. The conditional use permit shall apply only to residential use on the main floor of the building and shall not authorize any other use not otherwise permitted by the zoning ordinance.
2. The residential unit shall comply with all applicable building, housing, fire, life safety, electrical, plumbing, mechanical, and property maintenance codes.
3. The applicant shall provide and maintain safe and state code-compliant ingress and egress for the residential use, including required exits, emergency access, and any required fire separation from other building uses.

Proposed

4. The applicant shall provide adequate off-street parking, and shall ensure that parking does not obstruct sidewalks, alleys, rights-of-way, or neighboring properties.
5. Trash containers for the property shall not be located on Howard Avenue, and shall not block the alleys or required parking areas.
6. A mailbox may be mounted on the surface of the building façade, provided that it does not extend more than eight (8") inches from the façade.
7. Windows facing Howard Avenue shall be treated to obstruct views from Howard Avenue in accordance with Section 5.7.09(6) of the Zoning Regulations.
8. Satellite dishes, antennas, and other similar equipment providing service to the residence shall not be visible from Howard Avenue.
9. No temporary or permanent use of the public sidewalk along Howard Avenue shall be permitted for outdoor furniture, grills or patio furniture.
10. All pet waste, including dog feces, shall be promptly removed from sidewalks, streets, and other public areas.
11. The residential use shall not create a nuisance, including excessive noise, odor, smoke, glare, refuse, outdoor storage, or other conditions that adversely affect neighboring properties or the public.
12. The conditional use permit shall remain in effect as long as the current owners retain ownership of the property and/or the ground floor is no longer used as a residence.
13. The conditional use permit shall remain subject to inspection and enforcement by the zoning administrator, building official, fire official, or other authorized local officials.
14. Any expansion, alteration, change in use, increase in dwelling units, or change in occupancy that differs from the approved request shall require review and approval in accordance with the zoning ordinance.
15. Failure to comply with these conditions, zoning regulations, or applicable ordinances may result in enforcement action, including possible revocation of the conditional use permit.

Dated: _____

Matt Helzer, Zoning Administrator

Zoning Classification AGR

Value \$ 9000.00

PERMIT NUMBER 2026-16
FEE \$25.00 CASH CHECK# CC: X
paid 4/16/26

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 Courtney & Casey Poss Contractor Dan Schumacher
Address 5 Cougar Lane Address 3107 US-30 Kearney
City, State, Zip St Paul NE Phone Number 308-224-7647
Phone Number 308-850-7372 Cell Phone
Complete Legal Description of the Property Lot 5 Cougar Creek Sub 5-14-10
Address of Fence Site 5 Cougar Lane Is Fence new or replacing a current fence? NEW
Size and Type (material) of Fence: 4 ft x 8 ft wrought iron
Approximately when will the construction: Start 4.21.26 Finish 4.21.26

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-20-26
(Matt Helzer's signature)

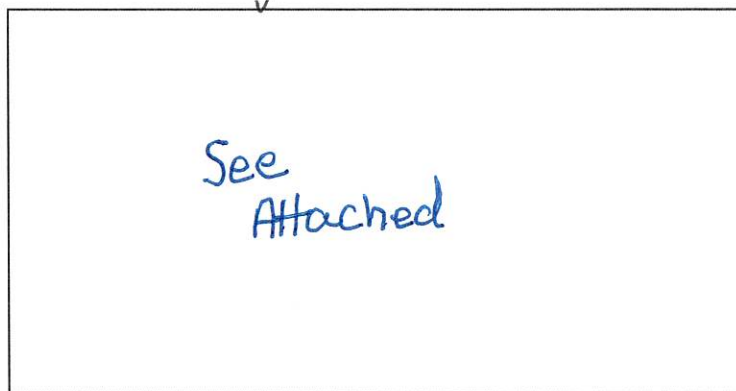
Recommendations needed before approval:

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 Courtney Poss Date 4/16/26

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

W



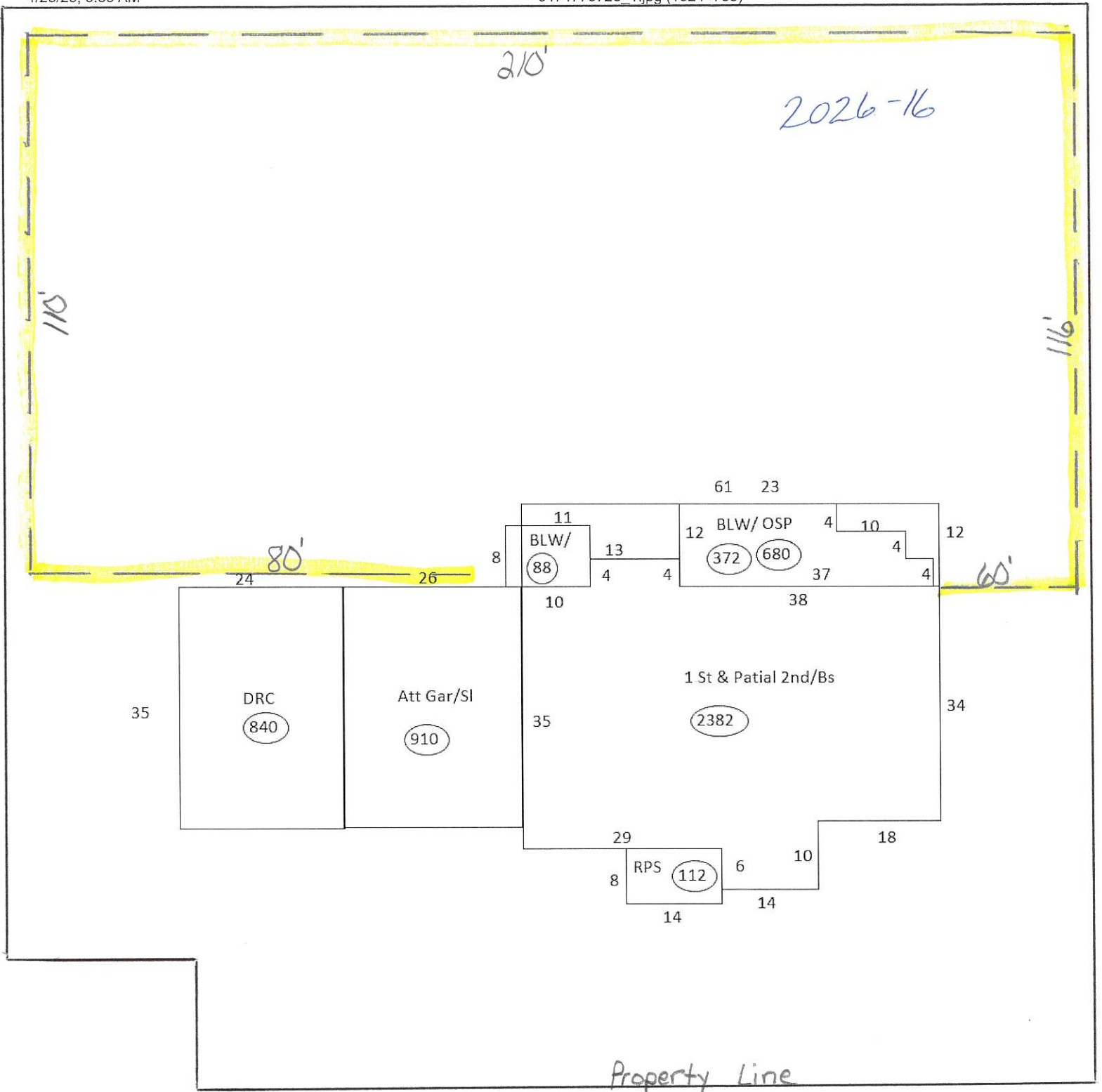
E

S

For Office Use Only:
Permit is Approved ☒ Denied

Matthew T Helzer Date 4/20/26
Zoning Administrator

Reasons for Denial: Adm Approval per § 11.1.1 of Zoning regs



Cougar Lane

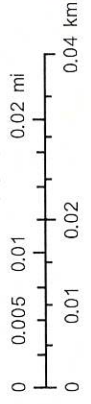


April 20, 2026
15:09 PM

 Parcels

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

1:873



ZONING PERMIT

THIS PERMIT # 2026-16 is issued to

Courtney & Casey Poss

For the purpose of

installing a wrought iron fence

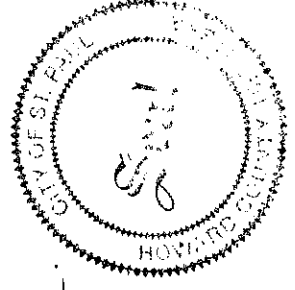
Located at 5 Cougar Lane

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 April 20, 2027

Matt Wolfe

Zoning Administrator



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

Zoning Classification R-2 Value \$ 2000. PERMIT NUMBER 2026-17
FEE \$25.00 CASH X CHECK# CC
paid 5/27/26

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 Kertha Dawn Kreidler Contractor Self
Address 821 Grant ST Address _____
City, State, Zip ST Paul NE 68873 Phone Number 308-380-5213
Phone Number _____ Cell Phone _____

Complete Legal Description of the Property Lots 1+2 Block 2 Bartletts Addl St. Paul
Address of Fence Site 821 Grant Street Is Fence new or replacing a current fence? New
Size and Type (material) of Fence: 6 x 8 wood fence.
Approximately when will the construction: Start May 2026 Finish June 2026

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-28-26
(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.

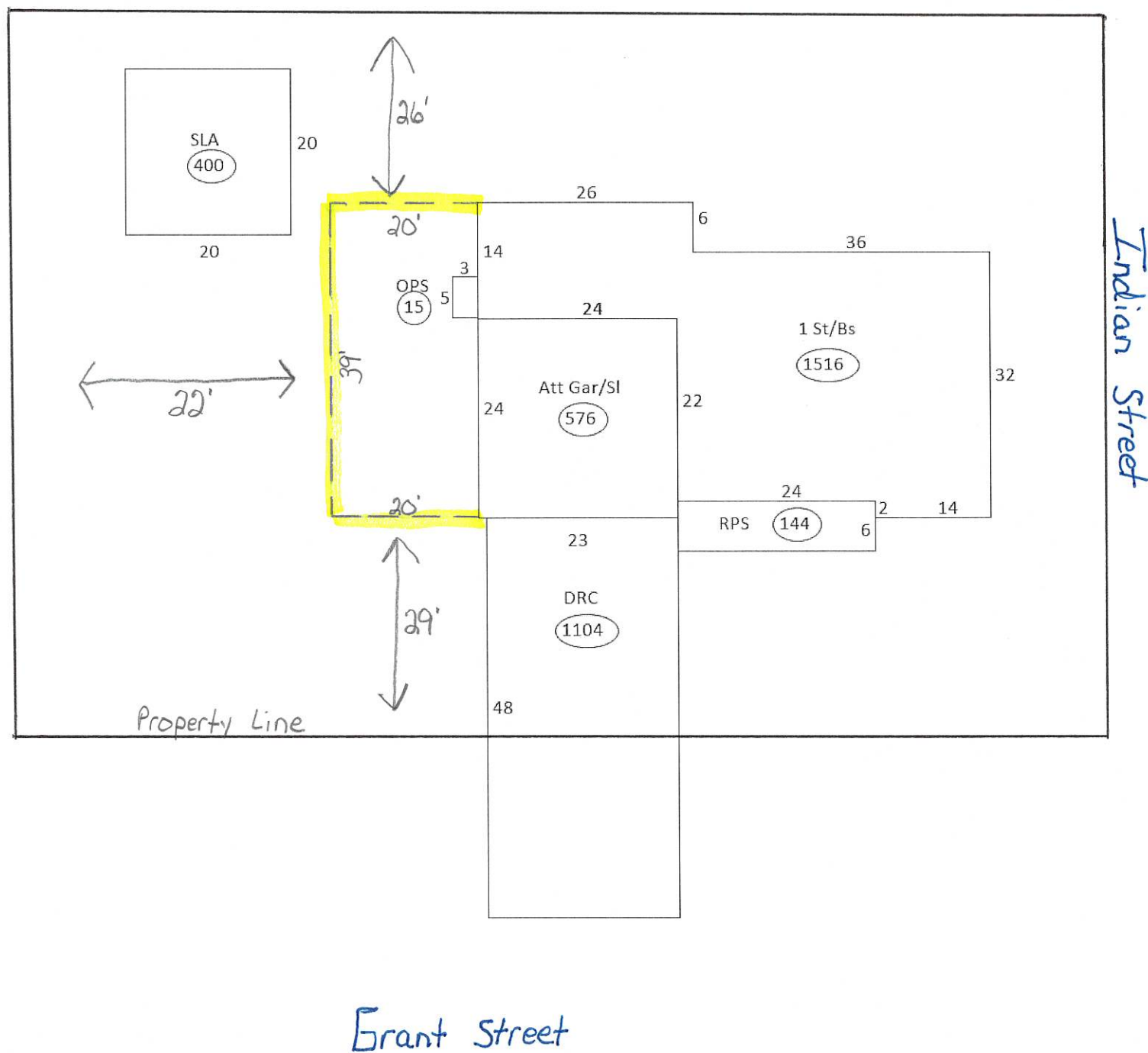
Signature of Applicant Dawn Kreidler Date 5-27-26

N _____
Drawing showing placement of Proposed fence on the property (include location of house, sheds, etc.)
W _____ E _____
S _____

