

CITY OF SIDNEY, NEBRASKA

PLANNING COMMISSION-

AGENDA FOR: MONDAY JUNE 18, 2018 5:30 P.M.

CITY COUNCIL CHAMBERS, 1115 13TH AVENUE, SIDNEY, NE 69162

1. Announcement of Public Meetings Act: The Open Meetings Law poster is posted at the rear of the room, please refer to posted information if you have any questions regarding the open meetings law.
2. Approval of minutes of May 21, 2018, as printed.
3. Election of Chairman and Vice-Chairman of the Planning Commission.
4. PUBLIC HEARING: Rezoning request of Lester A. Dixon and Dick Dixon as personal representatives of the Estate of Allen R. Mitchek, deceased, to rezone a tract of land situated in the West Half (W/2) of Section Thirty-Three (33), Township Fourteen (14) North, Range Forty-nine (49) West of the 6th P.M., Cheyenne County, Nebraska, more commonly described as a tract of land bordered by Highway 30, Highway L17J and Dailey Drive, from R-2 (Multi-family Residential) to C-3 (Heavy Commercial) Zone; and recommendation to Council regarding same.
5. Comments by the public and action concerning other business by the commission.

ADJOURNMENT

#2

Sidney, Nebraska, May 21, 2018

A meeting of the Planning Commission of the City of Sidney, Nebraska, was convened in open and public session at 5:30 P.M. on May 21, 2018 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman England and Commissioners: Egging, Glenn, Long, Phillips, Smith, Sweetser, and Volkmer. Absent: Loghry. Others present: Chief Building Official Kubo, City Attorney Leef and Deputy Clerk Heilbrun. Notice of the meeting was given in advance thereof by publication in The Sidney Sun Telegraph, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Chairman and all members of the Commission, and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Chairman England announced to all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Phillips moved, Volkmer seconded "That the minutes of the October 16, 2017 meeting be approved." Roll call vote: Yeas: Volkmer, Long, Phillips, and Smith. Abstain: Egging, England, Sweetser and Glenn. Absent: Loghry.

Chairman Phillips announced that the Planning Commission would now hold a public hearing to consider the Preliminary Plat Application of the City of Sidney Economic Development to subdivide a 4.03 acre tract of land located in the Sidney Business Park Addition, located at Highway L-17J, 100 Commerce Court for development; that the Board of Education of School District No. 1, Cheyenne County, Nebraska, and the Board of Education of Western Nebraska Community College have been properly notified in the time and manner prescribed by law and have not filed objections.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Melissa Norgard, Economic Development Director.

Melissa Norgard explained that NexGen Outfitters is launching an online retail business focused on hunting, shooting and camping products at the Sidney Business Park, with a June 1st launch date. The Economic Development Citizen's Advisory Review Board and City Council has agreed and approved the agreement to grant 8.06 acres of land in the Sidney Business Park to NexGen Outfitters, and in exchange they will create 12 new jobs and \$640,000 in new payroll within 5 years. There is currently 4.03 acres of land platted in Lot 3 at the Sidney Business Park. They are asking for an additional 4.03 acres of land to the north of Lot 3 to be platted for future expansion and growth.

There being no further questions or comments, Chairman England closed the public hearing and asked for a motion on the request.

Smith moved, Egging seconded "That the Planning Commission recommend to the City Council that the request of the City of Sidney Economic Development to subdivide a 4.03 acre tract of land located in the Sidney Business Park Addition, located at Highway L-17J, 100 Commerce Court for development be approved." Roll call vote: Yeas: All Commissioners present. Absent: Loghry.

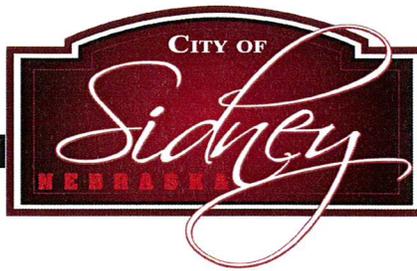
Chairman England welcomed and introduced the new members of the Planning Commission: Caleb Sweetser and John Glenn.

The meeting adjourned at 5:35 p.m.

CHAIRMAN

DEPUTY CLERK

#3



SMALL TOWN VALUES

1115 13TH AVENUE PO Box 79
SIDNEY NEBRASKA 69162

BIG TIME OPPORTUNITIES

PHONE (308) 254-5300 FAX (308) 254-3164
www.cityofsidney.org

Memo to: Planning Commission
From: Cindy Heilbrun, Deputy Clerk Treasurer
Date: June 13, 2018
RE: Election of Chairman and Vice-Chairman

According to the by-laws of the Planning Commission a Chairman and Vice-Chairman shall be elected each June from the members of the Commission. This item will precede the Public Hearing on the agenda.



#4

SMALL TOWN VALUES

1115 13TH AVENUE PO Box 79
SIDNEY NEBRASKA 69162

BIG TIME OPPORTUNITIES

PHONE (308) 254-5300 FAX (308) 254-3164
www.cityofsidney.org

MEMORANDUM

DATE: June 5, 2018

MEMO TO: City of Sidney Planning Commission

FROM: Kurt Hoyer, Zoning Administrator

RE: Rezoning of Parcel #170173011 from R-2 to C-3

SUMMARY:

Review of proposed rezoning of Tract #1701073011

BACKGROUND/DISCUSSION:

Lester A Dixon and as tenants of the estate of Allen R. Mitchek deceased, represented by the personal representative Dick Dixon appointed by the District Court of Logan Colorado. It is my understanding that the owner's representative wishes to rezone this parcel.

The current zoning is R-2 Light Density Multifamily Zone, they would like to rezone this parcel to C-3 Heavy Commercial Zone designed primarily for warehousing, distribution centers and minimum light manufacturing and processing.

Included in the packet: Petition for Rezoning, Parcel Legal Description, Photo of the Parcel, Photo of Parcel 300 foot Boundary, Photo of Existing Easements and Services, Certificate of Death, Order of Informal Probate of Will and Appointment of Personal Representative, Names of Home and Business Owners, Planning and Zoning Code 1262.03 and Planning and Zoning Code 1262.04 Special Restrictions.

RECOMMENDATION:

Staff would recommend Planning Commission review C-3 Storage uses Non-Hazardous Warehousing Whole Sale and/or Distribution 1262.03. Also we recommend reviewing Planning and Zoning Code Special Restrictions 1262.04 (a) A conditional use permit, as provided in Chapter 1246 is required for this use in this zone. (x) Permitted use. Prior to making decision of rezoning and sending final decision on to the City Council.



