

**PLANNING BOARD MEETING**  
**City Hall - 950 Locust St., Carter Lake, Iowa**  
**Monday, October 14, 2024, 7:00 P.M.**

**AGENDA**

Roll Call

Approval of the Agenda

1. Consent Agenda
  - a. Building Permits listing
  - b. City Council Minutes
  - c. Planning Board Minutes
2. New Business
  - a. ZUM SERVICES
    - i. 1655 E. LOCUST ST – school bus transportation terminal
  - b. Jason Gundersen
    - i. Maggie’s Addition
3. Old Business
4. Comments
5. Adjourn

PLANNING BOARD MEETING

Monday, September 9, 2024, 7:00 P.M.

Board Chair Ed Palandri called the meeting to order at 7:00 p.m. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Tim Podraza, Kathy Dueling, Robert Horan and Drew Evers are present;

Pauly moved to approve the agenda, seconded by Evers; unanimous approval; Pauly moved to approve the consent agenda and seconded by Dueling; unanimously approved.

New Business:

ZUM Bus Services was present to request a permit to move forward with bus parking at 1655 Locust Street lot. Signed a four-year lease to park 94 buses. Board chairman will work with the building inspection office to draft a text change to allow the use to be added to the matrix. And a conditional use permit will be drafted for review at the next meeting.

Podraza moved to adjourn seconded by Gundersen.

Adjourn at 7:30 p.m.

CARTER LAKE CITY COUNCIL MEETING  
Tuesday, September 10, 2024

Mayor Ronald Cumberledge called the special meeting to order at 6:00 p.m. Gundersen moved into closed session to discuss legal matters pursuant to Iowa Code 21.5(c), seconded by Grell. Unanimously approved. At 8:50 p.m. the council returned to open session and Gundersen moved to adjourn seconded by Skinner; unanimously approved.

Absent: Jacob Hanika; Present: Attorneys Rob Livingston and David Levy, Mayor Ronald Cumberledge, City Clerk Jackie Carl, Councilmembers Jason Gundersen, Jackie Wahl, Victor Skinner, Aaron Grell.

Jackie Carl, City Clerk

Ronald Cumberledge, Mayor

CARTER LAKE CITY COUNCIL MEETING  
Monday, September 16, 2024

Mayor Ronald Cumberledge called the regular meeting to order at 7:00 p.m. Roll call of the council, present: Victor Skinner, Jacob Hanika, Jackie Wahl, Aaron Grell, and Jason Gundersen; City Attorney David Levy and Clerk Jackie Carl were also present.

Upon motion duly made by Hanika, and seconded by Gundersen, the council's agenda was unanimously approved. Hanika moved to approve the consent agenda which included the following items: Department head reports from Parks, Library, Community Center, Senior Services, Maintenance, Police, Fire/EMS; City council minutes from August; Overtime and comp time reports for August; abstract of claims, receipts and financial reports for August. Gundersen moved to second the motion.

Gundersen moved to approve the request from Prairie Flower Casino regarding the signage that could not be approved by the Planning Board due to conflicts with the zoning code; seconded by Hanika; unanimously approved.

Mayor Cumberledge provided an update on the water project. Attorney Levy explained that he has no concerns with the mayor, not having specific items listed under his name. The mayor may use his forum to make announcements and updates for the community. Common practice and Iowa law states discussions are allowed, but no decision or motions are allowed unless the items is physically listed on the agenda.

Gundersen would like to see abatements moved into the inspector's office for weeds. He would also like to see the city adopt plumbing codes from Omaha and MUD. Jason would like to see bids for street sweeping in town at least a few times a year. The clerk will collect information for the next meeting.

Wahl, wanted to review changes to the golf cart ordinance, without previous discussion Gundersen moved to table to the next workshop, seconded by Skinner; unanimously approved. Also requested changes to code 20.05 and 5.06, Gundersen moved to discuss at next workshop to have final format ready for October meeting, seconded by Wahl; unanimously approved.

Grell would like to see the UTV ordinance on the next agenda; clerk will have it prepared for the workshop to review.

Gundersen moved to approve making changes for health insurance for employees, there will be significant savings for employees and the city moving to a large group policy with other communities across the state of Iowa, seconded by Grell; unanimously approved.

Grell moved to approve wages for the Aiden Chambers, seconded by Skinner; unanimously approved.

Community Concerns about the amount of fast traffic and people not stopping at stop signs is scary around the school Please encourage the police to increase patrols and tickets.

Andy Gallet was outspoken regarding a new bike trail sign that was placed in the right of way in front of his home.

Moved to adjourn at 7:50 p.m.

Jackie Carl, City Clerk

Ronald Cumberledge, Mayor

CARTER LAKE CITY COUNCIL MEETING  
Monday, September 30, 2024

Mayor Ronald Cumberledge called the special meeting to order at 5:30 p.m. Gundersen moved into closed session to discuss legal matters pursuant to Iowa Code 21.5(c), seconded by Skinner. Unanimously approved. At 6:40 p.m. the council returned to opened session and Gundersen moved to adjourn seconded by Skinner; unanimously approved.

