

PLANNING COMMISSION AGENDA
Wednesday, January 22, 2025
4:00 P.M. So Sioux City Council Chambers

1. CALL MEETING TO ORDER
2. ROLL CALL (Arlan Kuehn, Robert Rapp, John Lounsbury, Mike Wojcik, Martin Hohenstein, Gary Ogden, Brett Gotch, Tim Pickinpaugh, Jared Langel and Amber Munoz)

3. OPEN MEETING ACT
A current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a Federal Grant requirement. It is strictly voluntary to complete the sign-in sheet.

4. MINUTES
Approve the minutes of the December 11, 2024, Planning Commission meeting.

5. UNFINISHED BUSINESS

A. Planning Commission Membership.

6. NEW BUSINESS

- A. **Public Hearing Final Plat Bloch Addition, a new one lot residential subdivision located near 1491 Lake Avenue, legally described as follows**

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S01°26'19"E (ASSUMED BEARING), ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 174.71 FEET; THENCE S88°32'28"W, A DISTANCE OF 300.91 FEET; THENCE N01°27'16"W, A DISTANCE OF 361.71 FEET TO THE SOUTHWEST CORNER OF TRACT 4, FILED FOR RECORD ON MAY 16, 2024 BY LS #408 IN THE NEBRASKA SURVEY RECORD REPOSITORY; THENCE N88°32'28"E, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 301.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4 AND THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S01°25'31"E, ALONG SAID EAST LINE, A DISTANCE OF 187.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.50 ACRES, MORE OR LESS.

- B. **Public Hearing Final Plat Radiant Power Addition, a new 3 lot commercial subdivision located north of 370th 164th Street and near the South Sioux City electrical substation, legally described as follows**

ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH WEST 1/4 OF SAID SECTION 4; THENCE NORTH 0°01'01" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR 494.07 FEET; THENCE NORTH 89°42'58" EAST FOR 33.18 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 164TH STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 376.79 FEET ON A 560.15 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 369.73 FEET, BEARING NORTH 70°05'36" EAST; THENCE SOUTH 89°29'51" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 126.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°29'51" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 76.00 FEET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 33.13 FEET ON A 540.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 33.12 FEET, BEARING SOUTH 87°45'17" EAST; THENCE SOUTH 85°21'12" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 138.85 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 03-04472 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAKOTA COUNTY, NEBRASKA; THENCE NORTH 59°13'42" EAST ALONG THE NORTHWESTERLY LINE OF SAID TRACT OF LAND FOR 488.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY; THENCE NORTH 0°03'09" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR 56.88 FEET; THENCE SOUTH 59°16'57" WEST ALONG A LINE 5.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF A GAS LINE FIELD LOCATED BY NORTHERN NATURAL GAS COMPANY FOR 308.05 FEET; THENCE NORTH 90°00'00" WEST FOR 400.83 FEET; THENCE SOUTH 0°30'09" WEST FOR 136.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 1.509 ACRES, MORE OR LESS.

AND

ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH WEST 1/4 OF SAID SECTION 4; THENCE NORTH 0°01'01" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR 494.07 FEET; THENCE NORTH 89°42'58" EAST FOR 33.18 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 164TH STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 376.79 FEET ON A 560.15 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 369.73 FEET, BEARING NORTH 70°05'36" EAST; THENCE SOUTH 89°29'51" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 202.05 FEET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 33.13 FEET ON A 540.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 33.12 FEET, BEARING SOUTH 87°45'17" EAST; THENCE SOUTH 85°21'12" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 138.85 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 03-04472 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAKOTA COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE NORTH 59°13'42" EAST ALONG THE NORTHWESTERLY LINE OF SAID TRACT OF LAND FOR 488.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY; THENCE SOUTH 0°03'09" WEST ALONG SAID WEST LINE FOR 273.77 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF SAID 164TH STREET; THENCE NORTH 84°54'05" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 121.45 FEET; THENCE SOUTH 89°53'15" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 79.28 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 31.42 FEET ON A 460.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, HAVING A LONG CHORD OF 31.41 FEET, BEARING NORTH 88°09'29" WEST; THENCE NORTH 86°12'08" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 187.83 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED PARCEL CONTAINS 1.314 ACRES, MORE OR LESS.

- C. Public Hearing 701 West 9th Street Conditional Use Permit, to expand existing residential use by converting a single-family dwelling into a duplex located in a C4 commercial zoning district.**

7. ANNOUNCEMENTS

8. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
12/11/2024

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 12/11/2024.

CALL TO ORDER

Chairman Arlan Kuehn called the meeting to order at 4:00 o'clock P.M.

