



# City of Grand Island

Tuesday, June 28, 2005

Council Session

## Item E2

**Public Hearing on Request of Dale Hartwig for Conditional Use  
Permit for Temporary Water and Sanitary Sewer Tie-In to Service  
Construction Office Located at 2620 West Faidley Avenue**

Staff Contact: Craig Lewis

# Council Agenda Memo

**From:** Craig A. Lewis, Building Department Director

**Meeting:** June 28, 2003

**Subject:** Request of St. Francis Medical Center for a Conditional Use Permit to allow for sewer and water services to a temporary construction trailer at 825 Orleans Drive

**Item #'s:** E-2 & G-5

**Presenter(s):** Craig Lewis, Building Department Director

## Background

The property is currently zoned RO Residential Office, this zoning classification would allow for office types of establishments as permanent facilities in permanent buildings connected to all utilities. This request is to allow for a temporary construction trailer to be connected to public sewer and water mains as if permanent construction.

## Discussion

The utilization of construction trailer to facilitate the construction and development of property within the city's jurisdiction has been allowed for years and is a common practice, but the connection of these temporary trailers to permanent utilities is not typically allowed or requested as they rarely remain on the site for any extended period of time. A conditional use permit may be a tool to identify and formally approve the connection to public utilities and establish a time certain for the temporary trailer and connections to be terminated.

## Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

## **Recommendation**

City Administration recommends that the Council approve the request to allow utility connection to a temporary construction trailer for the time specified.

## **Sample Motion**

A motion to approve a conditional use permit to allow utility connection to a construction trailer at 825 Orleans Dr. for a period not to exceed three years from the date of approval.



Phone # 308-384-7443 X224  
KENT HAZZARD

Non-Refundable Fee: \$155.00  
Return by: \_\_\_\_\_  
Council Action on: \_\_\_\_\_

### Conditional Use Permit Application

pc: Building, Legal, Utilities  
Planning, Public Works

1. The specific use/construction requested is: WATER + SANITARY SEWER TIE-IN FOR SERVICE TO CONSTRUCTION OFFICE.
2. The owner(s) of the described property is/are: ST. FRANCIS MEDICAL CENTER.
3. The legal description of the property is: LOTS 7+8 COLONIAL ESTATES 3<sup>RD</sup> SUBDIVISION.
4. The address of the property is: 2620 WEST FAIDLEY AVE.
5. The zoning classification of the property is: \_\_\_\_\_
6. Existing improvements on the property is: N/A
7. The duration of the proposed use is: 3 yrs.
8. Plans for construction of permanent facility is: N/A
9. The character of the immediate neighborhood is: GOOD
10. There is hereby attached a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: JE DUNN CONSTRUCTION REQUESTS THAT THEY ARE ABLE TO INSTALL WATER + SANITARY SEWER SERVICE TO THEIR CONSTRUCTION TRAILER AT ST. FRANCIS MEDICAL CENTER.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

5/31/05  
Date

[Signature] (Dale Hartwig)  
Owners(s)

308-384-4600  
Phone Number

2620 WEST FAIDLEY AVE.  
Address

GRAND ISLAND NE 68803  
City State Zip

**Please Note: Delays May Occur if Application is Incomplete or Inaccurate.**

Aerials
 Extents
 Zoom In
 Zoom Out
 Select
 ReCenter

10th St W

[825 Orleans Dr](#)

[Register of Deeds' Documents](#)

[Subdivision: Colonial Estates 3rd Sub Lot: 9 Block: 0](#)

[Assessor's Documents](#)

[Treasurer's Documents](#)

[District Information](#)