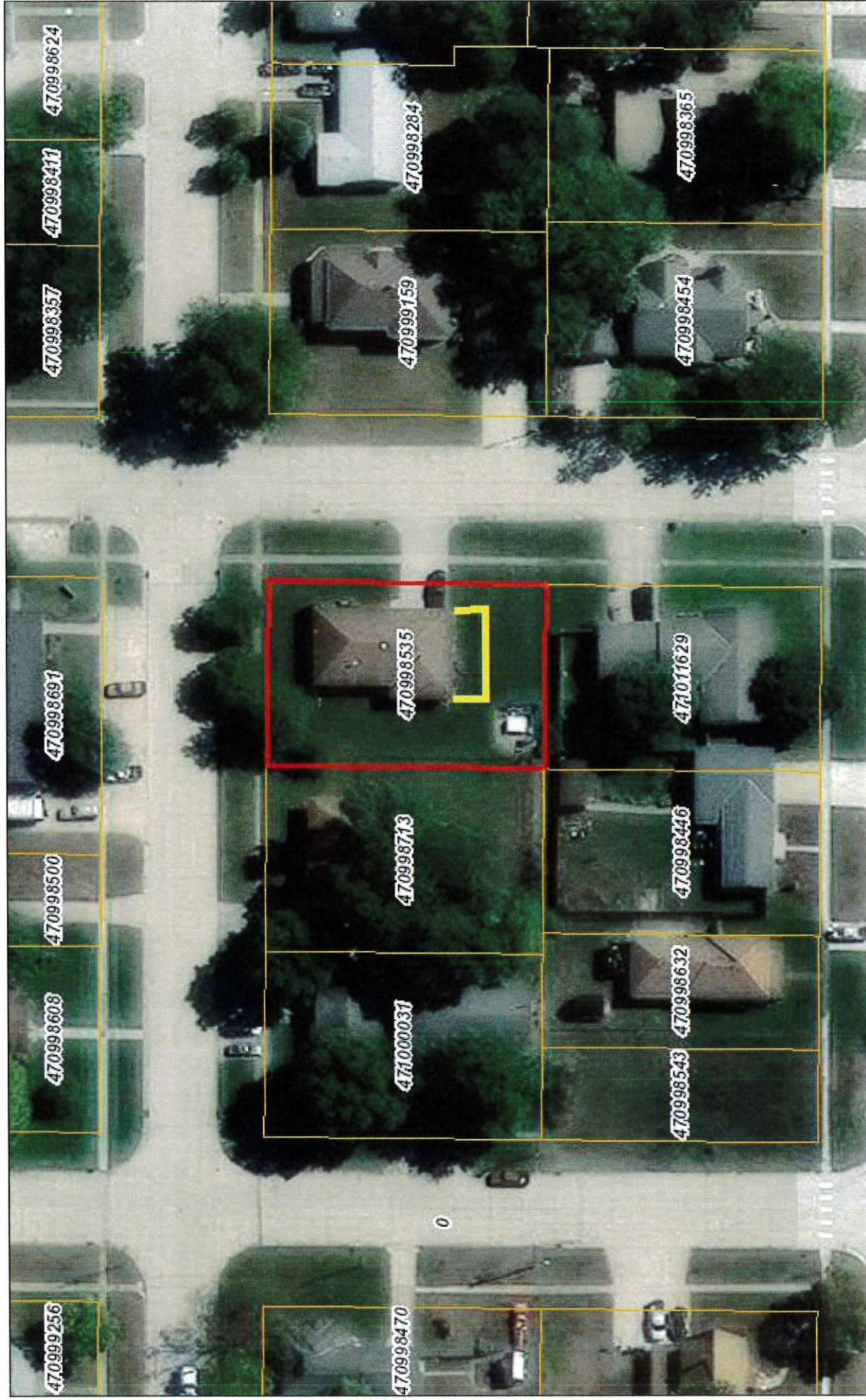
See Attached

For Office Use Only: Permit is Approved ✓ Denied _____
Reasons for Denial: _____
Matt Helzer Date 5/28/26
Zoning Administrator
Admin Approval per §11.1.1 of zoning regs

2026-17



2026-17

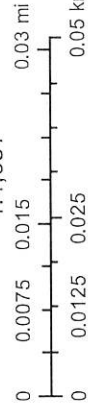


May 28, 2026
11:19 AM

 Parcels

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

1:1,057



ZONING PERMIT

THIS PERMIT # 2026-17 is issued to

Keith & Dawn Kreider

For the purpose of

installing a wood fence

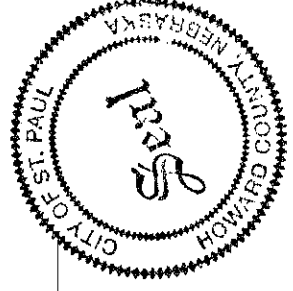
Located at 821 Grant Street

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 May 28, 2027

Matt Weyer

Zoning Administrator



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

Zoning Classification B-2 Value \$ 8807 PERMIT NUMBER 2026-18
Please call 811 before completing form FEE \$50.00 CASH CHECK#
25.00 cc pmt 6/12/26

Fence
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 Will Jacobs Contractor American Fence
Address 1009 Sheridan St Address 1605 N Shad Bend Grand Island
City, State, Zip St Paul NE 68873 Phone Number 308-249-7856
Phone Number 308-750-4857 Cell Phone 308-249-7856
Complete Legal Description of the Property 544' of Lots 1, 2 + 44' of Lots 8, 9 + 10 Block 12
Address of Construction Site Same Bartlett Add St Paul
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Fence - Vinyl Dimension of Structure 236'
Distance from East Front property line 45' Distance from West Rear Property Line 8'
Distance from North Side Property Line On property line Distance from South Second Side Line 6"
Is there a utility easement on any side of the property? Yes - West
Approximately when will construction Start 6-15-26 Finish 6-16-26

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-9-26
(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 _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district?	YES <u>X</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 2026-18

Site Plan Sketch:

North Street Name _____

Street Name _____

W _____

See Attached

OK to remove fence and place new fence on property line.
Ronda J. Stenberg

Street Name _____

E _____

South Street Name _____

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

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

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

Signature of Applicant [Signature] Date 6-5-20

For Office Use Only:

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

Reasons for Denial: _____

2026-18

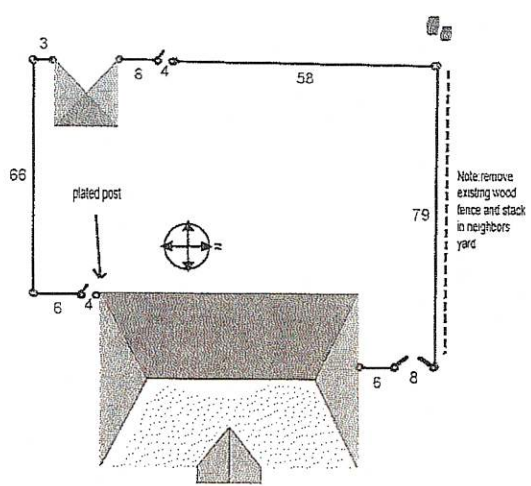
AMERICAN FENCE COMPANY

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

SALESMAN Patrick Donovan

DATE 5/27/2026 PHONE: (308) 750-4857 CELL _____
CUSTOMER Will Jacobs WORK _____
PROJECT LOCATION: 1009 Sheridan St
CITY St Paul STATE NE ZIP 68873
BILLING ADDRESS: _____ AFC JOB# _____
CITY _____ STATE _____ ZIP _____
EMAIL WBIACORS99@GMAIL.COM

PHONE 308-249-7856		
PGRAR26-0156-C		
STYLE DRAWING	HEIGHT	LENGTH
AFC373	6.0'	242.0'
PROJECT TOTAL		



Fence style legend
This drawing is not to scale
■ vinyl

GATE INFORMATION		
4' wide x 6' tall	☒ SS	☐ DD
4' wide x 6' tall	☒ SS	☐ DD
8' wide x 6' tall	☐ SS	☒ DD
	☐ SS	☐ DD

Fence Price \$8,807.78

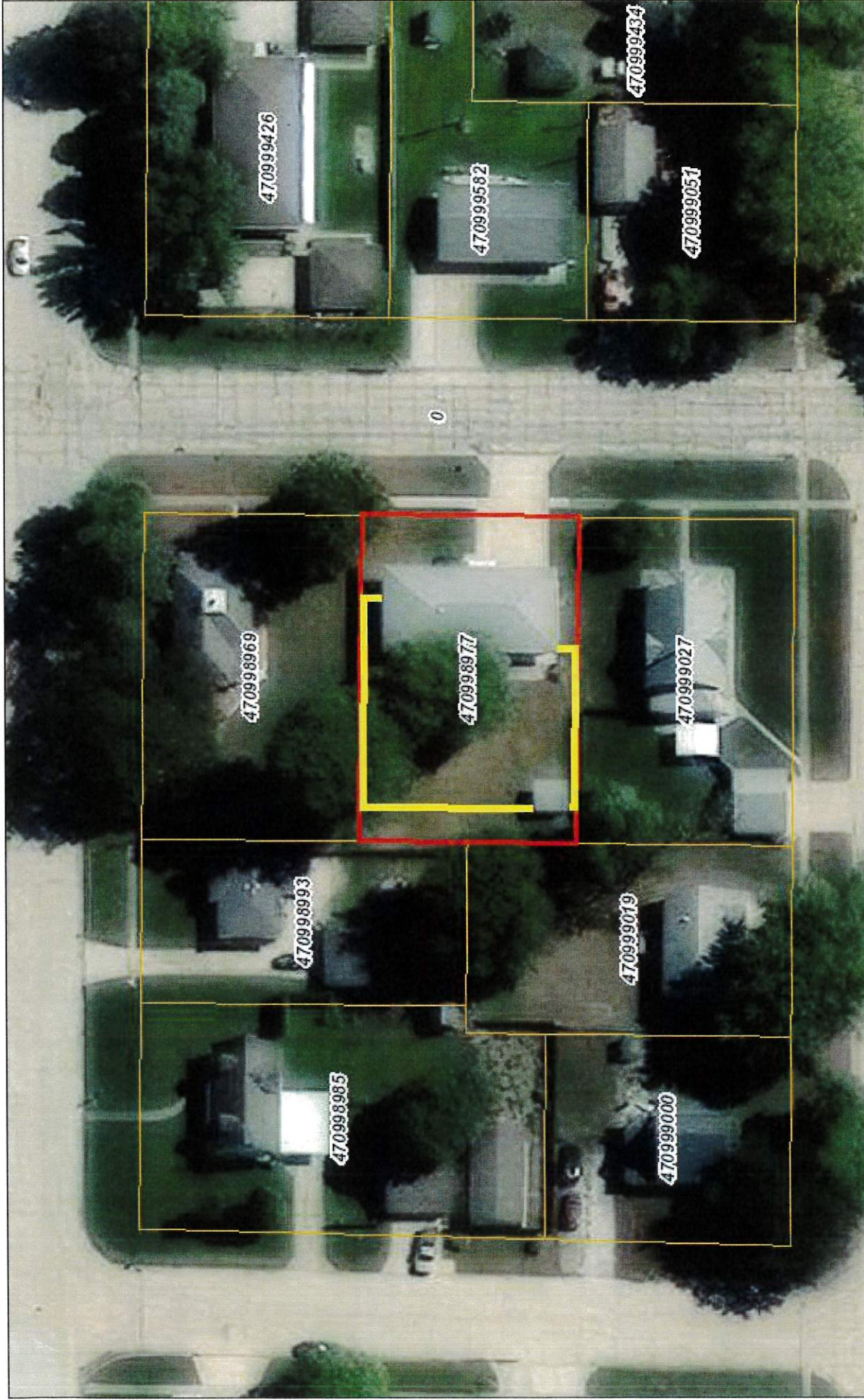
OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE

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

OFFICE USE ONLY	DATE	_____
	TYPE	_____
	AMOUNT	_____

DESCRIPTION OF WILL JACOBS PROJECT		QUOTE IS GOOD FOR 14 DAYS	
Fence 1: Remove fence between neighbor on Northside of yard, Cut post off at below grade and stack in neighbors yard. Install approximately 242' of 6' White Privacy Fence with two 4' wide x 6' tall single swing gates and one 8' wide x 6' tall double drive gates. Post will be set by driving a 2" galvanized post into ground 42", bracketed and sleeved with vinyl post.			
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	CUSTOMER SIGNATURE:	DATE
Patrick Donovan	5/27/2026	Will Jacobs	5/27/2026 10:58 AM
Please provide Billing Email Address:		wbjacobs99@gmail.com	

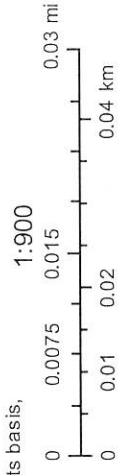
2026-18



June 9, 2026
11:16 AM

 Parcels

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



ZONING PERMIT

THIS PERMIT # 2026-18 is issued to

Will Jacobs

For the purpose of

installing a vinyl fence

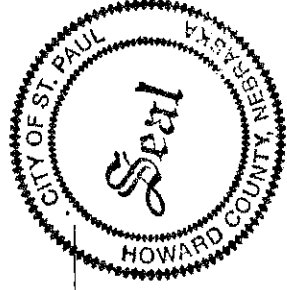
Located at 1009 Sheridan Street

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 June 17, 2027

Matt Weller

Zoning Administrator



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

Zoning Classification R-2 Value \$ 6000 PERMIT NUMBER 2026-19
Please call 811 before completing form FEE \$50.00 CASH ☒ CHECK# 5-7-26

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 TROY JOHNSON Contractor SELF
Address 917 ELM ST. Address _____
City, State, Zip ST. PAUL NE 68973 Phone Number _____
Phone Number 308-223-1190 Cell Phone _____