City of Sidney, Nebraska

1115 13th Avenue, P.O. Box 79, Sidney, NE 69162, (308-254-5300)

PETITION FOR REZONING

The undersigned owner(s) of the premises, situated within the corporate limits and within the zoning jurisdiction of the City of Sidney, Nebraska, legally described as:

See attached legal description
parcel # 170173011

and commonly known as _____
(Street address or location)

do hereby petition and request the rezoning of the above described property in accordance with the following:

Petition to rezone from: B-2, Multi Family Residential
to: C-3, Heavy Commercial

Name(s), address, and phone number(s) of owner(s):

Lester A Dixon and as tenants in common
Estate of Allen R. Mitchel deceased Dick Dixon PR.

Names(s) address, and phone number(s) of Developer(s) if different than the owner.

Proposed use of the property: Commercial development

Dated this 31 day of May, 2018.

Signature(s): Lester A Dixon
Estate of Allen Mitchel deceased by
Dick Dixon PR.

Date Received: _____

Received by: _____



City of Sidney, Nebraska

1115 13th Avenue, P.O. Box 79, Sidney, NE 69162, (308-254-5300)

PETITION FOR REZONING

1. Complete all blanks on the application and return it to the City Inspectors Offices, City of Sidney, 1115 13th Avenue, P.O. Box 79, Sidney, NE 69162 a minimum of two (2) weeks prior to the meeting of the Planning Commission. The Commission meets on the 3rd Monday of each month at 5:30 PM.
2. Applicant(s) must submit with the application the names and addresses of all property owners within 300 ft. of the property being rezoned. These names and addresses must be the current owners as listed at the Cheyenne County Assessor's Office.
3. A non-refundable \$100.00 filing fee must be paid at the time the application is submitted. Make checks payable to "City of Sidney".

IMPORTANT NOTICE TO THE APPLICANT(s): THIS APPLICATION WILL BE TABLED IF THE APPLICANT OR THEIR REPRESENTATIVE IS NOT PRESENT AT THE PUBLIC HEARING. PHONE ATTENDANCE MUST BE ARRANGED 24 HOURS IN ADVANCE OF THE MEETING.

COTTONWOOD
16543 DEERFIELD ST
STERLING, CO 80751-8762

1047

82-244/1070
65

5/31/2018

Date

PAY to the
Order of City of Sidney, NE
One hundred

\$ 100.00

Dollars

Photo
Safe
Deposit
Details on back



Bank of Colorado

STERLING, COLORADO • bankofcolorado.com
TELEBANK 1.800.295.6879

For zoning fee

Janelyn Dixon NP

⑆ 10700 2448 ⑆ 6510114385 ⑆ 01047

Holland Clerks

COLONIAL CLASSIC®

Parcel 1: A tract of land situated in the West Half (W1/2) of Section Thirty-three (33), Township Fourteen (14) North, Range Forty-nine (49) West of the 6th P.M., Cheyenne County, Nebraska, described as follows:

Commencing at the Northwest corner of said Section 33, thence South (assumed bearing) on the west line of Section 33 a distance of 2687.87 feet to a point, thence East, perpendicular to said Section line, a distance of 33.00 feet to the Point of Beginning of this, said point being the southwest corner of Dailey subdivision to the City of Sidney, thence S 89°58'20" E, a distance of 643.53 feet to the southeast corner of said Dailey Subdivision; thence North on the east line of said Dailey Subdivision and the northerly extension thereof, a distance of 649.96 feet to a point on the south side of a 33' road and utility easement dedicated as part of Conestoga Subdivision to the City of Sidney (shown incorrectly as the centerline of a 66' easement on said plat, recorded in Book 132, Page 462 of the Cheyenne County Register of Deeds); thence East a distance of 689.81 feet to the point of intersection of the south line of said 33' easement and the east line of Conestoga Subdivision; thence N 00°29'53" E on said east line a distance of 377.04 feet to the northeast corner of said Conestoga Subdivision, said point being on the south Right-of-Way line of Highway 30; thence S 85°53'26" E on said south Highway 30 Right-of-Way line a Distance of 967.27 feet to the point of intersection with the west Right-of-Way line of Highway L-17-J; thence S 01°50'56" E on said west Highway L-17-J Right-of-Way line a distance of 1147.97 feet to a point; thence West on the north line of the property conveyed in Book 99, Page 368 of the Cheyenne County Register of Deeds, a distance of 1694.83 feet to a point on the east line of the property conveyed in Book 99, Page 366 of the Cheyenne County Register of Deeds, thence North on the east line of said Book 99, Page 366 property, a distance of 124.00 feet to the Northeast corner of said property, thence West on the north line of said property a distance of 643.48 feet to the northwest corner of said, said point being 33.00 feet east of the west line of said Section 33; thence North parallel to the west line of said Section 33, a distance of 66.20 feet to the Point of Beginning, EXCEPT THAT PART PLATTED AND KNOWN AS Cottonwood Addition, an Addition to the City of Sidney, Cheyenne County, Nebraska, described as follows;

~~A tract of land situated in the West Half of Section 33, Township 14 North, Range 49 West of the 6th P.M., Sidney, Cheyenne County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said Section 33, thence South (assumed bearing) on the west line of Section 33 a distance of 2687.87 feet; thence East, perpendicular to said Section line, a distance of 33.00 feet to the POINT OF BEGINNING of this description, said point being the southwest corner of Dailey Subdivision to the City of Sidney, thence S 89°58'20" E on the south line of said subdivision a distance of 643.53 feet to the southeast corner of said Dailey subdivision; thence North on the east line of said Subdivision, a distance of 153.51 feet; thence East a distance of 1683.76 feet to a point on the west Right-of-Way line of Highway L-17-J; thence S 01°50'56" E on said Right-of-Way line a distance of 343.38 feet to the intersection of said Right-of-Way line with the north line of the property conveyed in Book 99, Page 368, of the Cheyenne County Register of Deeds; thence West on the said north line, a distance of 1694.83 feet to a point on the east line of the property conveyed in Book 99, Page 366, of the Cheyenne County Register of Deeds; thence North on said east line a distance of 124.00 feet to the northeast corner of said property; thence West on the north line of said property a distance of 643.48 feet to the northwest corner of said property, said point being 33.00 feet east of the west line of said Section 33; thence North parallel to the west line of said Section 33, a distance of 66.20 feet to the Point of Beginning; which is also described as: Lots 1 through 27, Block 1, Cottonwood Addition, and Addition to the City of Sidney, Cheyenne County, Nebraska; and Lots 1 through 11, Block 2, Cottonwood Addition, an Addition to the City of Sidney, Cheyenne County, Nebraska; and Lots 1 through 14, Block 3, Cottonwood Addition, an Addition to the City of Sidney, Cheyenne County, Nebraska.~~

~~Parcel 2: Those lots now Platted as Cottonwood Addition, an Addition to the City of Sidney, Cheyenne County, Nebraska, more specifically; Lots 1 through 7; Lot 9; and Lots 11 through 27, all in Block 1, Cottonwood Addition; and Lots 1 through 8; Lot 11, all in Block 2, Cottonwood Addition; and Lots 1 through 14, all in Block 3, Cottonwood Addition.~~

ip
or your map.