Absent: Aaron Grell and Jacob Hanika; Present: Attorneys Vanessa, Mayor Ronald Cumberledge, City Clerk Jackie Carl, Councilmembers Jason Gundersen, Jackie Wahl, Victor Skinner.

Jackie Carl, City Clerk

Ronald Cumberledge, Mayor

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
C45-24	TOTAL FIRE	UPGRADING FIRE ALARM AFTER		9-10-24	24,979.97	489.69
Issued	COUNTRY INN & SUITES			9-17-24		489.69
Contractor	2210 ABBOTT DR	Residential, Hotels		3-15-25		.00
		C45-24			24,979.97	FEE 489.69
EL030-24	DAVID'S ELECTRIC	STORM DAMAGE: REPAIR SERVICE		9-04-24		54.00
Issued	JENNIFER SMITH			9-04-24		54.00
Contractor	1013 HIATT ST	Residential, Multiple Family		8-29-25		.00
		EL030-24				FEE 54.00
EL031-24	OWNER AS GEN CONTRACTOR	SUB FOR MR349-21 : ELECTRICAL		9-05-24		86.24
Issued	SEMINARA, MATT			9-05-24		86.24
Contractor	1801 LAGOON DR	Residential, Multiple Family		8-30-25		.00
		EL031-24				FEE 86.24
EL032-24	A.E.S. OF THE MIDWEST	INSTALL 22KW GENERATOR,REPLACE		9-10-24		89.25
Issued	BARNHART, JILL			9-12-24		89.25
Contractor	1302 SILVER LN	Residential, Multiple Family		9-06-25		.00
		EL032-24				FEE 89.25
FW049-24	OWNER AS GEN CONTRACTOR	4' & 6' WHITE VINYL FENCE -		9-03-24	1,500.00	37.50
Issued	ALBORO ESTRADA			9-03-24		37.50
Contractor	4320 N 11TH ST	Residential, Multiple Family		3-01-25		.00
		FW049-24			1,500.00	FEE 37.50
FW050-24	AMERICAN FENCE	INSTALL NEW 4' CHAINLINK		9-10-24	2,500.00	37.50
Issued	ANDREW EVERS			9-11-24		37.50
Contractor	1524 WILLOW DR	Residential, Multiple Family		3-09-25		.00
		FW050-24			2,500.00	FEE 37.50
M085-24	BURTON PLUMBING	REPLACE FURNACE & A/C		9-03-24	11,000.00	53.00
Issued	JUSTIN BRUNING			9-03-24		53.00
Contractor	1305 HOLIDAY DR			3-01-25		.00
		M085-24			11,000.00	FEE 53.00
M086-24	AIRESERV	REPLACE FURNACE & A/C		9-11-24	11,837.00	53.00
Issued	JENSEN, THOMAS			9-11-24		53.00
Contractor	4313 N 11TH ST			3-09-25		.00
		M086-24			11,837.00	FEE 53.00
MR443-24	C & S HOME IMPROVEMENT	DEMO REAR DECK & REPLACE WITH		9-23-24	3,500.00	23.00
Issued	RYDBERG			9-23-24		23.00
Contractor	115 CARTER LAKE CLB			3-21-25		.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
		MR443-24			3,500.00	FEE 23.00
MR444-24	SHEARD CONSTRUCTION	REPLACE DRIVEWAY, EXTEND DW		9-25-24	10,000.00	23.00
Issued	BNTL LLC			9-25-24		23.00
Contractor	1117 AVENUE P			3-23-25		.00
		MR444-24			10,000.00	FEE 23.00
P081-24	ELEDGE PLUMBING	LOT #11 : GAS PRESSURE CHECK,		9-12-24		48.50
Issued	LAKESIDE ESTATES			9-12-24		48.50
Contractor	3510 N 9TH ST			3-10-25		.00
		P081-24				FEE 48.50
P082-24	VIPER DRAIN PLUMBING	DIG & INVESTIGATE		9-18-24		28.25
Issued	DOROTHY HARRIS			9-18-24		28.25
Contractor	4304 N 9TH ST			3-16-25		.00
		P082-24				FEE 28.25
P083-24	VIPER DRAIN PLUMBING	LOT # 133 : GAS PRESSURE CHECK		9-20-24		48.50
Issued	LAKESIDE ESTATES			9-20-24		48.50
Contractor	3510 N 9TH ST			3-18-25		.00
		P083-24				FEE 48.50
P084-24	VIPER DRAIN PLUMBING	DIG & INVESTIGATE		9-20-24		28.25
Issued	NICHOLAS ANDERSEN			9-20-24		28.25
Contractor	4310 N 9TH ST			3-18-25		.00
		P084-24				FEE 28.25
P085-24	GUNDERSEN GRADING	REPAIR SEWER FROM CURB TO MAIN		9-25-24		48.15
Issued	MEYER, AMY			9-25-24		48.15
Contractor	1504 NEPTUNE CIR			3-23-25		.00
		P085-24				FEE 48.15
P086-24	GUNDERSEN GRADING	REPAIR WATER LEAK, SERVICE		9-25-24		28.25
Issued	CUMBERLEDGE, DAN			9-25-24		28.25
Contractor	702 STEELE AVE			3-23-25		.00
		P086-24				FEE 28.25
RA049-24	MATT SEMINARA	DEMO & REBUILD 30X12 REAR DECK		9-09-24	24,000.00	344.81
Issued	MURRAY FINEGOLD			9-11-24		344.81
Contractor	60 MARINA CT	Residential, Multiple Family		3-09-25		.00
		RA049-24			24,000.00	FEE 344.81