Complete Legal Description of the Property Lots 7+8 Block 15 Military Add. St. Paul
Address of Construction Site 917 ELM STREET ST PAUL, NE. 68973
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure SUN ROOM OFF BACK OF GARAGE Dimension of Structure 14' x 26'
Distance from Front property line North 68 Distance from Rear Property Line South 84'
Distance from Side Property Line West 6' west Distance from Second Side Line East 56'

Is there a utility easement on any side of the property? Yes
Approximately when will construction Start JUNE 2026 Finish SEPTEMBER 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-7-26
(Matt Helzer's signature)

Recommendations needed before approval: _____

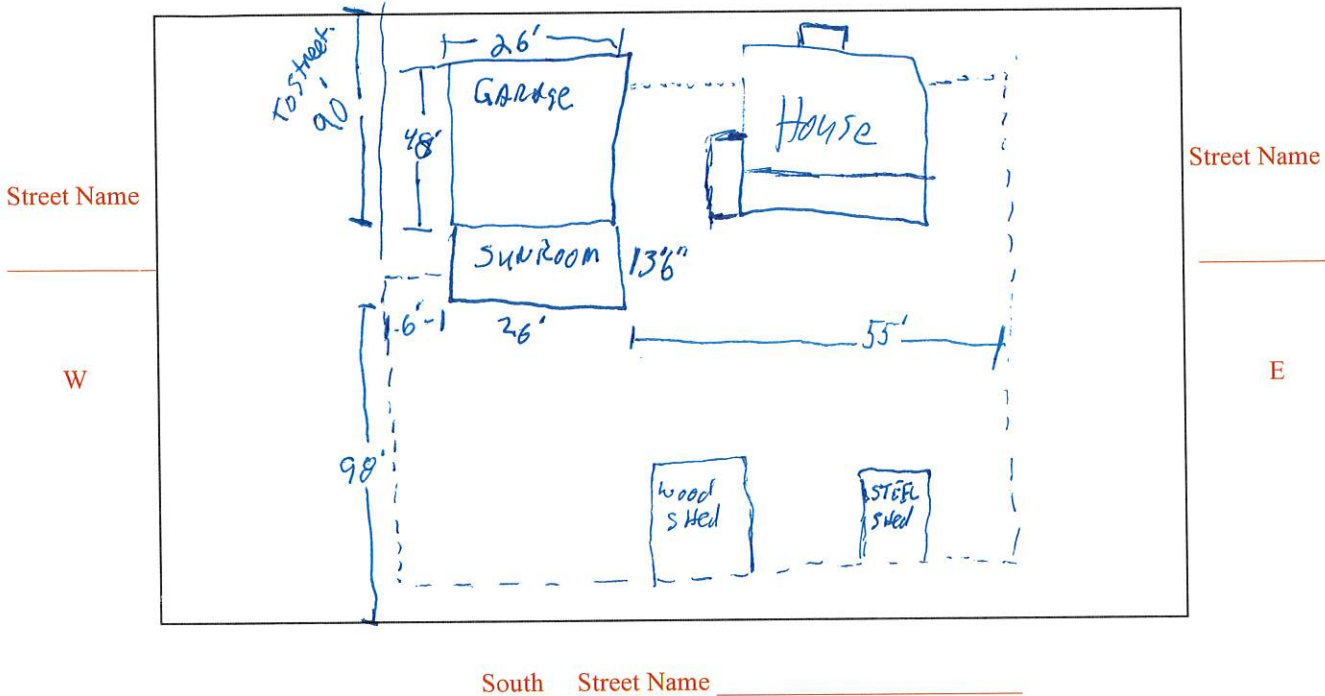
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district?	YES ☒	NO _____
Does the proposed use meet all the required setback distances?	YES ☒	NO _____
Is a conditional use required for the proposed use?	YES _____	NO ☒
Has a Conditional Use Permit been issued for this proposed use?	YES _____	NO ☒
If yes, when does it expire? _____		

Site Plan Sketch:

North Street Name ELM



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

Date 5-7-26

For Office Use Only:

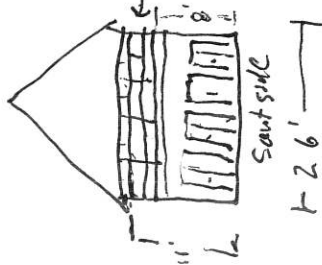
Permit is Approved _____ Denied _____

Zoning Administrator Signature

Reasons for Denial:

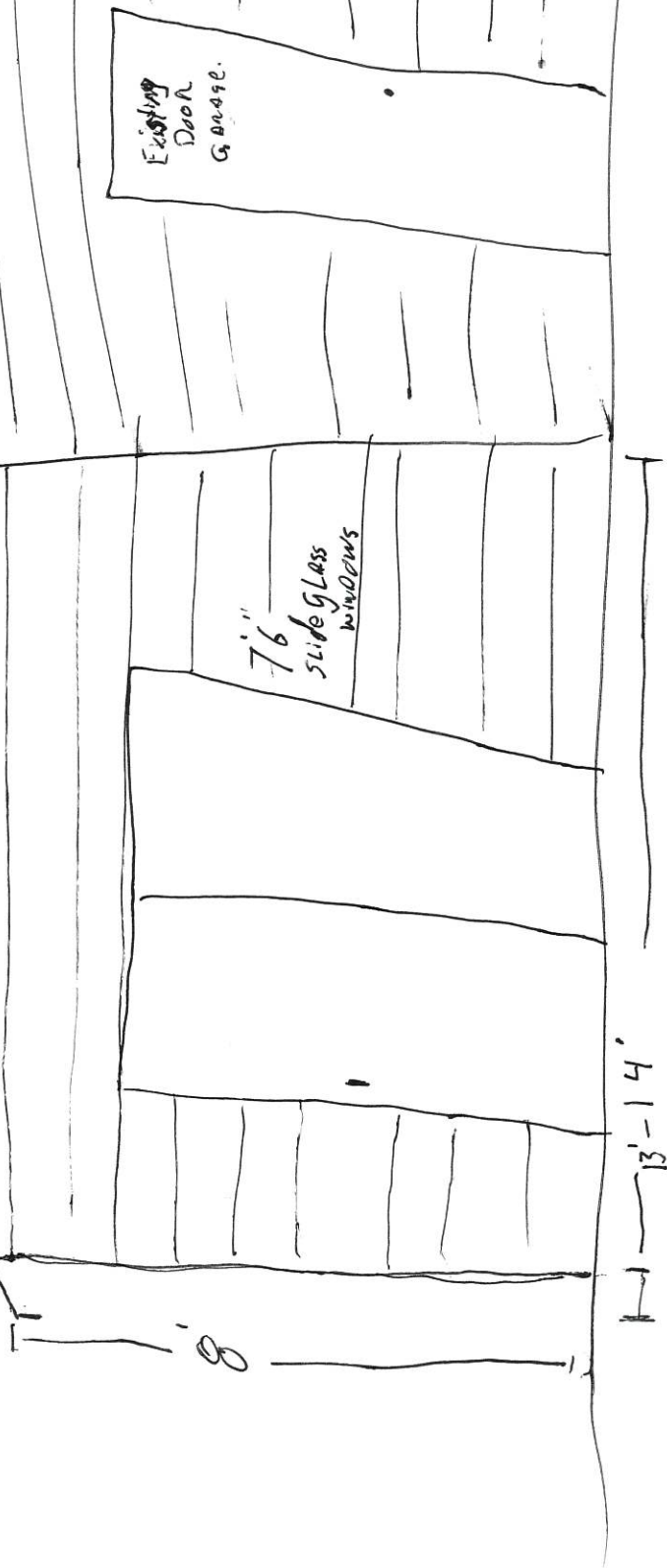
SIZES ARE APPROX. SINCE I AM
BUILDING WITH A RECYCLED SUNROOM KIT.

2026-19

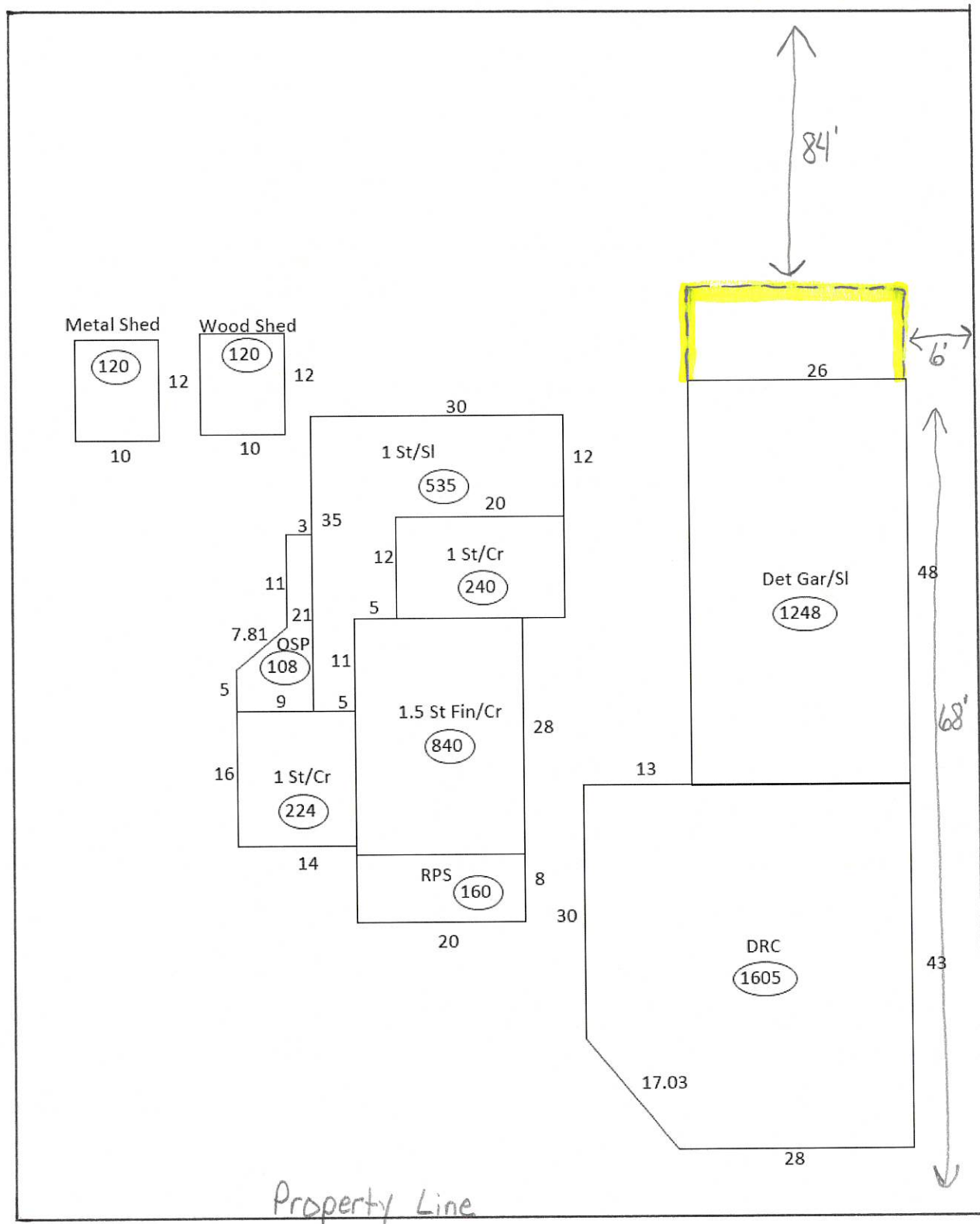


LIKELY A POLE LEAN TO STYLE
ADDITION FOR SUNROOM.