↙ Dixon Mitchek requested zoning change to G-3

Greenwood Rd

Dailey Dr

Tiren Rd

Conastoga Dr

Jamie St

Upland Dr

30

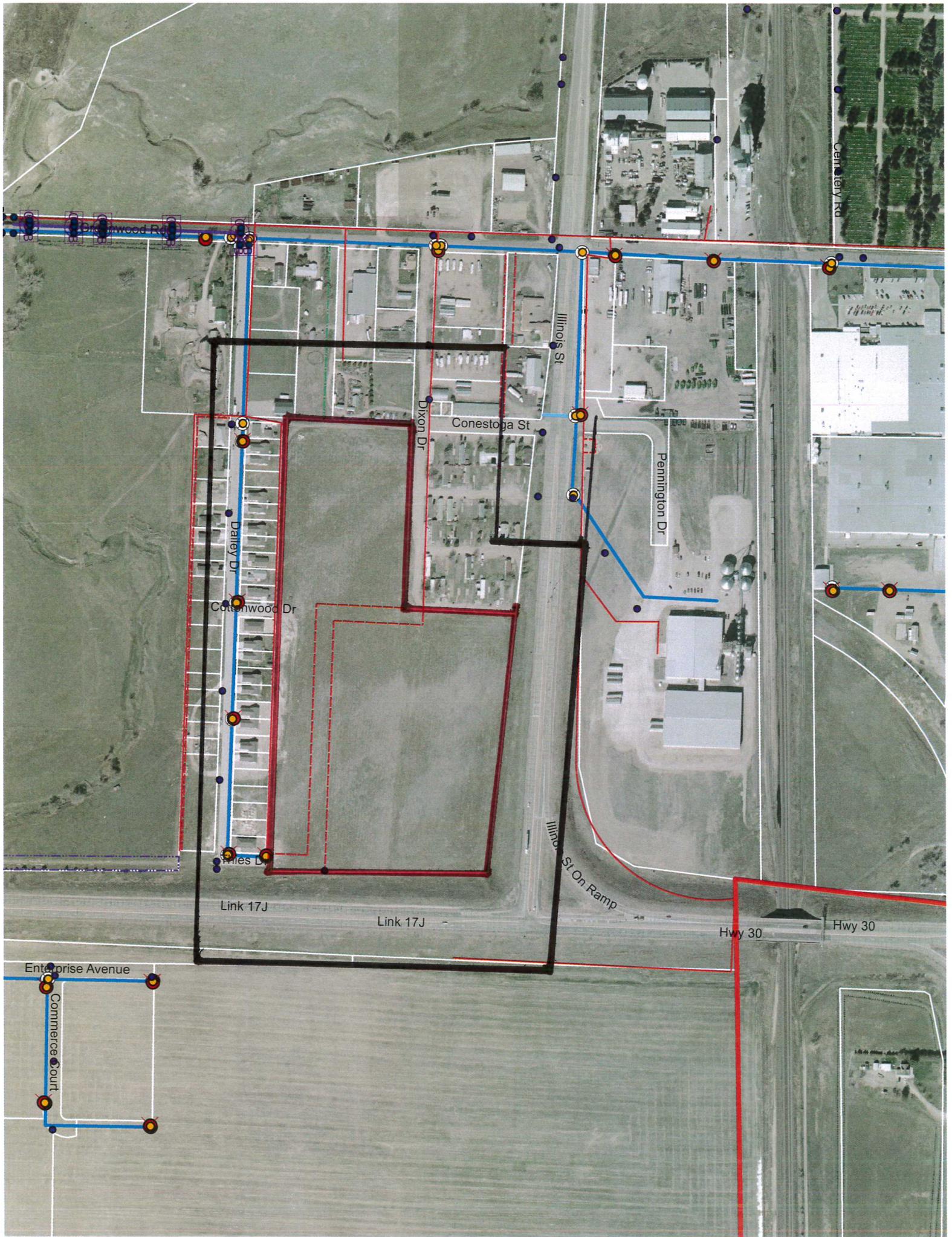
Lincoln Hwy

170

Upland Pkwy

E Elm St

385



Greenwood Rd

Century Rd

Illinois St

Dixon Dr

Conestoga St

Pennington Dr

Dalley Dr

Cottonwood Dr

Miles Dr

Illinois St On Ramp

Link 17J

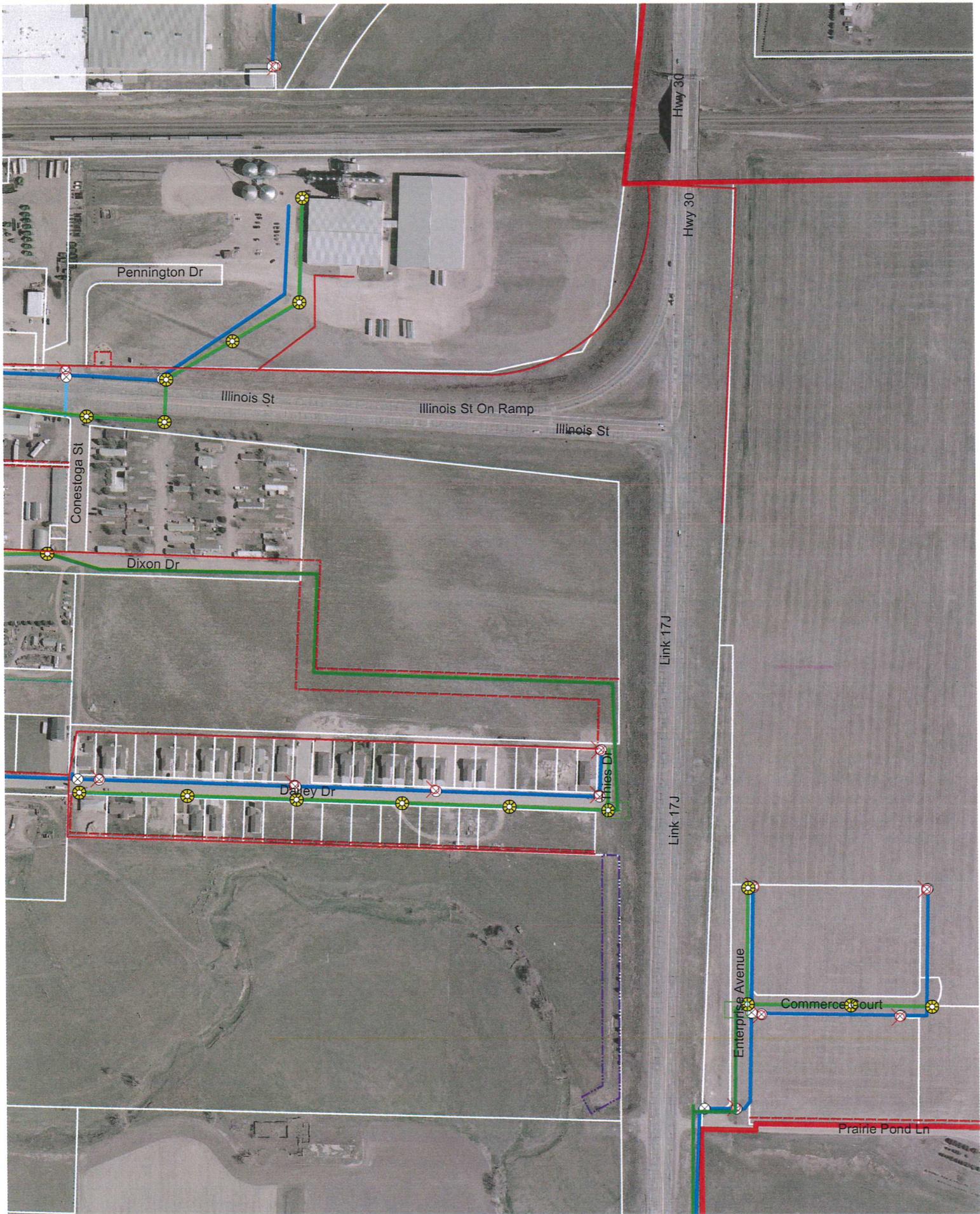
Link 17J

Hwy 30

Hwy 30

Enterprise Avenue

Commerce Court



STATE OF COLORADO CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

STATE FILE NUMBER 1052016035237

DECEDENT'S LEGAL NAME ALLEN ROY MITCHEK				DATE OF DEATH DECEMBER 10, 2016			
SEX MALE	SOCIAL SECURITY NUMBER 521-48-4048	AGE-Last Birthday (Years) 77	UNDER 1 YEAR Months Days	UNDER 1 DAY Hours Minutes	DATE OF BIRTH (Mo/Day/Yr) MAY 15, 1939	BIRTHPLACE (State or Foreign Country) COLORADO	
IF DEATH OCCURRED IN HOSPITAL INPATIENT			IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL				
Facility Name (If not institution, give street & number) UNIVERSITY OF COLORADO HOSPITAL AUTHORITY			CITY, TOWN OR LOCATION OF DEATH AURORA		COUNTY OF DEATH ADAMS		
RESIDENCE - STREET AND NUMBER 12460 COUNTY ROAD 37				APT. NO.	ZIP CODE 80751	INSIDE CITY LIMITS NO	
RESIDENCE STATE COLORADO			COUNTY LOGAN		CITY OR TOWN STERLING		
DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) FARMER/RANCHER				KIND OF BUSINESS/INDUSTRY AGRICULTURE		DECEDENT'S EDUCATION 8TH GRADE OR LESS	
DECEDENT OF HISPANIC ORIGIN				DECEDENT'S RACE White			
EVER IN US ARMED FORCES NO	MARITAL STATUS AT TIME OF DEATH MARRIED		SPOUSE/PARTNER NAME (If wife give name prior to first marriage) JUDITH A. SCHMIDT				
FATHER'S NAME CHARLES JOHN MITCHEK			MOTHER'S NAME PRIOR TO FIRST MARRIAGE MARTHA GENTZ				
INFORMANT'S NAME JUDITH A. MITCHEK			INFORMANT'S RELATIONSHIP TO DECEASED SPOUSE				
NAME OF FUNERAL HOME CHANEY-REAGER FUNERAL HOME			CITY AND STATE OF FUNERAL HOME STERLING COLORADO			WAS CORONER NOTIFIED YES	