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Lounsbury	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brett Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tim Pickinpaugh	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jared Langel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amber Munoz	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Kent Zimmerman, Elizabeth Reyes, Oscar Gomez

NOTICE OF PUBLICATION

Notice of the meeting was given in advance by advertising in the Dakota County Star as certified in the attached affidavit of printer. Notice of the meeting and agenda were simultaneously given to the Chairman and members of the Commission. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

OPEN MEETINGS ACT

Chairman Arlan Kuehn stated that a current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a federal grant requirement. It is strictly voluntary to complete the sign-in sheet.

APPROVE MINUTES

Martin Hohenstein moved Robert Rapp seconded to approve the minutes of the November 13, 2024 , Planning Commission meeting. Motion carried with Kuehn, Rapp, Wojcik, Hohenstein, Ogden, Pickinpaugh, Munoz voting aye.

♦ *Sign minute book*

AGENDA ITEM: 6 a. Public Hearing Rezoning LUX Brothers, 500 Block Old Sawmill Road from AGT to C4. Legally described as follows.

ALL THAT PART OF GOVERNMENT LOT 4 AND THAT PART OF GOVERNMENT LOT 13, ALL IN SECTION 12, TOWNSHIP 88 NORTH, RANGE 48 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 13 OF SAID SECTION 12; THENCE SOUTH 89°49'03" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 13 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4 FOR 1809.57' FEET TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF LOT 5, HUGHES COMMERCIAL PARK, AN ADDITION TO DAKOTA COUNTY, NEBRASKA; THENCE NORTH 1°30'27" WEST ALONG SAID SOUTHERLY PROJECTION AND SAID EASE LINE FOR 1037.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20; THENCE NORTH 89°47'45" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 1810.87 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 13 OF SAID SECTION 12; THENCE SOUTH 1°26'06" EAST ALONG SAID EAST LINE FOR 1038.26 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 43.125 ACRES, MORE OR LESS, WHICH INCLUDES 1.371 ACRES IN ROADWAY EASEMENT.

Chairman Kuehn opened the public hearing to comment for those in favor of project, no comments in favor no one coming forward comments are opened for those opposed. Residents of Rottunda way, Old Sawmill Road, Cardinal Court, Short Place Court-Rottunda were present at the meeting and expressed their concerns regarding to safety for kids, heavy traffic going in and out of the area, Light pollution, Devaluation of properties, Buss stops, signs for heavy traffic not being respected. Believe this development does not exhibit trust, they have been here in the past regarding the same issues, they have not seen any drawings or plans for what their plans are nor has there been complete transparency with residents. Board member Robert Rapp echoes the same comments stated by residents, you have to have some form of plan as to what developers are going to do which have not been presented. Chairman Kuehn stated the first time Lux brothers approached the board he was told he had to provide a plan and never saw some plans.

Jasper Kriens spoke on behalf of owners stated the plan right now is to build a transfer dock meaning trailer backs up unloads and transfers to another then takes off, stated no storage would be in the facility, from his understanding they are wanting to just zone certain lots not all of the lots, It was clarified to Jasper that the request is not to zone partial of the lot it is to do the whole thing as C4. Senior Code Official Zent Zimmerman stated if there were to be discussions on rezoning only portion of the lot then the current request would need to be withdrawn and if a portion would want to be rezoned they would need a legal description of the area requesting a rezoning and would restart the process. Board member Gary Ogden Stated that moving forward anyone with a C4 request should have a design plan with their intention

Robert Rapp moved and Martin Hohenstein seconded to send an unfavorable recommendation of the rezoning of the rezoning of 500 Block Old Sawmill road from Agricultural to C4. Motion Carried by Kuehn, Rapp, Wojick, Hohenstein, Ogden, Pickinpaugh, Munoz voting aye. It was reiterated to the public that the request has

received an unfavorable recommendation, and the recommendation will go on to the city council. The public hearing will remain unless the property owner speaks to the board directly or submits something in writing stating he is withdrawing his request, if done the board will let the council know and it will fall off the agenda.

AGENDA ITEM: 6b. Public Hearing Rezoning Bracht Properties LLC, 615 Old Highway 20 West (former Martins Airfield) from C3 to C4. Legally described as follows.