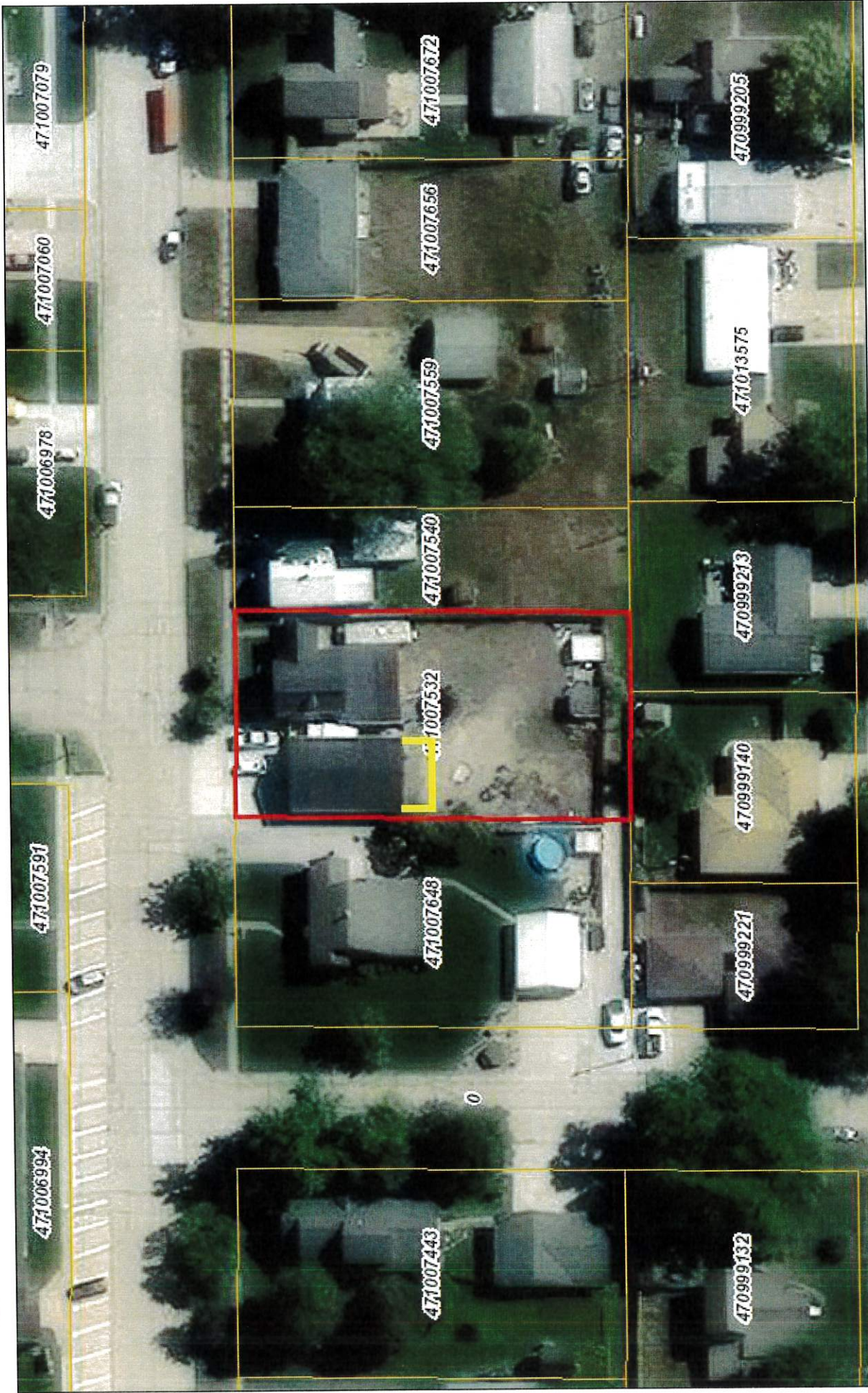
EXISTING GARAGE
← SOUTH SIDE



2026-19



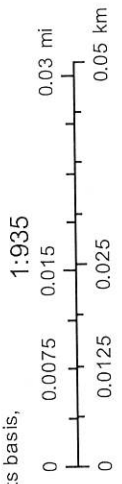
Elm Street



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

May 7, 2026
14:09 PM

Parcels



Zoning Classification R-2 Value \$ 1500⁰⁰ PERMIT NUMBER 2026-20
Please call 811 before completing form FEE \$50.00 CASH fee waived per Mayor CHECK# _____

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 Linda Rasmussen Contractor SELF
Address 723 Sheridan Street Address _____
City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number 308-754-5488 Cell Phone _____

Complete Legal Description of the Property All of Lots 1,2,3,4 Exc. S 60' of Lots Block 4 Military St. Paul
Address of Construction Site 723 Sheridan
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure ADA Ramp Dimension of Structure 8' x 24'
Distance from North Front property line 20' Distance from South Rear Property Line 20'
Distance from East Side Property Line 82' Distance from West Second Side Line 86'

Is there a **utility easement** on any side of the property? NO
Approximately when will construction Start May 2026 Finish June 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-14-26
(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 _____ 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 2026-20

Site Plan Sketch:

North Street Name _____

Street Name

Street Name

W

E

South Street Name _____

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

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

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

Signature of Applicant

Melvin E. Zuller

Date

5/14/2026

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

Page 2 of 2



May 15, 2026
12:43 PM

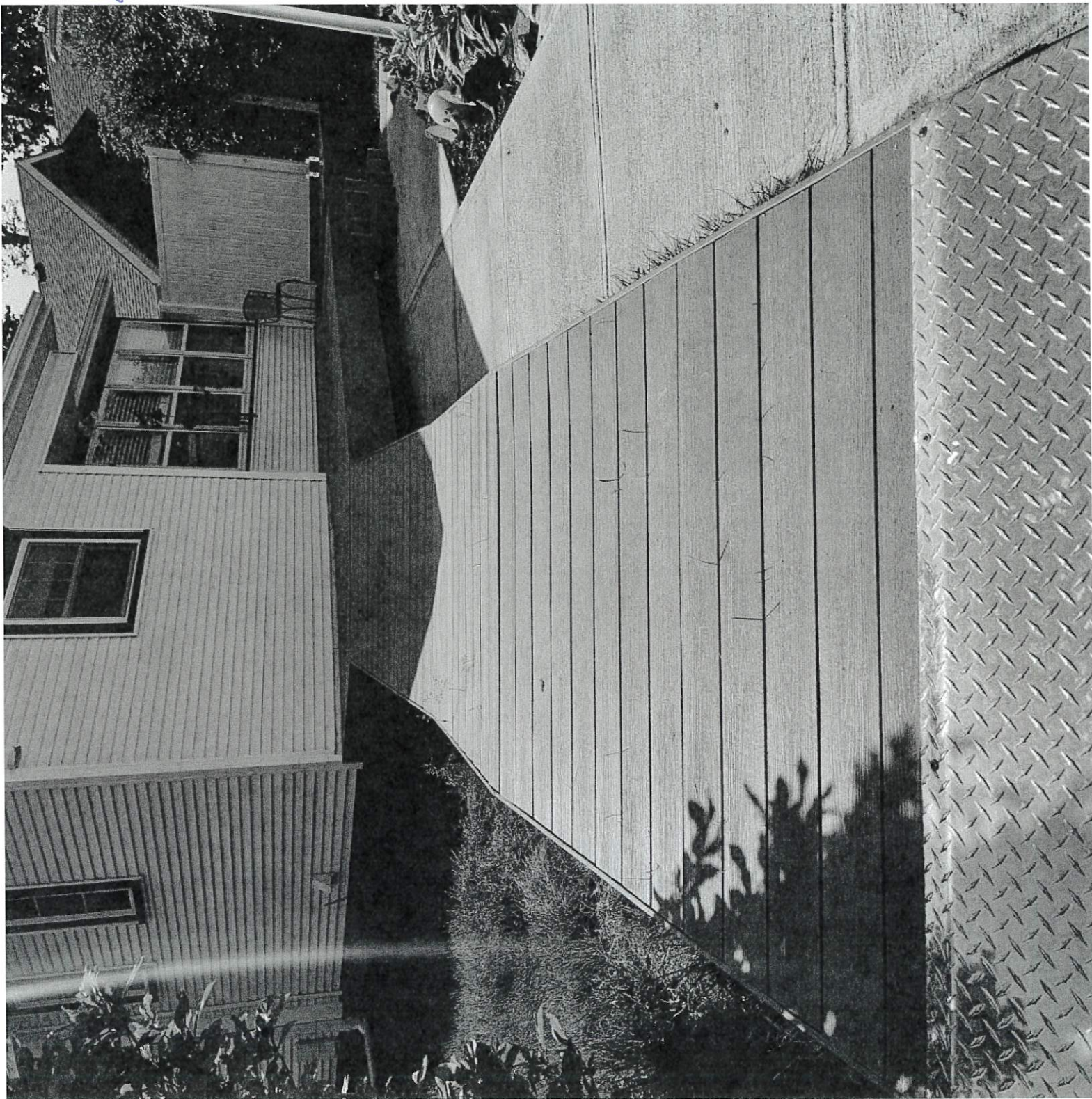
 Parcels

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

1:995



2006-20



2026-20



2026-20



Zoning Classification HC Value \$ 640.⁰⁰ PERMIT NUMBER 2026-21
FEE \$25.00 CASH CHECK# 2774 CC
paid 6/2/26

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 St. Paul American Legion Contractor Marcus Nieken
Address 1222 2nd st. Address 507 Sheridan
City, State, Zip St. Paul, NE 68873 Phone Number
Phone Number 308 754-5497 Cell Phone 308 750-3964

Complete Legal Description of the Property Lots 1-3, N 30' Lot 6, Lots 7+8 Block 64 and Vac Alley OT St. Paul

Address of Fence Site 1222 2nd st. Is Fence new or replacing a current fence? new

Size and Type (material) of Fence: 6Ft wooden pickets

Approximately when will the construction: Start Immediately Finish July 2026

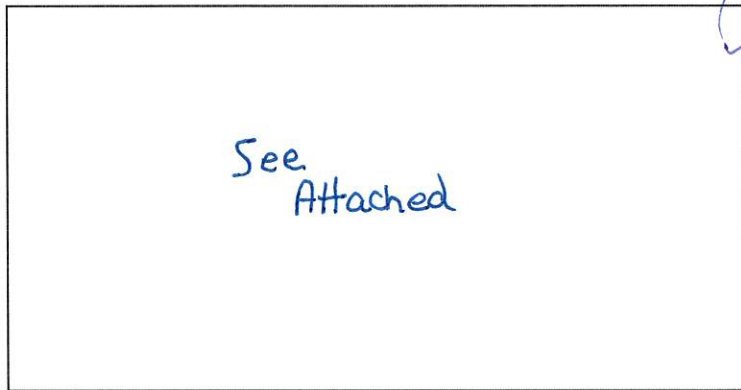
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 6-15-26
(Matt Helzer's signature)

Recommendations needed before approval: Vacated alley with no utilities in utility easement

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 June 2, 2026

N
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 Date
Zoning Administrator
Reasons for Denial:

2026-21

N-LINE



LAND SURVEYING

P.O. BOX 173

Central City, NE 68826

Phone: 308-946-3601

OFFICIAL SURVEY RECORD
Survey Tracts located in Block 64,
Original Town of St. Paul, Howard County, Nebraska

SURVEYOR'S NOTES:

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which affect the quality of the property.

Nebraska
Survey Record Repository
RECEIVED
\$50
FEB 08 2021
HOWARD
1505-260

LEGAL DESCRIPTION:
City's Tract to be Sold:

Lot One (1) and that part of Lot Two (2) lying North of the Former Chicago, Burlington and Quincy Railroad Centerline, all in Block Sixty-Four (64), Original Town of St. Paul, Howard County, Nebraska and the abutting East Half of the Vacated Alleyway (Ordinance No. 1008) recorded in Book 20, page 2920 in the Howard County Register of Deeds Office.

BOOK 17, PAGE 5808

Parcel 1: The North 30 Feet of Lot Six (6), all of Lot Seven (7), and the South 15 feet of Lot Eight (8), Block Sixty-Four (64), Original Town of St. Paul, Howard County, Nebraska.

Parcel 2: Lot 8, except the South 15 Feet thereof, also sometimes described as the North 51.91 feet of Lot Eight (8), Block Sixty Four (64), Original Town of the City of St. Paul, Howard County, Nebraska.

BOOK 20, PAGE 4403

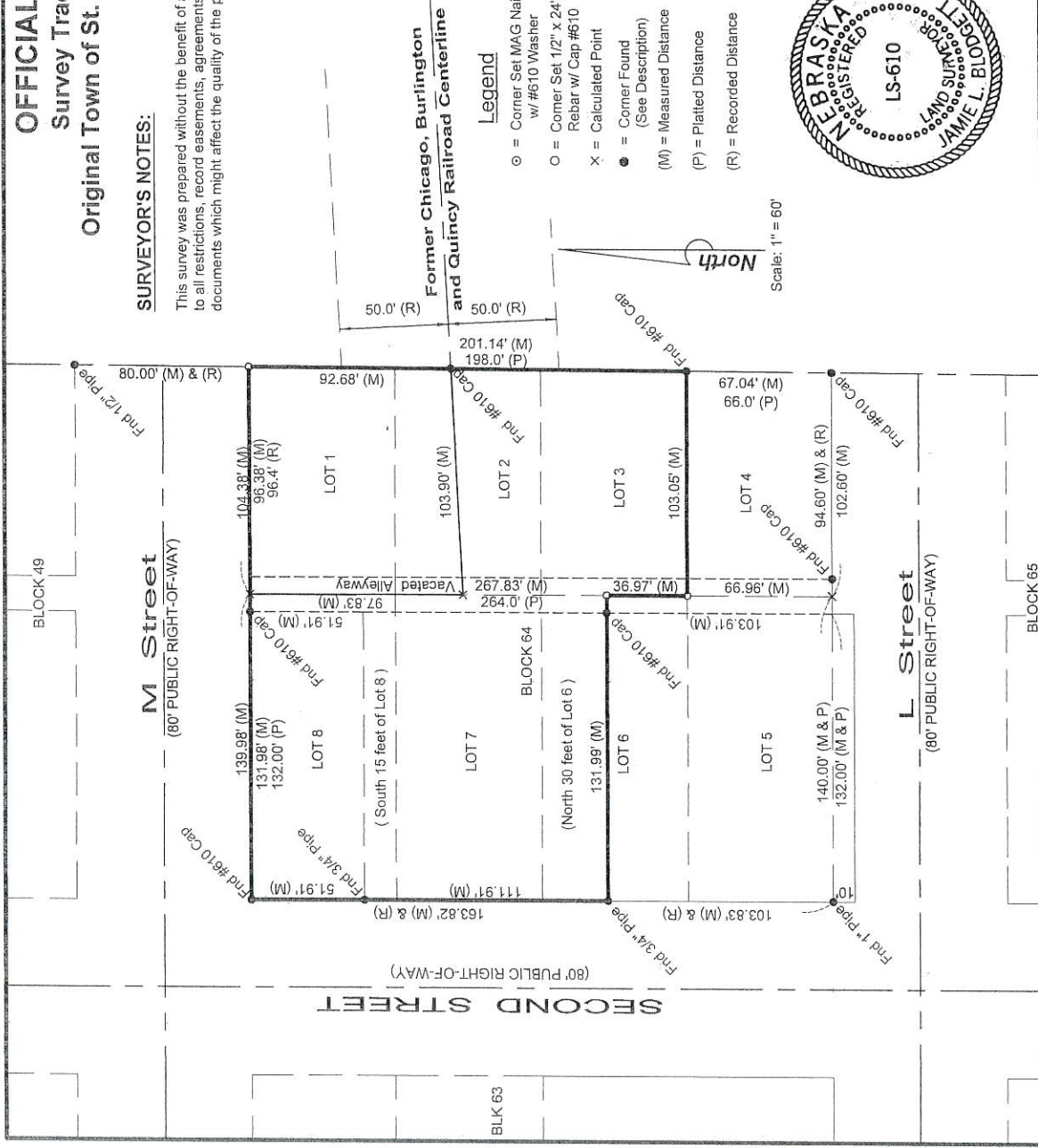
Lot Three (3) and that part of Lot Two (2) lying south of the Railroad Company's Main Track centerline, all in Block Sixty-Four (64) of the Original Town of St. Paul, Howard County, Nebraska INCLUDING the East Half of the Vacated Alleyway abutting said lots pursuant to Ordinance No. 1008 recorded May 22, 2020 in Book 20, page 2920, Howard County Records