METHOD OF DISPOSITION BURIAL - CEMETERY		PLACE OF DISPOSITION RIVERSIDE CEMETERY		LOCATION - CITY, COUNTY, STATE STERLING LOGAN COLORADO			
INJURY AT WORK	IF TRANSPORTATION RELATED, SPECIFY		DATE OF INJURY		TIME OF INJURY		
PLACE OF INJURY							
LOCATION OF INJURY (Street & Number, Apt. No., City or Town, County, State, Zip Code)							
DESCRIBE HOW INJURY OCCURRED							
WAS DECEDENT UNDER HOSPICE CARE		ACTUAL OR PRESUMED TIME OF DEATH 13:28 MIL		DATE PRONOUNCED DEAD (MO/DAY/YR) DECEMBER 10, 2016		TIME PRONOUNCED DEAD 13:36 MIL	
MANNER OF DEATH NATURAL			WAS AN AUTOPSY PERFORMED NO		WERE AUTOPSY FINDINGS CONSIDERED IN DETERMINING THE CAUSE OF DEATH?		
CAUSE OF DEATH							
PART I		Enter the chain of events - diseases, injuries, or complications that directly caused the death.				Approximate interval: Onset to death	
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a HEMORRHAGIC SHOCK				HOURS	
		b GASTROINTESTINAL BLEED				DAYS	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death)		c SEVERE PANCREATITIS				DAYS	
		d					
PART II Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I							
RENAL FAILURE, SHOCKED LIVER, COAGULOPATHY, ACUTE ANEMIA, ACUTE RESPIRATORY FAILURE, METASTATIC COLON CANCER							
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF PHYSICIAN TODD M BULL MD 12605 E 16TH AVENUE AURORA CO 80045					DATE SIGNED DECEMBER 13, 2016		
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF CORONER					DATE SIGNED		
DATE FILED BY REGISTRAR DECEMBER 13, 2016							

DATE ISSUED **DECEMBER 14, 2016**

THIS IS A TRUE CERTIFICATION OF NAME AND FACTS AS RECORDED IN THIS OFFICE. Do not accept unless prepared on security paper with high resolution border displaying the Colorado state seal and signature of the Registrar. PENALTY BY LAW, Section 25-2-118, Colorado Revised Statutes, 1982, if a person alters, uses, attempts to use or furnishes to another for deceptive use any vital statistics record. NOT VALID IF PHOTOCOPIED.