Parcel 1: (220198160) All that part of Government Lot 1, Section 36, Township 29 North, Range 8 East of the Sixth Principal Meridian, Dakota County, Nebraska, described as follows:

Commencing at the Northwest corner of said Government Lot 1 of said Section 36; thence South 0°32'00" East along the West line of said Government Lot 1 for 788.20 feet to the North Right of Way line of U.S. Highway No. 20; thence North 84°52'31" East along said North Right of Way line for 510.40 feet to the point of beginning; thence North 5°07'29" West for 356.04 feet; thence North 85°25'00" East for 295.28 feet; thence North 57°54'15" East for 60.00 feet; thence North 85°25'00" East for 191.21 feet; thence South 5°07'29" East for 383.81 feet to the North Right of Way line of said U.S. Highway No. 20; thence Westerly along said North Right of Way line on a 11659.15 foot radius curve, concave Southerly for 346.91 feet, having a long chord of 346.89 feet, bearing South 85°43'37" West; thence South 84°52'31" West along said North Right of Way line for 193.09 feet to the point of beginning.

Parcel 2: (Tax ID's 220070229 & 220069530)

A tract of land located in the SW1/4 of Section 25, T29N, R8E of the 6th P.M., Dakota County, Nebraska, more particularly described as follows:

Beginning at the NE corner of the S1/2 of the SW1/4 of Section 25, T29N, R8E of the 6th P.M., Dakota County, Nebraska; thence westerly on the north line of said S1/2, 190.00 feet; thence southeasterly to a point on the east line of said S1/2, said point being 300.00 feet south of the NE corner of said S1/2; thence north and on said east line of said S1/2, 300.00 feet, to the point of beginning.

AND

The Northeast Quarter of the Southwest Quarter and Lots 4 and 5 all in Section 25, and that part of Government lots 1 and 8 lying North of Highway 20 EXCEPT East 400' of Lot 8 AND EXCEPT Highway 20 Right of Way in Section 36, all in Township 29 North, Range 8 East of the 5th P.M., EXCEPTING therefrom 4 acres surrounding the area occupied by a Quonset building previously deeded to Eugene T. Martin, on April 15, 1981, in Book 105, Page 754, Dakota County, Nebraska.

AND EXCEPTING The West 50.00 feet of the South 885 feet of Government Lot 5, Section 25, T29N, R8E, of the 6th P.M., Dakota County, Nebraska.

Chairman Arlan Kuehn opened comments to the public comment no one came forward to speak on the issue and the public hearing was closed. Present to answer any questions that the board might have; is Chance Bracht speaking on behalf of rezoning the property, Martin Hohenstein asked what Mr. Bracht had planned to do with the property, Chance stated they didn't have anything definitive on what they were doing, expressed the need to go to C4 to utilize that property. Plan on wanting to have a dealership/dealers license out there which would be the reasoning behind going to C4. Member Rapp asked for clarification on application submitted for storage buildings, Kent Zimmerman clarified it should be to utilize the old hangers out there for storage and possibly add additional storage. Chance verified that the plan is not to do a car lot but more of a commercial dealership; have heavy equipment, if they were to do that.

Robert Rapp moved and Tim Pickinpaugh seconded to send a favorable recommendation to City Council of the rezoning from C3 to C4 of the 615 Old Highway 20 West. Motion carried with Kuehn, Rapp, Wojcik, Hohenstein, Ogden, Pickinpaugh, Munoz voting aye.

AGENDA ITEM: 6c. Public Hearing Subdivision Ogden 3rd Addition: Phase 3 Located at East 17th Street and G Street. Legally described as follows. ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 89°28'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 33.00 FEET; THENCE SOUTH 0°29'11" WEST ALONG A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 33.00 FEET; THENCE SOUTH 89°28'14" EAST ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 330.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°28'14" EAST ALONG SAID PARALLEL LINE FOR 99.98 FEET TO THE NORTHEAST CORNER OF LOT 1 OF OGDEN 3RD ADDITION, PHASE 2; THENCE SOUTH 0°30'39" WEST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 FOR 230.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°13'39" WEST ALONG THE SOUTH LINE OF LOT 2 AND SAID SOUTH LINE EXTENDED WEST FOR 100.00 FEET; THENCE NORTH 0°30'39" EAST FOR 232.31 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 0.531 ACRES, MORE OR LESS.

Chairman Arlan Kuehn opened comments to the public no one came forward to speak on the issue and the public hearing was closed. Present at the meeting was Gary Ogden who stated it would be the resizing of the two lots, changing the direction of the house to face east instead of south.

Robert Rapp moved and Amber Munoz seconded to send a favorable recommendation of the Subdivision Ogden 3rd Addition: Phase 3 Located at East 17th Street and G Street. Motion Carried with Kuehn, Rapp, Wojcik, Hohenstein, Pickinpaugh, Munoz voting aye. Abstaining is Gary Ogden.

ADJOURNMENT

There being no further business to come before the Commission Robert Rapp and Amber Munoz seconded to adjourn the meeting at 5:16 o'clock P.M.