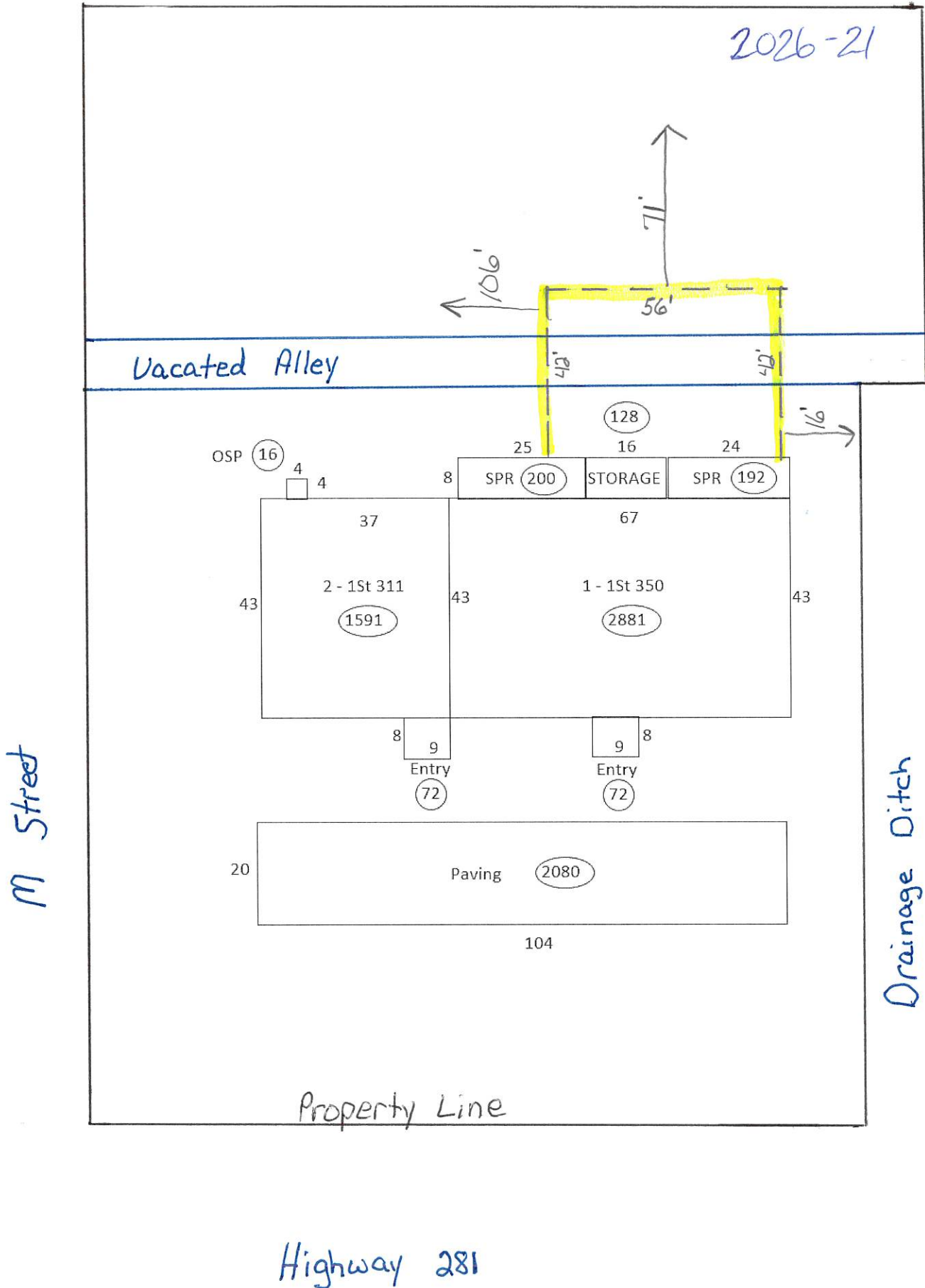
I hereby certify that this land surveying document was prepared by me and the related surveying work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett 9/10/2020
Date:
Jamie L. Blodgett
License Number 610
Pages covered by this seal 1

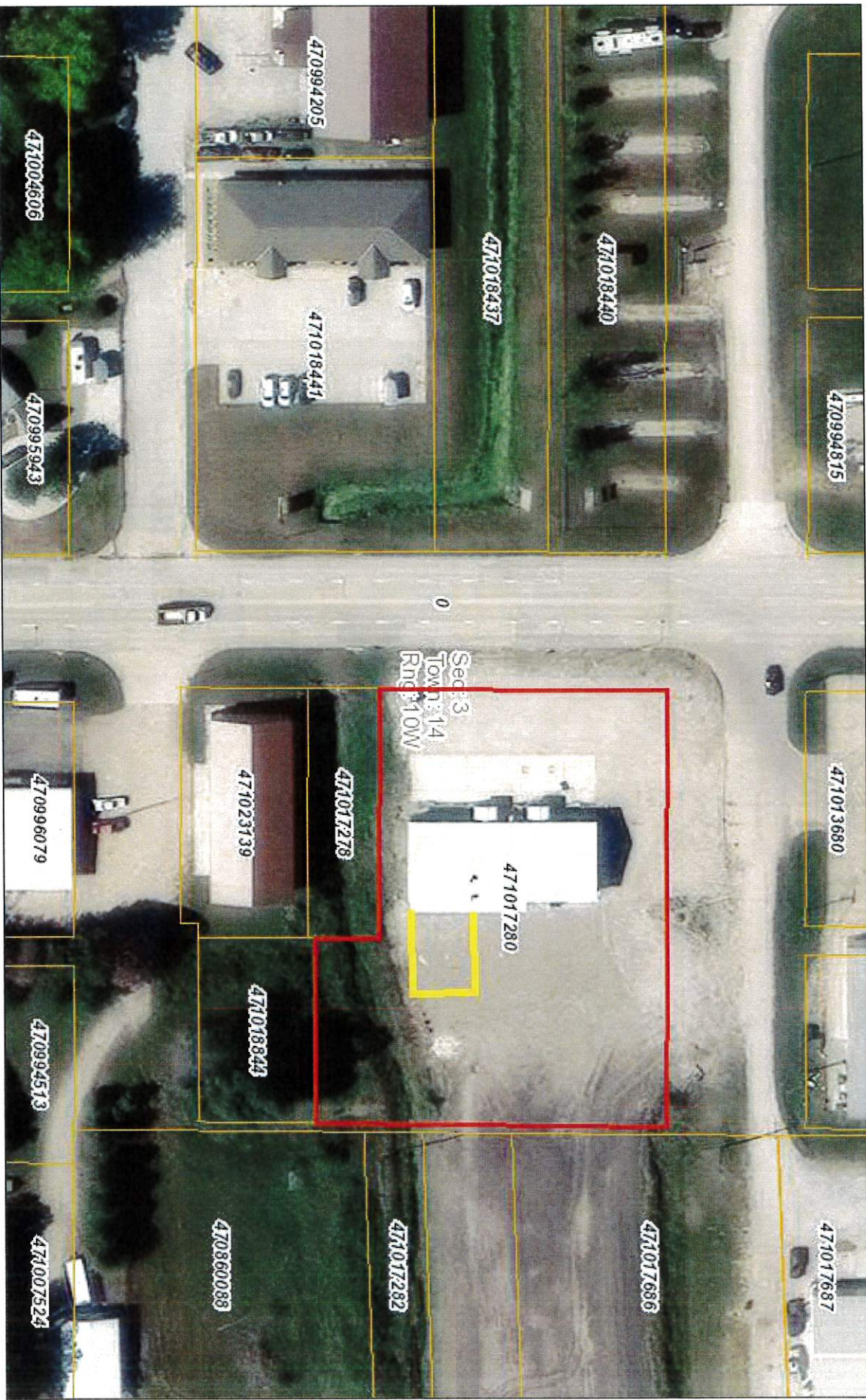
JOB NUMBER 20109

DATE OF SURVEY 8/18/2020





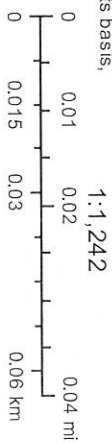
2026-21



June 15, 2026
14:29 PM

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

- ☐ Parcels
- ☐ Sections





Zoning Classification R-1 Value \$ 36,000 PERMIT NUMBER 2026-22
Please call 811 before completing form FEE \$50.00 CASH ☒ CHECK# paid 6/9/26

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 Ann Tuma Contractor Integrity Exterior Solutions
Address 1116 Nelson St Address 1524 Pioneer Blvd Lincoln 68502
City, State, Zip St Paul, NE 68873 Phone Number 402-510-4613
Phone Number 308 750-2626 Cell Phone 531-500-9793-tom
Complete Legal Description of the Property (#881-1) LOTS 1,2,5 & 6 & EXC S 18' OF LOT 5 BLOCK 6 WALLACE'S ADD & PART OF VACATED L ST ST PAUL 1116 NELSON ST ST PAUL
Address of Construction Site 1116 Nelson St
(If none, one must be registered with City of St. Paul) In the Flood plain? no

Proposed Structure Sun room/Attached to existing house Dimension of Structure 16 x 22
Distance from West Front property line 74' Distance from East Rear Property Line 161'
Distance from North Side Property Line 77' Distance from South Second Side Line 90'
Is there a utility easement on any side of the property? yes - along east property line
Approximately when will construction Start June 2026 Finish Nov. 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-17-26
(Matt Helzer's signature)

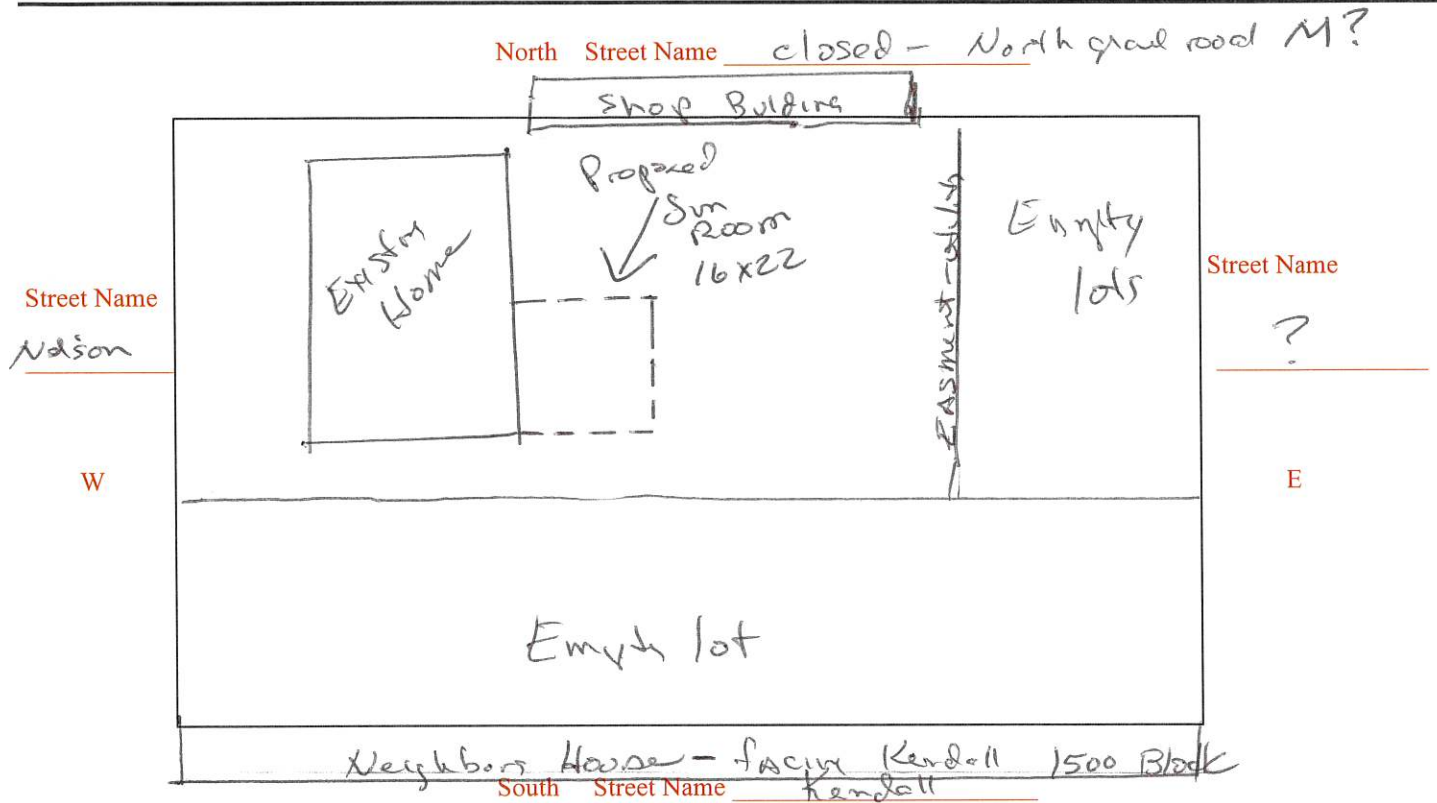
Recommendations needed before approval: _____