A. Alex Quintana
A. ALEX QUINTANA
STATE REGISTRAR



008200331

REV 04/16

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



District Court Logan County, Colorado Court Address: 110 N. Riverview Road, Room 205 Sterling, CO 80751	DATE FILED: December 19, 2016 CASE NUMBER: 2016PR30089 ▲ COURT USE ONLY ▲
In the Matter of the Estate of: Allen R. Mitchek, Deceased	Case Number: 2016PR30089 Division: B
LETTERS <input checked="" type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION	

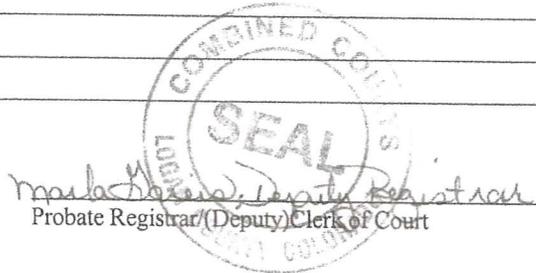
Dick Dixon (name) was appointed or qualified by this Court or its Registrar on December 19, 2016 (date) as:

- Personal Representative.
- Successor Personal Representative.

The Decedent died on December 10, 2016 (date).

These Letters are proof of the Personal Representative's authority to act pursuant to §15-12-701, et.seq, C.R.S. except for the following restrictions, if any:

Date: December 19, 2016



Probate Registrar/(Deputy)Clerk of Court

CERTIFICATION

Certified to be a true copy of the original in my custody and to be in full force and effect as of _____ (date).

 Probate Registrar/(Deputy)Clerk of Court

District Court Logan County, Colorado Court Address: 110 N. Riverview Road, Room 205 Sterling, CO 80751	DATE FILED: December 19, 2016 CASE NUMBER: 2016PR30089
In the Matter of the Estate of: Allen R. Mitchek, Deceased	COURT USE ONLY
	Case Number: 2016PR30089 Division: B
ORDER FOR INFORMAL PROBATE OF WILL AND INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE	

Upon consideration of the Application for Informal Probate of Will and Informal Appointment of Personal Representative filed by Dick Dixon (Applicant), on December 19, 2016 (date),

THE REGISTRAR FINDS, DETERMINES AND ORDERS:

1. The Applicant is an interested person and has filed a complete and verified application.
2. The Decedent died on December 10, 2016, (date) and 120 hours have elapsed since the Decedent's death. If the Decedent was not a resident of Colorado, 30 days have elapsed since the Decedent's death, or the Personal Representative appointed at the Decedent's domicile or residence is the Applicant. (§15-12-307, C.R.S.)
3. The Decedent was domiciled or resided in the City of Sterling, County of Logan, State of Colorado.
4. Venue is proper in this county.
5. The Application was filed within the time period permitted by law.
6. Any required notices have been received or waived.
7. The Decedent left a Will dated March 25, 2011.
8. The dates of all codicils: none. The Will and any codicils are referred to as the Will. The original or e-filed copy of the duly executed, unrevoked Will is in the Registrar's possession. There are no known prior Wills which have not been expressly revoked by a later instrument. The Will is admitted to informal probate.

9. The following person is qualified to serve and is appointed as Personal Representative:

Name: Dick Dixon The Nominee is 21 years of age or older.

Street Address: 1554 Deerfield Street

Mailing Address, if different: _____

City: Sterling State: Colorado Zip Code: 80751 Home Phone #: _____

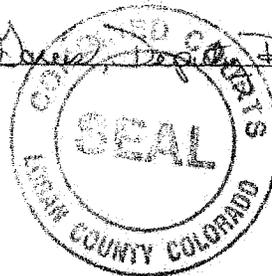
Email Address: dixon0789@msn.com Cell Phone #: (970) 526-0702