CHAIRMAN

VICE CHAIRMAN

I, the undersigned Secretary of the Planning Commission of the City of South Sioux City, Nebraska hereby certify that all of the subjects were contained in said agenda for at least twenty four (24) hours prior to said meeting, and that said minutes were in written form and available to the public for inspection within ten (10) working days and prior to the next convened meeting.

SECRETARY

ALLOTMENT PART OF U.S.P.L.S. OR PART OF OFFICIAL PLAT:
PART OF NW1/4 SW1/4 &
PART OF SW 1/4 NW 1/4 IN
SEC. 7-88-47 OF 5TH P.M.
DAKOTA COUNTY, NE

LAND SURVEYOR & FIRM:
DOUGLAS MORDHORST, P.L.S.
3TEN SURVEYING, LLC
515 SEVENTH STREET
SIOUX CITY, IA 51101
PHONE: (712) 258-6844

SURVEY REQUESTED BY:
TROY BLOCH
1520 EDWARDS AVENUE
SOUTH SIOUX CITY, NE 68776
PHONE: (712) 259-5655

PROPRIETOR OR OWNER:
E&F FARMS
58423 687 ROAD
ALLEN, NE 68710

DOCUMENT RETURN INFORMATION:
JEREMY UCHTENBERG, 3TEN SURVEYING, LLC.

DATE OF SURVEY:
11/17/2024

PLAT OF SURVEY
OF

BLOCH ADDITION

IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP
88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT DETAIL EASEMENTS OF RECORD, IF ANY.
2. LOT 1 IS 2.50 ACRES WHICH INCLUDES 0.27 ACRES OF ROAD R.O.W. WITH 1.29 ACRES INCLUDING 0.14 ACRES OF ROAD R.O.W. IN THE SW1/4 NW1/4 AND 1.21 ACRES INCLUDING 0.13 ACRES OF ROAD R.O.W. IN THE NW1/4 SW1/4

LEGAL DESCRIPTION: BLOCH ADDITION

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S01°26'19"E (ASSUMED BEARING), ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 174.71 FEET; THENCE S88°32'28"W, A DISTANCE OF 300.91 FEET; THENCE N01°27'16"W, A DISTANCE OF 361.71 FEET TO THE SOUTHWEST CORNER OF TRACT 4, FILED FOR RECORD ON MAY 16, 2024 BY LS #408 IN THE NEBRASKA SURVEY RECORD REPOSITORY; THENCE N88°32'28"E, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 301.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4 AND THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S01°25'31"E, ALONG SAID EAST LINE, A DISTANCE OF 187.03 FEET TO THE POINT OF BEGINNING.

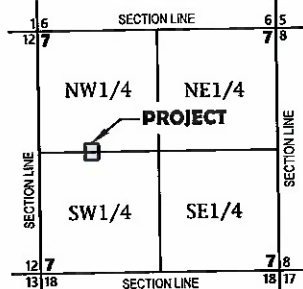
CONTAINING 2.50 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

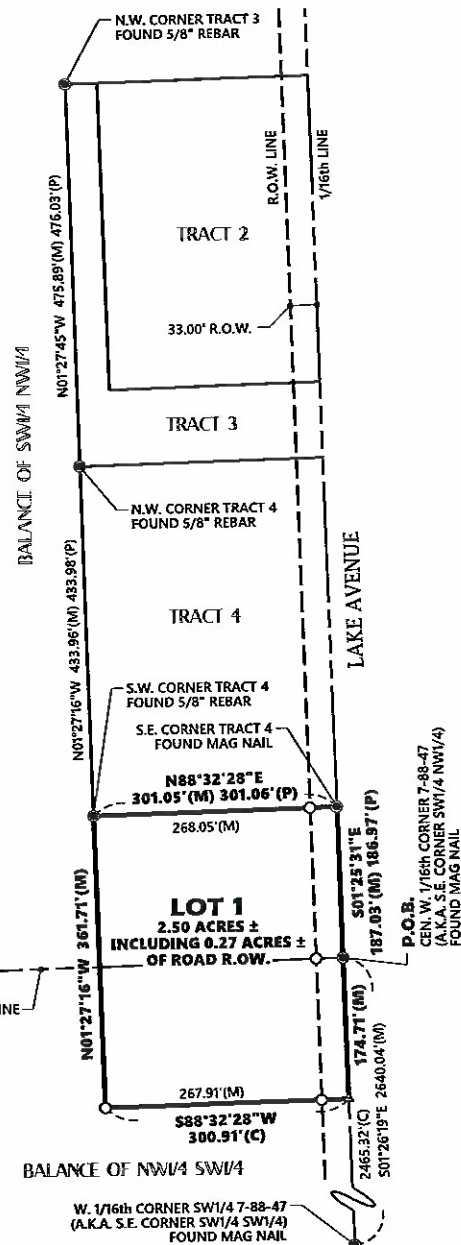
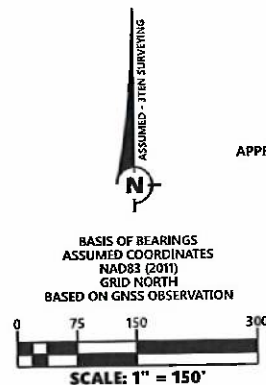
I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT ALL MONUMENTS SHOWN ON THIS PLAT EXIST AS DESCRIBED.