(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 _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district?	YES ☒	NO _____
Does the proposed use meet all the required setback distances?	YES ☒	NO _____
Is a conditional use required for the proposed use?	YES _____	NO ☒
Has a Conditional Use Permit been issued for this proposed use?	YES _____	NO ☒
If yes, when does it expire?	_____	

Site Plan Sketch:



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

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

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

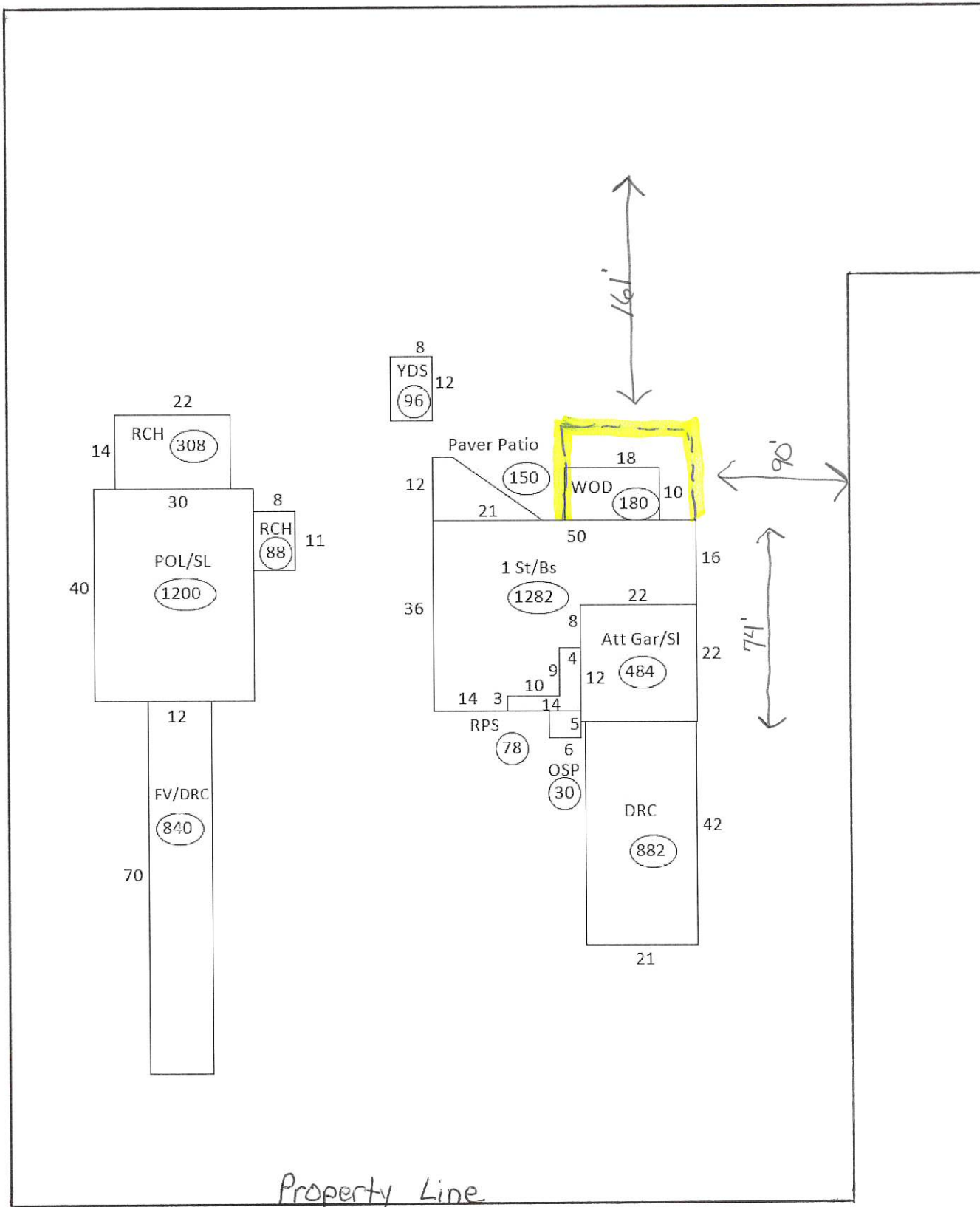
Signature of Applicant [Signature] Date 6-9-2026

For Office Use Only:

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

Reasons for Denial: _____

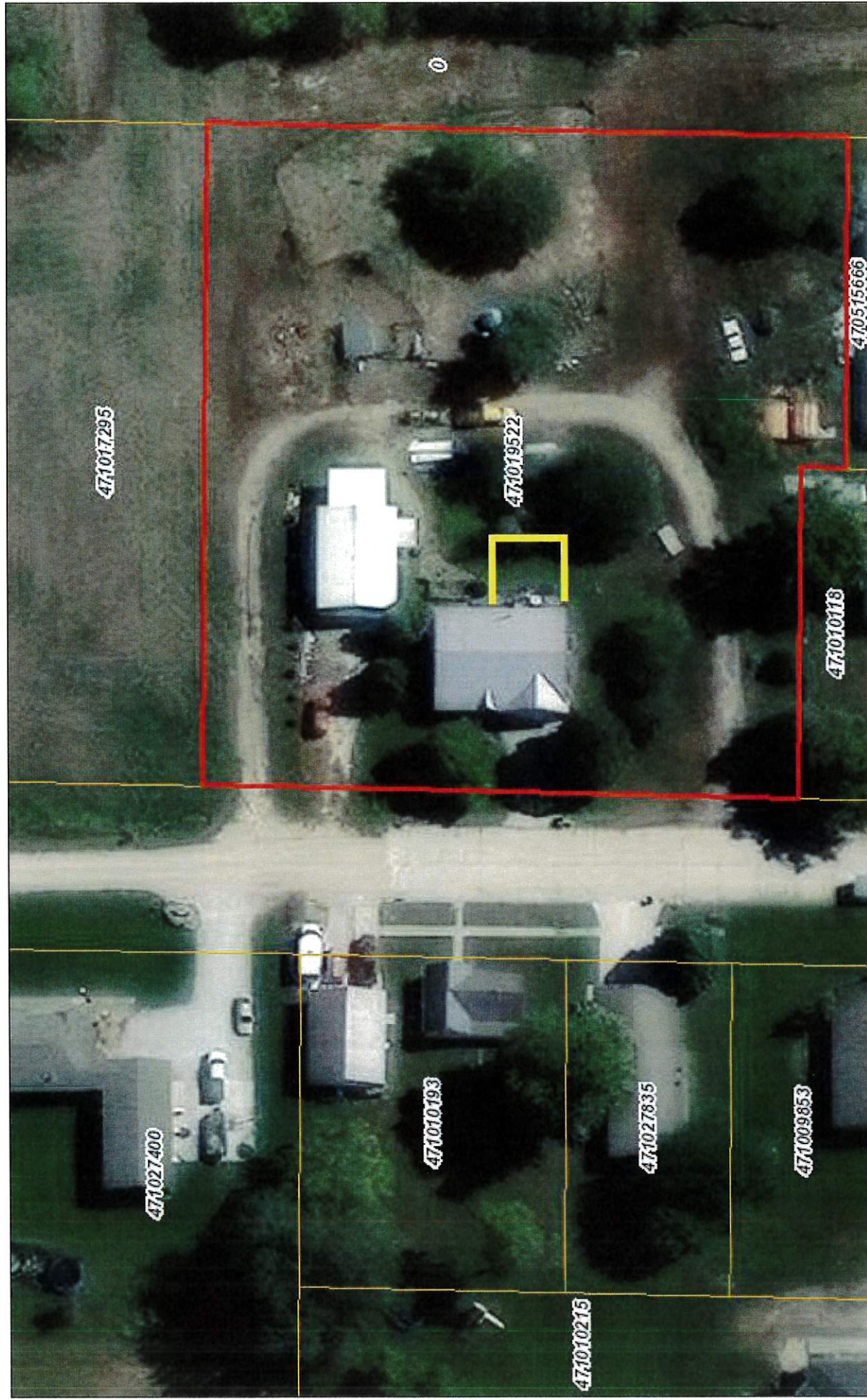
2026-22



North
←

Nelson Street

2026-22

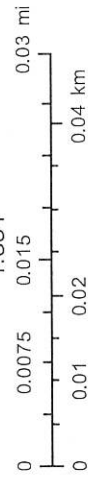


June 17, 2026
13:31 PM

 Parcels

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

1:884



Zoning Classification R-2 Value \$ 37,280
Please call 811 before completing form

PERMIT NUMBER 2026-23
FEE \$ 50.00 CASH CHECK# 4278

APPLICATION FOR A DEMOLITION & 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 requirement information is furnished.

Property Owner Loren P. Wroblewski Contractor Matt McCarty
Address Barbara A. Wroblewski Address 1745 N. Hill Estate, St. Paul, NE
706 'O' St. 68873
City, State, Zip St. Paul, NE 68873 Phone Number —
Phone Number Loucell 308-750-2482 Cell Phone 308-750-2563
Complete Legal Description of the Property Pt. of sec. 3-14-10 and 34-15-10 between Blocks 39+40 and
 Hwy 281, see full description Deed, Howard Co., Nebr.
Address of Construction Site 706 'O' St, St. Paul, NE 68873
(If none, one must be registered with City of St. Paul) In the Flood plain no ?
Proposed Structure Pole Barn addition Dimension of Structure 30' x 52.5'
Distance from South front property line 263'
East Rear Property Line 165' North Side Property Line 275' West Second Side Line 305' Between other buildings (Min 10') 0
Attached
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 2026 Finish 2027
To Whom Should the Improvements be assessed? Loren P. & Barbara A. Wroblewski
Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-22-26
(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 — 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? _____

Structure to be demolished: _____ Size _____ x _____

2026-23

Site Plan Sketch:

North Street Name Hwy 281

Street Name

9th St.

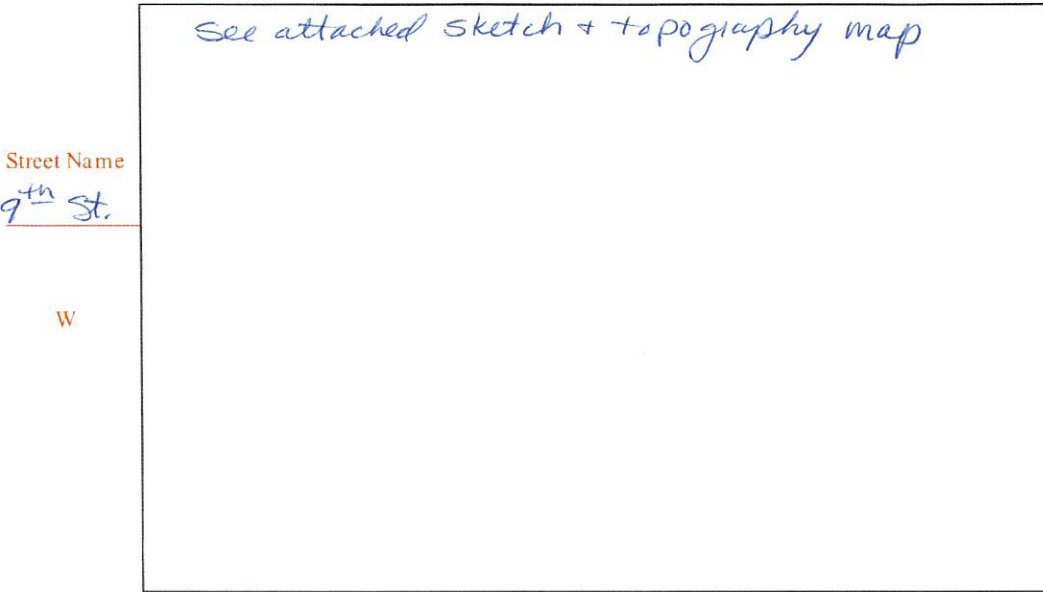
W

Street Name

7th St.

E

South Street Name O St.