10. Appointment is made without bond in unsupervised administration.

11. Letters Testamentary shall be issued.

Date: December 19, 2016

Mark Joseph Register
Registrar



CONNESTOGA MOBILE HOME PARK LLC
C/O DOROTHY KIELIAN
4763 SYLVIA LANE
ERIE, CO 80516-9041

FORGET-ME-NOT STORAGE LLC
C/O CONNIE L PETERSON
18568 RD 82
OSHKOSH, NE 69154-6079

MLJ RENTALS LLC
10940 RD 20
SIDNEY NE 69162-4234

ROSALIE J KIELIAN
11777 HIGHWAY 30
SIDNEY NE 69162-3013

BRIAN & MANDI RAFFELSON
2516 EL RANCHO RD
SIDNEY NE 69162-2422

PCBC ALLIANCE LLC
ATTN: ACCOUNTS PAYABLE
1901 WINDHOEK DRIVE
LINCOLN NE 68512 1269

RANDOLPH SONNIE
1155 GREENWOOD RD
SIDNEY NE 69162

ROBERT & NANCY DAILEY
1225 GREENWOOD RD
SIDNEY NE 69162

TODD & KIMBERLY DAILEY
688 DAILEY DRIVE
SIDNEY NE 69162

PAUL & LEANN KAMPFE
707 DAILEY DRIVE
SIDNEY NE 69162

THOMAS AND LAURA WADDELL
725 DAILEY DR
SIDNEY NE 69162

BLAKE & HEIDI MACKEY
743 DAILEY DRIVE
SIDNEY NE 69162

CLINTON & LACEY RUSSELL
757 DAILEY DRIVE
SIDNEY NE 69162

CLINTON & RENETTA CHAVEZ
767 DAILEY DRIVE
SIDNEY NE 69162

CATHY STANFORTH
777 DAILEY DRIVE
SIDNEY NE 69162

MICHAEL & CYNTHIA MITCHELL
781 DAILEY DRIVE
SIDNEY NE 69162

ALLEN R MITCHEK/LESTER DIXON TIC
15543 DEERFIELD STREET
STERLING CO 80751-8762

GRASSLANDS APTS LLC
C/O DIANN STEFFENS
P O BOX 94
SIDNEY NE 69162

SECRETARY OF VETERANS AFFAIRS
3401 WEST END AVE STE 760 W
NASHVILLE TN 37203 1042

TRI-STATE BUILDERS LLC
24 ERIN LANE
SCOTTSBLUFF NE 69361-3821

AMC, LLC
24 ERIN LN
SCOTTSBLUFF, NE 69361-3821

CELENA L KENNEDY
894 DAILEY DRIVE
SIDNEY NE 69162

DONALD & CHERI PRATHER
882 DAILEY DRIVE
SIDNEY NE 69162

WILLIAM LEACH & VICTORIA PETERSEN
870 DAILEY DRIVE
SIDNEY NE 69162

EDGAR L PARRA
864 DAILEY DRIVE
SIDNEY NE 69162

BRIAN & KASEY HEADLEE
854 DAILEY DRIVE
SIDNEY NE 69162

AUSTIN SMITH
842 DAILEY DRIVE
SIDNEY NE 69162

BENNY & PATRICIA RAMSEY
2125 74TH AVENUE
GREELEY CO 80634 8672

REMY LUNA BELLO & RUBEN ALONSO
CORNEJO VELA JT
828 DAILEY DRIVE
SIDNEY NE 69162

TYLER & CHEYANNE MEAD
818 DAILEY DRIVE
SIDNEY NE 69162

MICHAEL J DICKMAN
798 DAILEY DRIVE
SIDNEY NE 69162

MARY BOWKER
786 DAILEY DRIVE
SIDNEY NE 69162

GREG & JOAN HUUS
2463 DEAVER DRIVE
SIDNEY NE 69162

SPINNER INVESTMENTS LLC
C/O MONICA MONHEISER
107 VIRGINIA LANE
SIDNEY NE 69162

MICHAEL MASON
2411 CRAIG
SIDNEY NE 69162

HOLLY ENTERPRISES LLC
P O BOX 301
SIDNEY NE 69162

ALEXANDER VINEYARD
732 DAILEY DRIVE
SIDNEY NE 69162

LINDSAY MOSER
724 DAILEY DRIVE
SIDNEY NE 69162

BRAUER & KAMPFE INVESTMENTS LLC
1328 MAPLE STREET
SIDNEY NE 69162

RICHARD & YAVETTE PRATER
708 DAILEY DRIVE
SIDNEY NE 69162

(a)	RESIDENTIAL USES	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Cluster housing				a/i/t											
2	Condominiums				a/i/t				a/i/t	a/i/t						
3	Fraternity-sorority-dormitory				a/i/t				a/i/t	a/i/t						
4	Manufactured home, certified	x	x	x	x									x	x	
5	Mobile home and travel trailer parks					a					a					
6	Mobile homes					x										
7	Modular home, certified	x	x	x	x	x								x	x	
8	Multifamily dwellings			x	x				e	e	c	L	L			
9	Rooming and boarding houses	a/b		a/b	c				e	e	e					
10	Second dwelling for relatives or employees															
11	Single-family dwellings	x	x	x	x				e	e	a	L	L	x	x	
12	Townhouses				a/i/t				a/i/t	a/i/t				x	x	
13	Two-family dwellings			x	x				e	e	a					
14	Accessory living quarters for persons employed on the agricultural land															a
15	Retirement housing				x				a	a	a					

(b)	MEDICAL RELATED USES	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Alcohol & drug treatment center						a/j	a/j	a	a	a	a	a			
2	Ambulance services								x	x	x	x				
3	Cancer treatment facilities						j/m	j/m	x	x	x					
4	Health related officers and clinics (see 1240)						j/m	j/m	x	x	x	x				
5	Hospitals or sanitariums	a	a	a	a				a	a	a	a	a			
6	Laboratories, medical, dental, optical						x	x	x	x	x					

(b)	MEDICAL RELATED USES (Cont'd)	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
7	Medical supply distributors								v	v	v	a/j				
8	Nursing, extended care, hospice facilities						a/j	a/j	a	a	a	a	a			
9	Pharmacies, retail medical drugs						x	x	x	x	x					
10	Veterinary clinics/hospitals						a/j	a/j	a	a	a	a	a			

(c)	SALES AND RETAIL OF GOODS	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F		
1	Alcohol beverage establishment						x	x	x	x	x							
2	Antiques, used household goods									x	x	x						
3	Bakery or bakery goods stores						i/h	i/h	h	x	x	x						
4	Book stores						x	x	x	x	x							
5	Catering service								x	x	x			x	x			
6	Concrete/asphalt batch plants (temporary)										a	a	a	a	a			
7	Concrete/asphalt mixing plants											x						
8	Convenience stores with fuel								See Hazardous and Dangerous Uses									
9	Convenience stores without fuel								x	x	x							
10	Curio shops						x	x	x	x	x							
11	Custom business services						x		x	x	x							
12	Custom woodworking and milling services								x	x	x	x						
13	Drive-in restaurants and food stands							x	x	x	x							
14	Electronic service center						x	x	x	x	x							
15	Equipment rental and sales yards									t	t	a	a					
16	Fast food restaurants							x	x	x	x							
17	Florists							x	x	x	x							
18	Food stores and delicatessens							x	x	x	x				a			

(c) SALES AND RETAIL OF GOODS (Cont'd)		R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
19	Furniture stores							x	x	x	x					
20	Garage sales (occasional)	x	x	x	x											
21	General merchandise								x	x	x					
22	Hobby shops						x	x	x	x	x					
23	Landscaping/nurseries services										x					
24	Landscaping, sand/gravel/material storage										x					
25	Laundries and commercial plants										x					
26	Laundromats and self-service centers							x	x	x	x					
27	Lumber yards and building material sales										q/t	q/t				
28	Machine shop & welding								d	d	x	x	x			
29	Nurseries for flowers and plants							x	x	x	x	a	a	a	a	
30	Pawn shops							x	x	x	x					
31	Photographic studios						x	x	x	x	x					
32	Printing and blueprinting						x		x	x	x					
33	Restaurants, bars, lounges, nightclubs							x	x	x	x					
34	Retail building materials (indoors)										x	a				
35	Retail liquor sales						x	x	x	x	x					
36	Retail stores/shops and services							x	x	x	x					

(d) PUBLIC FACILITIES AND OTHER USES		R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Airports										x	x	x			
2	Band shells and outdoor amphitheaters									j	j	j	j			
3	Business colleges and trade schools							i	i	i	i	i	i			
4	Churches, synagogues, and temples	x	x	x	x	x		x	x	x	x	x	x	x	x	x