DATED THIS 19th DAY OF NOVEMBER, 2024.

DOUGLAS J. MORDHORST
LICENSE NUMBER 460
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
1 SHEETS COVERED BY THIS SEAL
PLAT DATE: NOVEMBER 18, 2024



VICINITY MAP
SEC. 7, T. 88 N., R. 47 W., 5th
NO SCALE



3TEN SURVEYING, LLC
DOUGLAS MORDHORST
LS #460
515 SEVENTH STREET
SIOUX CITY, IA 51101
(712) 258-6844
JEREMYU@3TENLS.COM
3TENLS.COM

TYPE OF SURVEY:

PLAT OF SURVEY

CLIENT:

TROY BLOCH

PROJECT: SC24-0142

SCALE: 1" = 150'

DATE: 11/17/24

DRAWN BY: JIL

PAPER: 11" x 17"

SHEET

1

OF

2

PLAT OF SURVEY
OF
BLOCH ADDITION
IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP
88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT E & F FARMS, LLC, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAD CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS BLOCH ADDITION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTIONS HEREON AS APPEARS ON THE PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETER.

WAIVER

OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTIONS, HEREBY HOLD THE CITY OF SOUTH SIOUX CITY, NEBRASKA, HARMLESS FOR ANY DAMAGE OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO THE GRADES AS ESTABLISHED IN WITNESS WHEREOF, I HAVE AFFIXED BY SIGNATURE HERETO, AT

SOUTH SIOUX CITY, NEBRASKA, THIS _____ DAY OF _____, 20____.

OWNER SIGNATURE _____

PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF NEBRASKA)

)SS

COUNTY OF DAKOTA)

ON THE _____ DAY OF _____, 20____, BEFORE

ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED NICHOLAS & MORGAN BOUSQUET, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHO'S SIGNATURE IS AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY _____

**CERTIFICATION OF PLANNING COMMISSION
(DAKOTA COUNTY)**

I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF DAKOTA COUNTY, NEBRASKA, AND I DO FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID PLANNING COMMISSION DID ON

THE _____ DAY OF _____, 20____, REVIEW THE PLAT OF SAID ADDITION.

PLANNING COMMISSION CHAIR
DAKOTA COUNTY, NEBRASKA

DATE _____

**CERTIFICATION OF PLANNING COMMISSION
(SOUTH SIOUX CITY)**

I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF SOUTH SIOUX CITY, NEBRASKA, AND I DO FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID PLANNING COMMISSION DID ON

THE _____ DAY OF _____, 20____, RECOMMEND TO THE SOUTH SIOUX CITY, CITY COUNCIL OF DAKOTA COUNTY, NEBRASKA THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID ADDITION.

PLANNING COMMISSION CHAIR
SOUTH SIOUX CITY

DATE _____

CITY COUNCIL RESOLUTION

RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF BLOCH ADDITION, AN ADDITION TO DAKOTA COUNTY, NEBRASKA, WHEREAS, THE PLANNING COMMISSION OF SOUTH SIOUX CITY, NEBRASKA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA THAT SAID PLAT OF BLOCH ADDITION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED. THE MAYOR AND THE CITY CLERK ARE HEREBY DIRECTED TO FURNISH TO THE DAKOTA COUNTY REGISTER OF DEEDS A CERTIFIED COPY OF THIS RESOLUTION, AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 20____.

APPROVED BY: ROD KOCH, MAYOR _____

ATTEST: NANCY WALSH, CITY CLERK _____

ASSESSOR'S CERTIFICATION

STATE ASSESSOR FOR DAKOTA COUNTY CERTIFICATION OF FILING, FILED IN MY OFFICE AND ENTERED OF RECORD IN ACCORDANCE WITH THE LOTS, COMPRISED IN THE SAID PLAT OF AND ADDITION TO SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, LISTED FOR TAXATION AS PROVIDED BY LAW, ON

THIS _____ DAY OF _____, 20____.

CHRISTY ABTS, COUNTY ASSESSOR
DAKOTA COUNTY, NEBRASKA

REGISTER OF DEEDS CERTIFICATE

THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M., IN BOOK _____, PAGE _____ AND A FEE OF \$ _____ WAS PAID.