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 HOMES MUST CALL ELECTRICAL INSPECTOR, Kim Famstrom 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 Barbara A. Wischke-Sli Date 6-22-2026
M. Helzer 6-22-2026

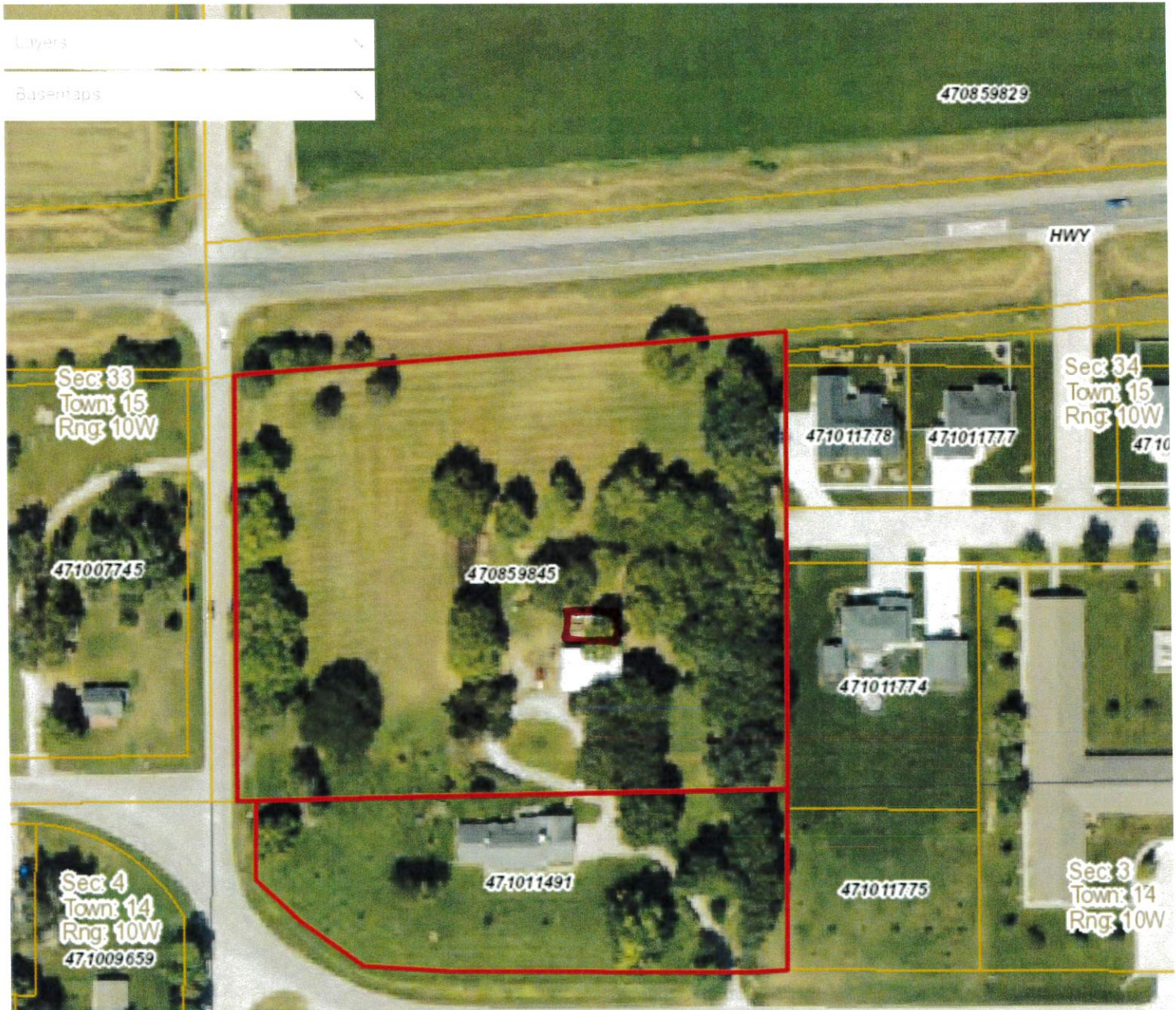
For Office Use Only:

Permit is Approved _____ Denied _____ Date _____

 Zoning Administrator

Reasons for Denial:

2026-23



Lat: 41.221252 Long: -98.458625

Site Last Updated: 6/20/2026

© OpenStreetMap

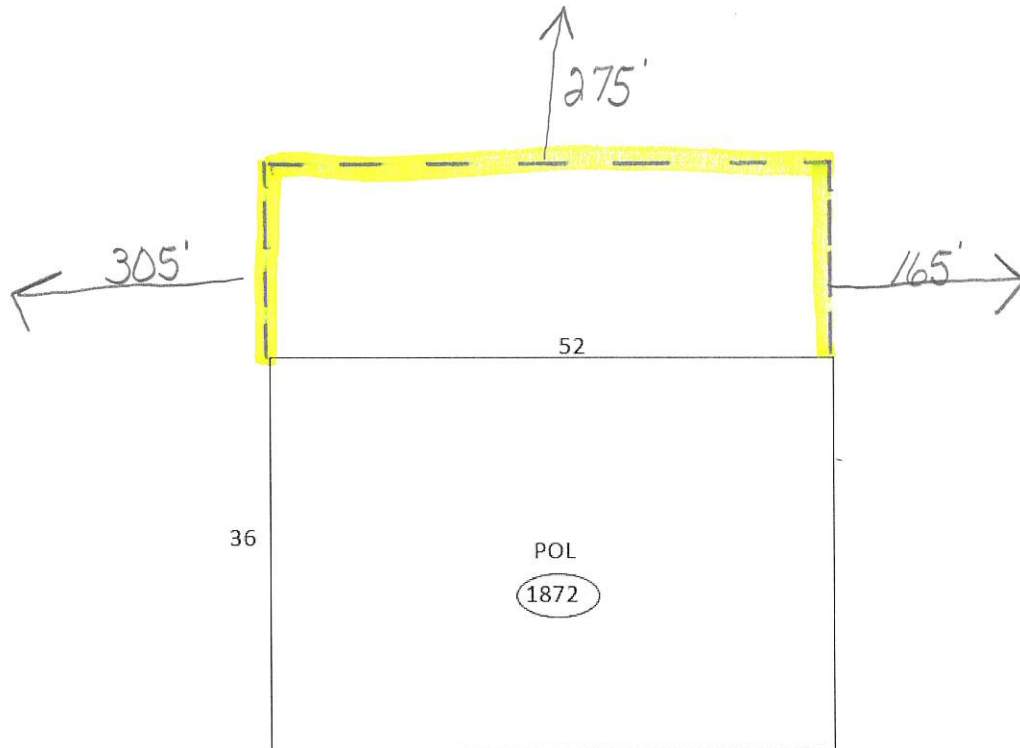
(<https://www.openstreetmap.org/copyright>)



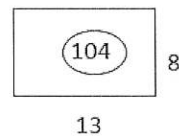
Highway 92

2016-23

9th Street



PLAYHOUSE



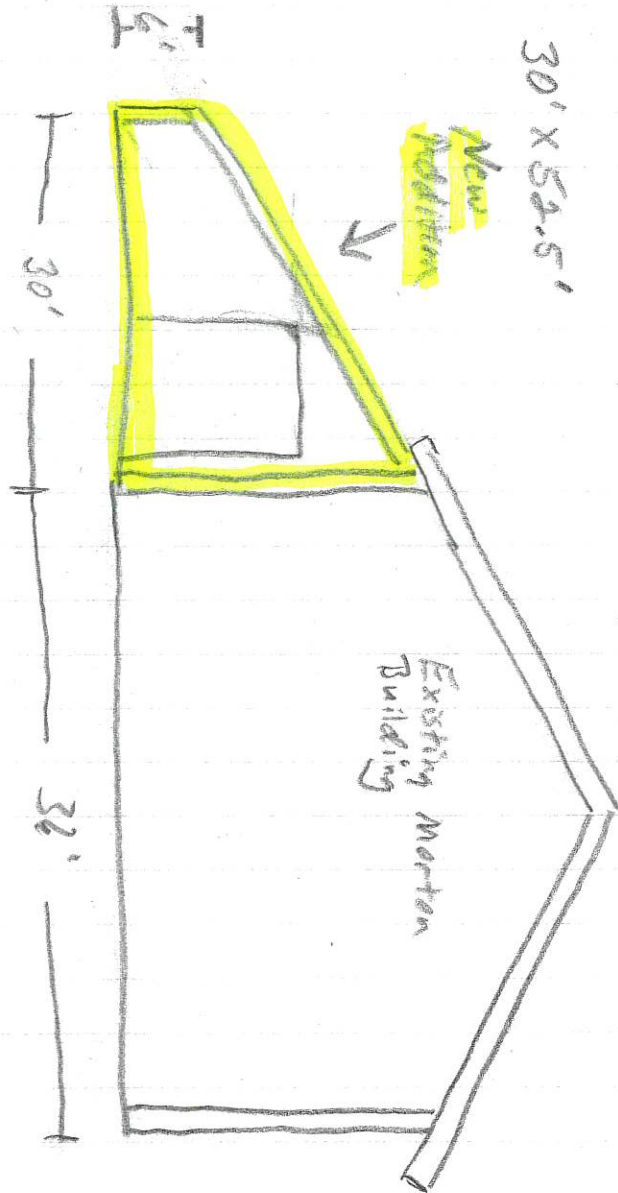
Property Line

"O" Street

2026-23

New Addition

View Facing East



Boat + Trailer 103" Wide

8' 7"

Height

110"

Normal

lowest possible 9' 2"

122"

10' 2"

142" 11' 10"

House small ganged door 10' x 7'

Zoning Classification R. HC Value \$ 200 PERMIT NUMBER 2026-24
FEE \$50.00 CASH CHECK# 2908
paid 6/25/26

APPLICATION FOR A SIGN PERMIT

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

Business Owner/Applicant American Legion Post 119 Property Owner _____

Address 1222 2nd Street Address _____

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

Phone Number 754-5497 Cell Phone _____

Complete Legal Description of the Property Lots 1-3, N 30' Lot 6, Lots 7+8 Blocks 64 and Vac Alley
OT St. Paul

Address of Business _____

Size of Proposed Sign 4'x8' Business sign

Type of Sign _____

Sign Construction/Material Wood and Vinyl

Where will sign be located on the property Northwest corner

Distance from Front property line West 10' Rear property line East 226'

Distance from Side property line North 10' Second Side property line 153'

Is there a utility easement on either the back or side property? East

Approximately when will construction Start July 1, 2026 Finish July 31, 2026

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 6-25-26
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

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

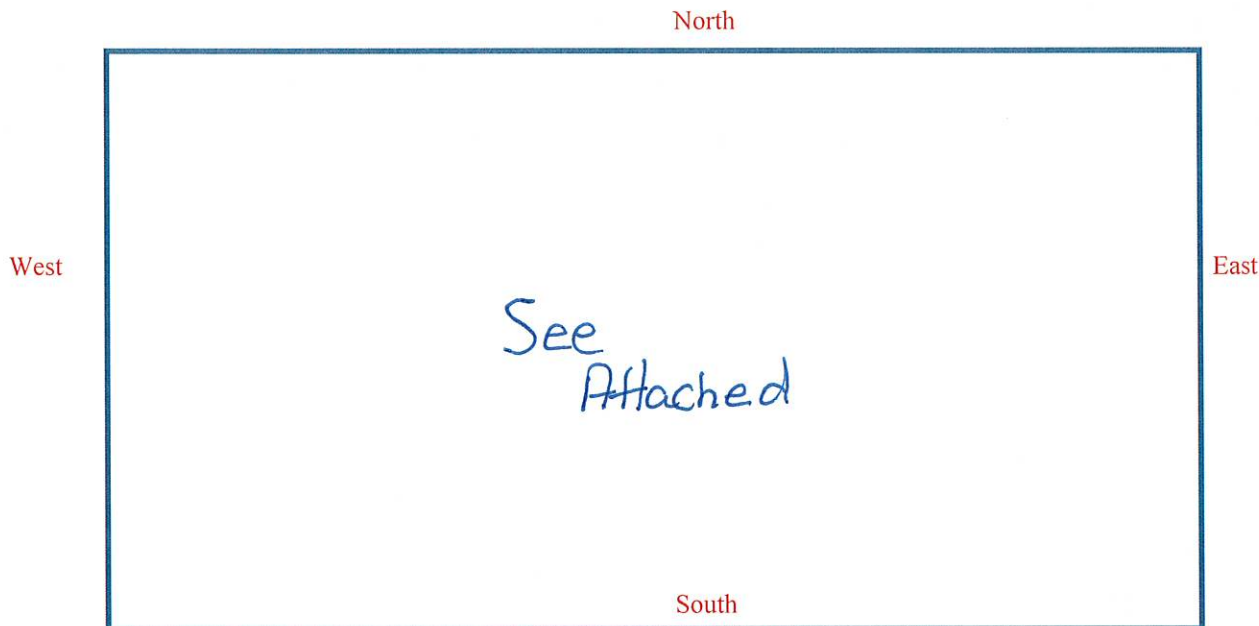
Is a conditional use required for the proposed use? _____ YES ✓ NO

Has a Conditional Use Permit been issued for this proposed use? _____ YES ✓ NO

If yes, when does it expire? _____

PERMIT NUMBER 2026-24

Site Plan Sketch:



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

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

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

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

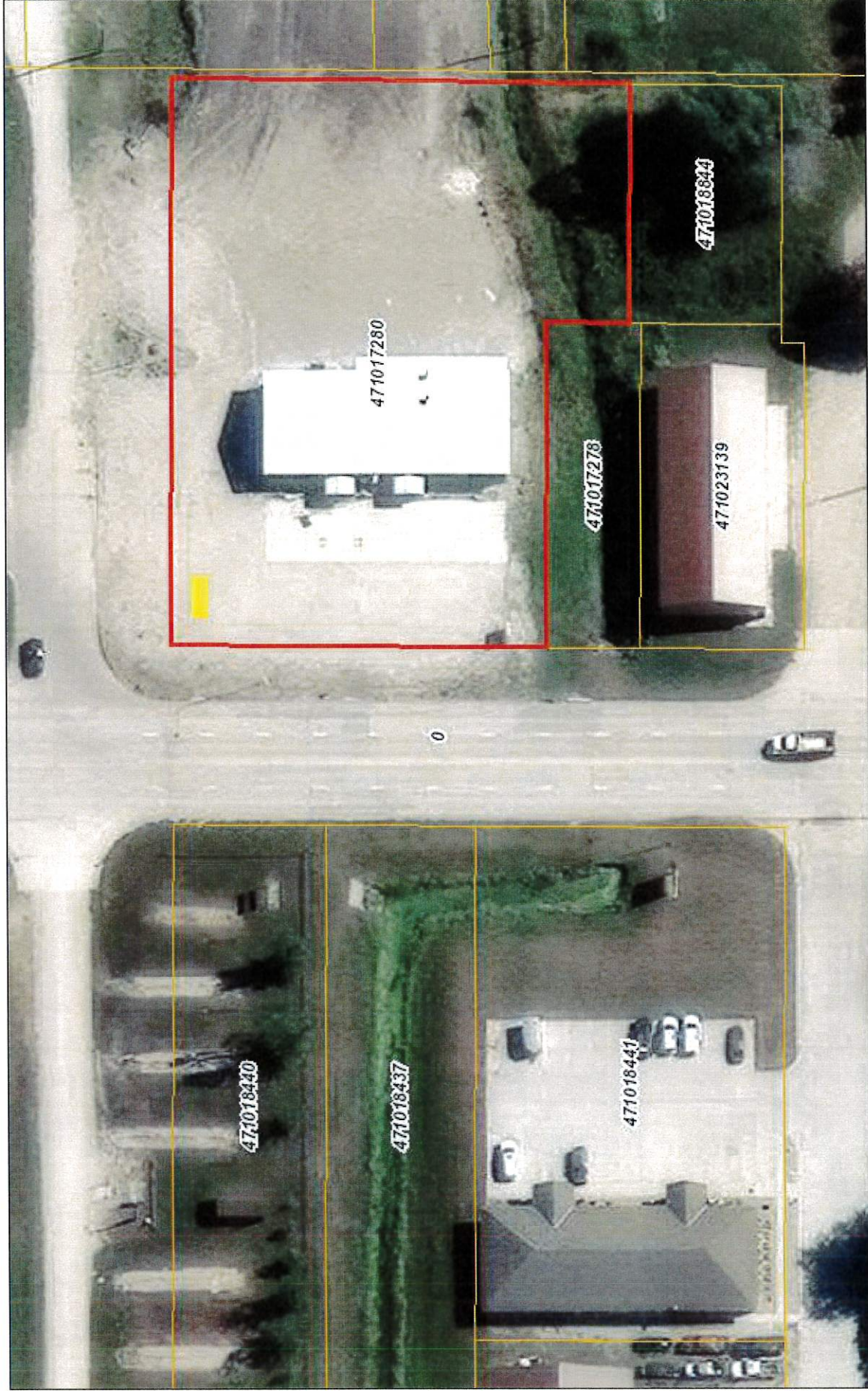
Signature of Business Owner [Signature] Date 6-25-26

Signature of Property Owner _____ Date _____

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial: _____



June 25, 2026
19:44 PM

 Parcels

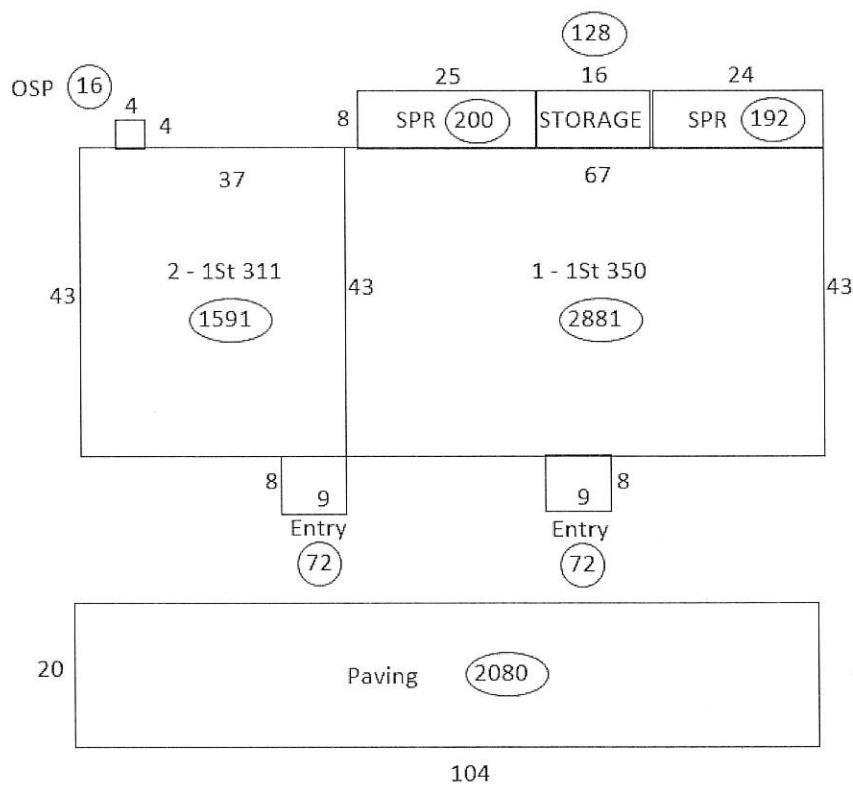
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:953



2026-24

M Street



Highway 281

2026-24



Zoning Classification R-1 Value \$ 4,000.00 PERMIT NUMBER 2026-25
Please call 811 before completing form FEE \$50.00 CASH CHECK# 2047
paid 6/25/26

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 Greg & Jodi Mousel Contractor Husker Sales & Construction
Address 1408 Wallace St. Address 603 S Webb Rd. Grand Island, NE
City, State, Zip St Paul, NE 68873 Phone Number 308-381-2673 68803
Phone Number 308-750-0390 Cell Phone
Complete Legal Description of the Property Lot 6 & S5' of Lot 7 Block 2 Christensen's Add.
Address of Construction Site See existing address above
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Yard Shed Dimension of Structure 10' x 12'
Distance from Front property line West 102' Distance from Rear Property Line East 6'
Distance from Side Property Line (North) 6' Distance from Second Side Line South 84'
Is there a **utility easement** on any side of the property? YES - to east
Approximately when will construction Start Approx August 15, 2026 Finish same time line - move in ready

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-26-26
(Matt Helzer's signature)

Recommendations needed before approval:

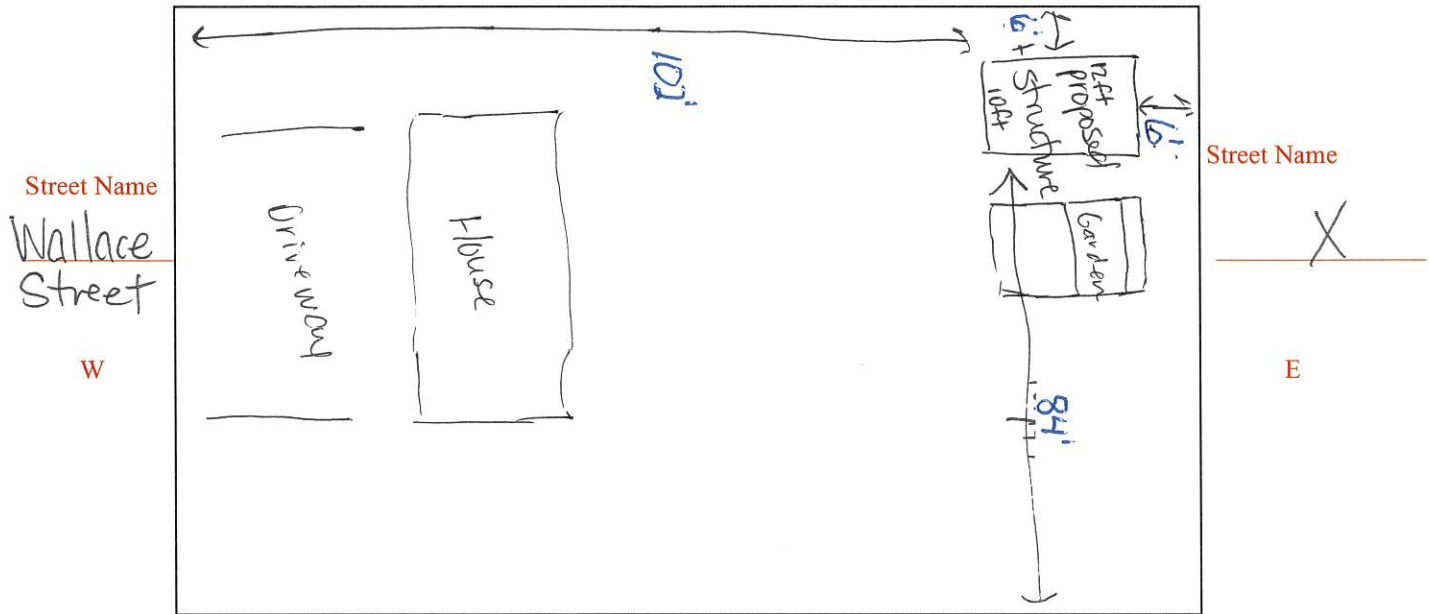
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel Name of the Lot Split or Subdivision

For Office Use Only:

Is the proposed use permitted within this zoning district?	YES <u>✓</u>	NO <u> </u>
Does the proposed use meet all the required setback distances?	YES <u>✓</u>	NO <u> </u>
Is a conditional use required for the proposed use?	YES <u> </u>	NO <u>✓</u>
Has a Conditional Use Permit been issued for this proposed use?	YES <u> </u>	NO <u>✓</u>
If yes, when does it expire?	<u> </u>	

Site Plan Sketch:

North Street Name X



South Street Name N Street

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 Grey Mousel Jodi Mousel Date 6-25-26

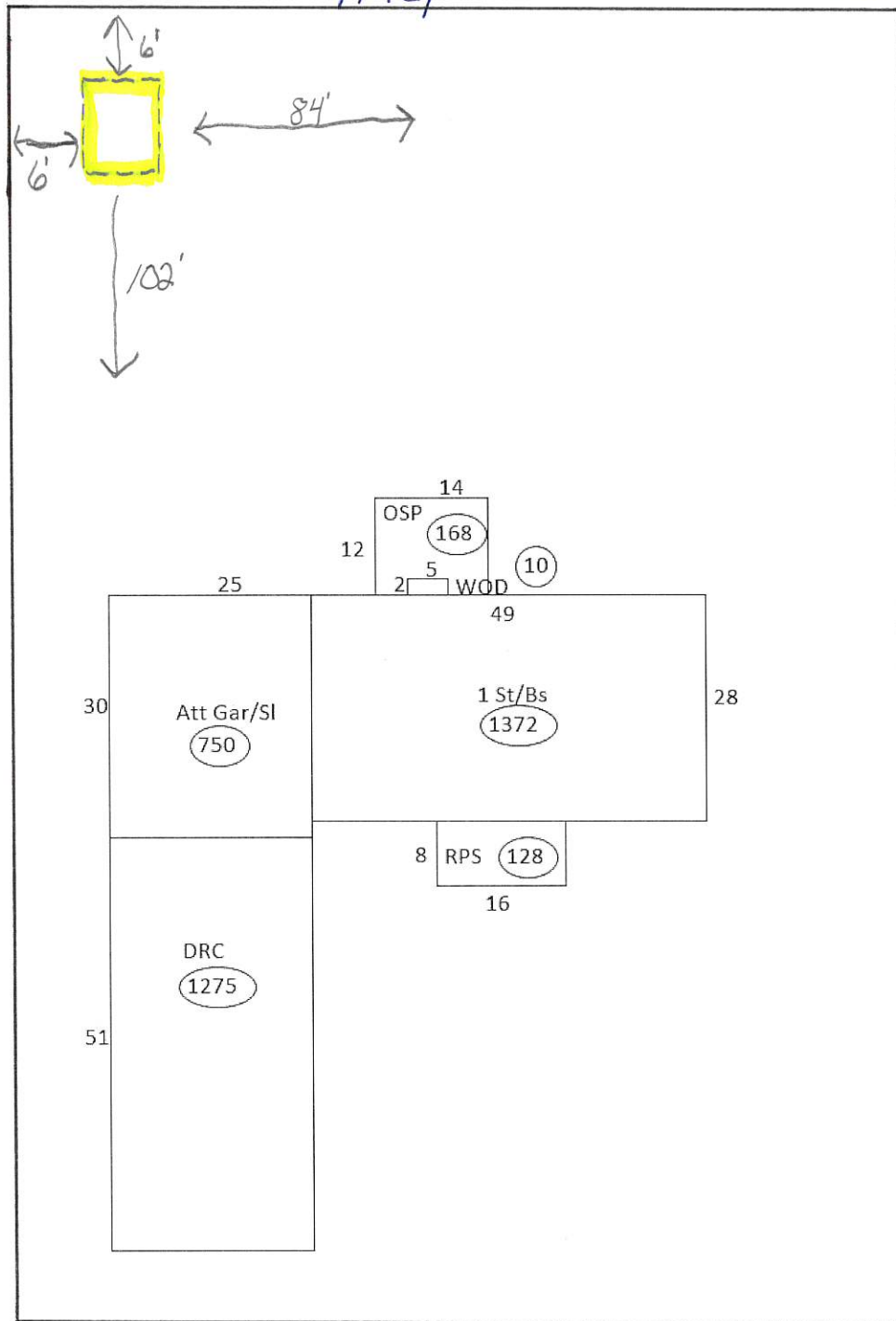
For Office Use Only:

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

Reasons for Denial: _____

Alley

2026-25



Wallace Street

N Street



June 26, 2026
16:01 PM

 Parcels

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

1:858