(d) PUBLIC FACILITIES AND OTHER USES (Cont'd)		R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
5	Communications towers and antennas							a	a	a	a	a	a			
6	Community centers (public)	x	x	x	x	x		x	x	x	x	x	x	x	x	
7	Conference or convention facility										a/i/t					
8	Educational and charitable institutions			x	x		x		x	x				x	x	
9	Fire stations	x	x	x	x	x		x	x	x	x	x	x	x	x	
10	Irrigation facilities															
11	Libraries, museums, tourist attractions	a	a	a	a		i	i	i	i	i	a	a			
12	Parks (public)	x	x	x	x		x	x	x	x	x	x	x	x	x	
13	Police and fire stations	x	x	x	x		x	x	x	x	x	x				
14	Public utility facilities	a	a	a	a		a	a	x	x	x	x	x	x	x	
15	Sanitary landfill											a	a			
16	Schools 7 - 12	i	i	i	i	i			i	i			i			
17	Schools K - 6	x	x	x	x	x			x	x			x			
18	Schools such as colleges, vocational, community	i	i	i	i	i			i	i			i			
19	Utility business offices						x	x	x	x	x	x	x			
20	Utility lines	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
21	Utility maintenance yards										s	s	s			
22	Utility plants	a	a	a	a	a	a	a	x	x	x	x	x	x	x	
23	Utility substations	a/r	a/r	a/r	a/r	a/r	a/r	a/r	r	r	r	r	r	r	r	
24	Water storage	a	a	a	a	a	a	a	x	x	x	x	x	x	x	
25	Water wells	x	x	x	x	x	a	a	x	x	x	x	x	x	x	
26	Recycle centers										a	a	a			

(e) TRANSPORTATION USES		R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Air transportation											x	x			
2	Bus depots								x	x	x					
3	Freight and truck terminals										t	t	t			
4	Limousine services								x	x	x					
5	Motor freight transportation offices										x	x	x			
6	Railroad transportation/stations/offices								x	x	x	x	x			
7	Railroad yards or shops															
8	Helistop	a	a	a	a	a			a	a	a					

(f) SERVICES PROVIDED		R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Adult day care facilities	a	a	a	a				x	x	x					
2	Animal shelters and kennels								a	a	a	a	a	a	a	
3	Auction houses										x	x	x			
4	Barber and beauty shops								x	x	x	x	x			
5	Billboards										a	x	x			
6	Campgrounds and travel trailer parks										a	x	x			
7	Car washes										a					
8	Child care center (ALL) (See 1240.03)	a	a	a	a	a	a	a	x	x	x	x				
9	Commercial amusement (outside)								a	a	a					
10	Commercial cleaning services								a	a	a					
11	Crematory services								a	a	h					
12	Helistop	a	a	a	a				a	a	a					
13	Home occupations (ALL)	a	a	a	a				a	a	a					
14	Hotels and motels							a	x	x	x			a	a	

(f)	SERVICES PROVIDED (Cont'd)	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
15	Landscaping, sand/gravel/material storage										x	x				
16	Laundering/dry cleaning/services							x	x	x	x	x	x			
17	Library, museum, art gallery							x	x	x	x					
18	Mortuaries/funeral/services						x	x	x	x	x					
19	Nurseries for children	a	a					x	x	x	x					
20	Professional offices							x	x	x	x					
21	Public scales										a	x	x			
22	Recycling collection point	a	a			a			x	x	x	x	x			
23	Reducing salons and masseurs							x	x	x	x					
24	Tattoo and body piercing shops								x	x	x					
25	Taxidermist							x	x	x	x					
26	Truck washes										x/t	x/t				

(g)	MOTOR VEHICLE/EQUIPMENT RELATED USES	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Agricultural equipment sales, repair and rental										x	x	x			
2	Body shops								g	g	x					
3	Do it yourself and quick lube service facilities									a/g	g	a	a			
4	Junk yards											a/p	a/p			
5	Major motor vehicle repair/service including boats, RVs, etc. >1201 sq. ft. facility										a/g	a	a			
6	Minor motor vehicle repair <1200 sq. ft. facility								g/i	g/i	x	a	a			
7	Mobile and motor home sales											x	x			

(g)	MOTOR VEHICLE/EQUIPMENT RELATED USES (Cont'd)	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
8	Motor Vehicle and trailer storage										a/q	a/q	a/q			
9	Motor vehicle auction sales									a/i	a/i	a/i	a/i			
10	Motor vehicle parts counter sales (no repair)							x		x	x	x	x			
11	Motor vehicle rental								g/t	g/t	g/t					
12	Motor vehicle sales, new and used									i/t	i/t	a/i/t	a/i/t			
13	Motor vehicle service and storage							g	g	g	g	a/q	a/q			
14	Motor vehicle service center									d/t	d/t	d/t				
15	Motor vehicle/trailer wrecking yards											a/p	a/p			
16	RV sales, storage and service										x	a				
17	Scrap & waste collection, processing and sales including all types of metals, plastic, paper, cardboard, glass and junk											a/p	a/p			
18	Terminal yards, trucking										t	t	t			
19	Tire shops, including recapping									a/g	x	x				

(h)	STORAGE USES (Non Hazardous)	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	All storage within completely enclosed structures										x	x	x			
2	Cold storage plants											x	x			
3	Construction storage yards										q	q	q			
4	Mini-warehouses & storage, inside building										x	x	x			
5	Recycling center											x	a			
6	Sea/land/air containers, trailers															
7	Storage units with storage outside building											a/q	a/q			

See Chapter 1266.03 and 1280.16

(h)	STORAGE USES (Non Hazardous) (Cont'd)	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
8	Warehousing, wholesaling										x	x	x			
9	Wholesale distribution										a	x	x			

(i)	RECREATION and ENTERTAINMENT	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Adult entertainment business															
2	Amusement centers (indoor only)							x/i	x/i	x/i	x/i	x	x			
3	Amusement services (outdoor only) (See 1262.08)									a/i	a/i	a/i	a/i			
4	Automobile and motorcycle racing tracks (1262.08)									a/i	a/i	a/i	a/i			a/i
5	Billiards and arcades								x	x	x					
6	Bowling alleys, skating rinks								x/i	x/i	x/i					
7	Commercial recreation activities								a/i	a/i	a/i	a/i	a/i			
8	Studios, group instructions classes for various arts							x	x	x	x					
9	Drive-in movie theaters											a	a			
10	Entertainment assembly, stages, theaters, indoor									a/i	i	i				
11	Gambling establishments								a	a	a	a	a			
12	Golf course, golf driving ranges											a	a			a/i
13	Recreation facility							x/i	x/i	x/i	x/i	a/i				
14	Shooting ranges, indoors							a	a	a	a	a	a	a	a	
15	Shooting ranges, outdoors											a	a	a	a	
16	Skateboard parks, water slides or similar use							a/i	x/i	x/i	x/i	a/i				
17	Motor home/RV/travel trailer park									a/i	a/i	a/i	a/i			