CHERIE CONLEY, REGISTER OF DEEDS
DAKOTA COUNTY, NEBRASKA



BTEN SURVEYING, LLC
DOUGLAS MORDHORST
LS #460
515 7th STREET
SIOUX CITY, IA 51101
(712) 258-6844
JEREMY@BTENLS.COM
BTENLS.COM

TYPE OF SURVEY:

PLAT OF SURVEY

CLIENT:

TROY BLOCH

PROJECT: SC24-0142

SCALE: 1" = 150'

DATE: 11/17/24

DRAWN BY: JRL

PAPER: 11" x 17"

SHEET

2

OF

2

FINAL PLAT RADIANT POWER ADDITION

IN THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 NORTH,
RANGE 9 EAST, 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA
LOTS 1 THROUGH 3

LEGAL DESCRIPTION (GARWOOD)

ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SAID SECTION 4, THENCE NORTH 07°10'12" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR 464.97 FEET, THENCE NORTH 87°42'58" EAST FOR 33.18 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 164TH STREET, THENCE NORTH 87°42'58" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 275.79 FEET ON A 360.33 FOOT RADIUS CURVE, COANGING SOUTHERLY, LEAVING A LONG CHORD OF 383.73 FEET, BEARING NORTH 10°07'18" EAST, THENCE SOUTH 89°07'18" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 136.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°07'18" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 16.00 FEET, THENCE SOUTHERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 33.18 FEET ON A 360.33 FOOT RADIUS CURVE, COANGING SOUTHERLY, LEAVING A LONG CHORD OF 38.18 FEET, BEARING SOUTH 87°45'17" EAST, THENCE SOUTH 87°45'17" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 136.59 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 28-04475 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAKOTA COUNTY, NEBRASKA, THENCE NORTH 33°12'42" EAST ALONG THE NORTHERLY RIGHT LINE OF SAID TRACT OF LAND FOR 408.09 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY, THENCE NORTH 07°10'12" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR 164.14 FEET, THENCE SOUTH 87°45'17" WEST ALONG A LINE 5.00 FEET SOUTHEASTLY OF AND PARALLEL WITH THE CENTERLINE OF A GAS LINE FIELD LOCATED BY NORTHERN NATURAL GAS COMPANY FOR 300.00 FEET, THENCE NORTH 90°00'00" WEST FOR 400.00 FEET, THENCE SOUTH 87°45'17" WEST FOR 136.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 1.509 ACRES, MORE OR LESS.

BASIS OF BEARING

NEBRASKA LOW DISTORTION PROJECTION
(DANFORTH COUNTY)

TOTAL AREA IN SUBDIVISION: 2.823 ACRES
GARWOOD AREA: 1.509 ACRES
SOUTH SIOUX CITY AREA: 1.314 ACRES
NO AREA WILL BE DEDICATED TO PUBLIC RIGHT OF WAY.

- ⊙ INDICATES FOUND SECTION CORNER AS INDICATED
- INDICATES FOUND CAP 1178 UNLESS OTHERWISE INDICATED
- INDICATES SET 12" IRON REBAR W/ YELLOW CAP 8509

OWNERS & SURVEYORS

CITY OF SOUTH SIOUX CITY
1615 1ST AVENUE SOUTH SIOUX CITY, NE 68776

GARWOOD ENTERPRISES, INC.
3201 TIMBERLINE DRIVE SOUTH SIOUX CITY, NE 68778

SURVEYOR

TIMOTHY J. LAURENCE
1279 S. BERRY LANE, PO BOX 155
NORTH SIOUX CITY, SD 57643

SET BACK REQUIREMENTS

PROPOSED AND CURRENT ZONING:
M1 (MANUFACTURING)

FRONT YARD: 5'
SIDE YARD: 5'
REAR YARD: 5'
CORNER SIDE YARD: 5'
BARRIERS BUILDING HEIGHT: 10'

FEMA FLOOD ZONE X
FIRM PANEL: 16043C0120D

PLOT DATE: DECEMBER 11, 2024

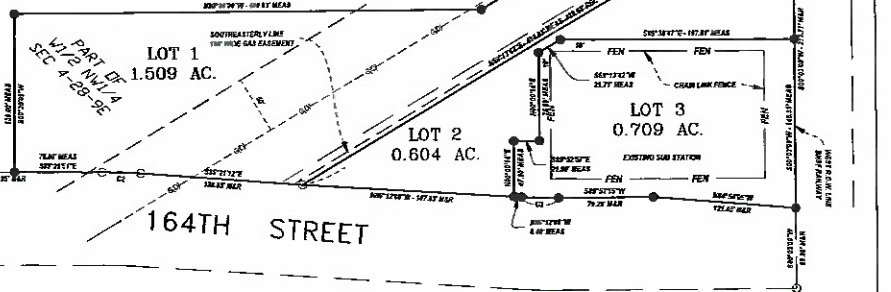
LEGAL DESCRIPTION (SOUTH SIOUX CITY)

ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SAID SECTION 4, THENCE NORTH 07°10'12" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR 464.97 FEET, THENCE NORTH 87°42'58" EAST FOR 33.18 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 164TH STREET, THENCE NORTH 87°42'58" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 275.79 FEET ON A 360.33 FOOT RADIUS CURVE, COANGING SOUTHERLY, LEAVING A LONG CHORD OF 383.73 FEET, BEARING NORTH 10°07'18" EAST, THENCE SOUTH 89°07'18" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 136.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°07'18" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 16.00 FEET, THENCE SOUTHERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 33.18 FEET ON A 360.33 FOOT RADIUS CURVE, COANGING SOUTHERLY, LEAVING A LONG CHORD OF 38.18 FEET, BEARING SOUTH 87°45'17" EAST, THENCE SOUTH 87°45'17" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 136.59 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 28-04475 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAKOTA COUNTY, NEBRASKA, AND THE POINT OF BEGINNING, THENCE NORTH 33°12'42" EAST ALONG THE NORTHERLY RIGHT LINE OF SAID TRACT OF LAND FOR 408.09 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY, THENCE NORTH 07°10'12" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR 164.14 FEET, THENCE SOUTH 87°45'17" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 79.28 FEET, THENCE SOUTHERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 33.18 FEET ON A 360.33 FOOT RADIUS CURVE, COANGING SOUTHERLY, LEAVING A LONG CHORD OF 38.18 FEET, BEARING SOUTH 87°45'17" WEST, THENCE NORTH 87°45'17" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 136.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 1.314 ACRES, MORE OR LESS.

Curve #	Length	Radius	Delta	Chord	Bearing
C1	376.79	560.15	63°12'32"	369.72	N70°45'35"E
C2	33.12	548.00	06°30'32"	33.12	S87°45'17"E
C3	31.42	498.00	01°15'42"	31.41	N68°42'33"W



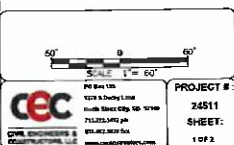
SUBJECT PARCEL

VICINITY MAP



Civil Engineers & Constructors, LLC
PO Box 195, NSC, SD 57049

Phone 712.222.1452 Fax 855.492.9920 Website ceconstructors.com



FINAL PLAT
RADIANT POWER ADDITION
IN THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 NORTH,
RANGE 9 EAST, 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA
LOTS 1 THROUGH 3

SHEET 2 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF SOUTH SIOUX CITY AND GARWOOD ENTERPRISES, INC., AS THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTIONS, HAVE IN PURSUANCE OF LAW, CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND EASEMENTS, AS IS PARTICULARLY SHOWN, AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATION OF TIMOTHY J. LAMPRECHT, A REGISTERED LAND SURVEYOR, WHO SURVEYED AND PLATTED THE SAME TO BE KNOWN AS **RADIANT POWER ADDITION**, AN ADDITION TO SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA AND THAT THE SAME IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AS OWNERS THEREOF EXECUTED AT SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA ON THIS

_____, DAY OF _____, 2024.

CITY OF SOUTH SIOUX CITY

GARWOOD ENTERPRISES, INC.

ACKNOWLEDGEMENT

STATE OF NEBRASKA))
COUNTY OF DAKOTA)

THIS INSTRUMENT WAS ACKNOWLEDGED BY:

CITY OF SOUTH SIOUX CITY

ON THIS _____ DAY OF _____, 2024,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF NEBRASKA.

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEBRASKA))
COUNTY OF DAKOTA)

THIS INSTRUMENT WAS ACKNOWLEDGED BY:

GARWOOD ENTERPRISES, INC.

ON THIS _____ DAY OF _____, 2024,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF NEBRASKA.

NOTARY PUBLIC

OWNERS WAIVER:

THE CITY OF SOUTH SIOUX CITY AND GARWOOD ENTERPRISES, INC., OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HEREBY HOLD THE CITY OF SOUTH SIOUX CITY, NEBRASKA HARMLESS FOR ANY DAMAGE BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO THE GRADES AS ESTABLISHED.

CITY OF SOUTH SIOUX CITY

GARWOOD ENTERPRISES, INC.

ACKNOWLEDGEMENT

STATE OF NEBRASKA))
COUNTY OF DAKOTA)

THIS INSTRUMENT WAS ACKNOWLEDGED BY:

CITY OF SOUTH SIOUX CITY

ON THIS _____ DAY OF _____, 2024,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF NEBRASKA.

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEBRASKA))
COUNTY OF DAKOTA)

THIS INSTRUMENT WAS ACKNOWLEDGED BY:

GARWOOD ENTERPRISES, INC.

ON THIS _____ DAY OF _____, 2024,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF NEBRASKA.

NOTARY PUBLIC

CERTIFICATION OF PLANNING COMMISSION (DAKOTA COUNTY)

I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF DAKOTA COUNTY, NEBRASKA, AND I DO FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID PLANNING COMMISSION

DID ON THE _____ DAY OF _____, 2024, REVIEW THE PLAT OF
SAID ADDITION.

PLANNING COMMISSION CHAIRMAN
DAKOTA COUNTY, NEBRASKA

DATE

CITY COUNCIL RESOLUTION:

RESOLUTION No. _____

RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF BRACHT COMMERCIAL PARK, PHASE 2, AN ADDITION DAKOTA COUNTY, NEBRASKA.

WHEREAS, THE PLANNING COMMISSION OF SOUTH SIOUX CITY, NEBRASKA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA THAT SAID PLAT OF BRACHT COMMERCIAL PARK, PHASE 1, AN ADDITION TO DAKOTA COUNTY, NEBRASKA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED. THE MAYOR AND THE CITY CLERK ARE HEREBY DIRECTED TO FURNISH TO THE DAKOTA COUNTY REGISTER OF DEEDS A CERTIFIED COPY OF THIS RESOLUTION, AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

APPROVED: _____
ROD KOCH, MAYOR

ATTEST: _____
NANCI WALSH, CITY CLERK

CERTIFICATION OF CITY PLANNING COMMISSION: (SOUTH SIOUX CITY)

I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AND I DO FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID PLANNING COMMISSION DID ON

THE _____ DAY OF _____, 2024, RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID ADDITION.

PLANNING COMMISSION CHAIRMAN
SOUTH SIOUX CITY, NEBRASKA

DATE

ASSESSOR'S CERTIFICATION:

COUNTY ASSESSOR'S CERTIFICATION OF FILING FILED IN MY OFFICE AND ENTERED OF RECORD IN ACCORDANCE WITH THE LOTS COMPRISED IN SAID PLAT OF BRACHT COMMERCIAL PARK, PHASE 1, AN ADDITION TO DAKOTA COUNTY, NEBRASKA, LISTED FOR TAXATION AS PROVIDED BY LAW.

CHRISTY ABTS
COUNTY ASSESSOR
DAKOTA COUNTY, NEBRASKA

DATE

REGISTER OF DEEDS CERTIFICATION:

REGISTER OF DEEDS CERTIFICATION OF RECORDING, COUNTY OF DAKOTA,
STATE OF NEBRASKA.

DOCKET NUMBER: _____

FILED FOR RECORD ON THIS _____ DAY OF _____

2024 AT _____ O'CLOCK, ____ M.

RECORDED IN BOOK _____ OF PLATS ON PAGE _____, INDEXED AND DELIVERED TO THE COUNTY ASSESSOR OF DAKOTA COUNTY, NEBRASKA.

CHERIE CONLEY
REGISTER OF DEEDS
DAKOTA COUNTY, NEBRASKA

DATE

CONDITIONAL USE PERMIT APPLICATION

Fee: \$100.00

DATE: 1/22/25

Brief description: ~~701~~ 701 West 9th Street

EXPAND EXISTING single family Dwelling
into A Duplex which is located in
A commercial C4 Zoning District

Applicant

Name: Jorge Rengel

Phone: 2196141020

Address: 3705 C St South Sioux

Mobile: _____

City, State Zip: South Sioux City NE 68776

Fax: _____

Owner (if other than applicant)

Name: Lorenzo DeLeon

Phone: 712 898 2699

Address: 2205 Dakota ave

Mobile: _____

City, State Zip: South Sioux City NE 68776

Fax: _____

Location

Address: 701 West 9th St. Property ID #: 220023875

City, State, Zip: South Sioux City, NE 68776

Zoning: C4

Legal Description: Lot(s): 546

Block: 117

Subdivision: Courington Addition

Unplatted Legal Description: _____

January 22, 2025

701 West 9th Street – Conditional use permit to expand existing residential use into a duplex located in a commercial (C4) zoning district.

Vicinity Map



January 22, 2025

701 West 9th Street – Conditional use permit to expand existing residential use into a duplex located in a commercial (C4) zoning district.

Zoning map excerpt