(i) RECREATION and ENTERTAINMENT (Cont'd)		R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
18	Skating facilities, indoors										x/i	x/i	t			
19	Sports arenas							a/i	a/i	a/i	a/i					
20	Stables													a	a	

(j) MISCELLANEOUS LAND USES		R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Advertising signs and structures															
2	Agricultural uses, general													x	x	
3	Cemeteries													a	a	
4	Crop production and orchards										a	a	a	a	a	
5	Feed lots (See 1280.15)															a
6	Livestock sale yards										a	a	a			
7	Livestock, includes, fowl		n													n
8	Parking lots						x	x	x	x	x	x	x			
9	Private lodges and clubs						a	a	a	a	a			a	a	
10	Private or parochial schools or similar	a	a	a	a		a	a	a	a	a					
11	Shops for building contractors								d/q	d/q	q	q	q			
12	Temporary buildings							a	a	a	a	a	a	a	a	

See Chapter 1272

(k) HAZARDOUS OR DANGEROUS USES		R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1	Bulk petroleum storage										x	x	x			
2	Cleaning services										a	a	a			
3	Compress gas storage facility with greater than 50 containers. 10" D by 5' H Max container size											x	x			
4	Compress gas storage facility with less than 50 containers. 10" D by 5' H Max container size										a	x	x			

(k) HAZARDOUS OR DANGEROUS USES (Cont'd)	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
5 Convenience Stores with fuel sales									x	x	x	x			
6 Fuel yards											x	x			
7 Furniture refinishing									d	d	x	x			
8 Gasoline sales and service stations									x	x	x	x			
9 Halfway houses	a	a	a	a											
10 Hazardous waste treatment/storage											a/r	a/r	a/r		
11 Incinerator											a/q	a/q			
12 Liquefied petroleum gas storage										a/s	a/s	a/s			
13 Oil or gas wells, fracking, and pumps											a/s/u	a/s/u	a/s/u	a/s/u	
14 Penal and correctional facilities											a/r	a/r	a/r		
15 Petroleum products refining											a/s	a/s			
16 Petroleum storage										a/s	a/s	a/s			
17 Solid waste disposal/sanitary landfill											a	a	a	a	
18 Truck stops							t	t	t	t	t	t			

(l) INDUSTRIAL USES	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
1 Animal/poultry slaughter											a	a			
2 Asphalt batch plants, temporary											a	a		a	
3 Asphalt plants											x	x			
4 Beverage bottling plants											x	x			
5 Boat building (small)										x	x	x			
6 Cabinet shops										d	x	x			
7 Concrete batch plants, temporary											a	a	a	a	

(0)	INDUSTRIAL USES (Cont'd)	R-1	R-1a	R-2	R-3	R-4	O-P	PBC	C-1	C-2	C-3	M-1	M-2	AR	A	F
8	Concrete plants											x	x			
9	Dairy products processing										x	x	x		x	
10	Fabrication facilities											x	x			
11	Feed mills											x	x		x	
12	Food processing plants other than meat											x	x			
13	Livestock auctions or holding pens												a		x	
14	Welding and machine shops								x/d	x/d	x	x	x			
15	Manufacturing of mobile homes and RV's										a/h/	i	i			
16	Manufactured mobile home sales											a	a			
17	Meat processing and/or packaging											a	a			
18	Mining, mineral, rocks quarries, sand and gravel											a	a	a	a	
19	Monument works, stone											x	x			
20	Sandblasting										x	x	x			
21	Sign shops									x	x	x	x			
22	Slaughter and rendering plants											a	a			
23	Tanning curing and storage of skins or hides												a			

(Ord. 1667. Passed 1-10-12.)

1262.04 SPECIAL RESTRICTIONS.

The special restriction or restrictions to which the identifying letters in the charts in Section 1262.03(a) through (l) are as follows:

- (a) A conditional use permit, as provided in Chapter 1246 is required for this use in this zone.
- (b) The rooming and boarding of not more than two guests is permitted.
- (c) Up to four dwelling units are permitted if sufficient land area is available.
- (d) The entire business shall be conducted within a building.
- (e) A residential use is permitted only above the ground floor of a business building.
- (f) [For future use.]
- (g) Repair work for this use is permitted if conducted wholly inside a building.
- (h) The maximum gross floor area of a building permitted for this use is 6,400 square feet. Incidental, non-nuisance-producing processing, packaging or fabricating is permitted if conducted entirely within a building.
- (i) Lots shall be improved to the same standards required with respect to parking lots in Chapter 1270.
- (j) Preliminary and final site plans shall be submitted to the Planning Commission for review and approval.
- (k) [For future use.]
- (l) Living quarters for a watchman of commercial or industrial use property, or for hotels and motels, are the only permitted residential uses in this zone.
- (m) This use must be incidental or related to a professional use of the building. The principal entrance for such incidental or related use shall be from inside a building only.
- (n) Horses and other livestock used solely for non-business recreation of the occupier are permissible in the quantity of one animal per lot or, if a lot comprises one acre or more, one animal per each whole acre. Shelters for such animals shall be situated not less than fifty feet from the property line and not less than fifty feet from a residence on another lot or tract.
- (o) [For future use.]
- (p) A yard shall be enclosed with a minimum of an eight foot Class Six fence to screen the contents of the yard from the general public.
- (q) A yard shall be enclosed with a minimum of a six foot Class Five fence to screen the contents of the yard from the general public.
- (r) A yard shall be enclosed with a minimum of an eight foot Class Three fence to secure the contents of the yard from the general public.
- (s) A yard shall be enclosed with a minimum of six foot Class Three fence to secure the contents of the yard from the general public.
- (t) The facility MUST have adequate off-street parking for truck trailer staging.
- (u) No internal combustion engines are permitted. Only electric motors are permitted.
- (v) No more than nineteen compressed gas bottles on hand are permitted, provided such are stored in accordance with State and Federal laws.
- (x) Permitted use.