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
RA050-24	SHEARD CONSTRUCTION	DEMO&REBUILD FRONT&REAR DECKS		9-09-24	15,000.00	121.56
Issued	JAMES WOLFE			9-17-24		121.56
Contractor	803 REDICK BLVD	Residential, Multiple Family		3-15-25		.00
		RA050-24			15,000.00	FEE 121.56
RA051-24	OWNER AS GEN CONTRACTOR	DEMO FRONT DECK & REBUILD		9-19-24	10,000.00	209.06
Issued	RYDBERG			9-23-24		209.06
Contractor	115 CARTER LAKE CLB	Residential, Multiple Family		3-21-25		.00
		RA051-24			10,000.00	FEE 209.06
RA052-24	OWNER AS GEN CONTRACTOR	DEMO & REBUILD DETACHED GARAGE		9-23-24	12,000.00	502.31
Issued	SEMINARA			9-27-24		.00
Contractor	4119 N 11TH ST	Residential, Multiple Family		3-25-25		502.31
		RA052-24			12,000.00	FEE PAID 502.31 DUE .00
RA053-24	AB CRAFTSMAN LLC	DECK EXTENSION - ADD 126SF		9-25-24	12,000.00	104.06
Issued	MIKE KLINE			9-27-24		.00
Contractor	111 SHORELINE DR	Residential, Multiple Family		3-25-25		104.06
		RA053-24			12,000.00	FEE PAID 104.06 DUE .00
RE087-24	VERNCO ROOFING	STORM DAMAGE: REPLACEMENT OF		9-03-24	5,442.00	30.00
Issued	REISS, JOHN/SMITH/APRIL			9-03-24		30.00
Contractor	4315 N 13TH ST	Residential, Multiple Family		3-01-25		.00
		RE087-24			5,442.00	FEE 30.00
RE088-24	ERIC ADAMS CONTRACTING	STORM DAMAGE : RE-ROOF		9-04-24	12,000.00	30.00
Issued	DONNA LEWIS			9-04-24		30.00
Contractor	1501 AVENUE N	Residential, Multiple Family		3-02-25		.00
		RE088-24			12,000.00	FEE 30.00
RE089-24	AVID RESTORATION	STANDARD RE-ROOF		9-09-24	18,723.37	30.00
Issued	BRANDON HALL			9-09-24		30.00
Contractor	1203 HIATT ST	Residential, Multiple Family		3-07-25		.00
		RE089-24			18,723.37	FEE 30.00
RE090-24	APPLE ROOFING LLC	STANDARD RE-ROOF		9-09-24	16,647.55	30.00
Issued	CARLA TRAMONTANIS			9-09-24		30.00
Contractor	918 SILVER LN	Residential, Multiple Family		3-07-25		.00
		RE090-24			16,647.55	FEE 30.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)	
Status	Owner	Sub-Division	Lot	Issued Date	Paid
App'l Type	Location	Type of Use		Expire Date	Amount Due
				Cost of Work	
RE091-24	HOME PRIDE CONTRACTORS	STANDARD RE-ROOF		9-09-24	30.00
Issued	KEITHEN WEECES			9-09-24	30.00
Contractor	710 KEY CIR	Residential, Multiple Family		3-07-25	.00
		RE091-24		40,000.00	FEE 30.00
RE092-24	RHINO ROOFING LLC	STANDARD RE-ROOF		9-10-24	30.00
Issued	JEFF MARSHALL			9-10-24	30.00
Contractor	73 CARTER LAKE CLB	Residential, Multiple Family		3-08-25	.00
		RE092-24		8,000.00	FEE 30.00
RE093-24	REMODELING DREAMS CONSTR	STANDARD RE-ROOF		9-12-24	30.00
Issued	LAREN MATHISON TRUST			9-12-24	30.00
Contractor	1015 SHOAL DR	Residential, Multiple Family		3-10-25	.00
		RE093-24		18,000.00	FEE 30.00
RE094-24	MILLARD ROOFING & GUTTER	STANDARD RE-ROOF		9-13-24	30.00
Issued	RICK TICE			9-13-24	30.00
Contractor	1101 DORENE BLVD	Residential, Multiple Family		3-11-25	.00
		RE094-24		4,888.00	FEE 30.00
RE095-24	OWNER AS GEN CONTRACTOR	STANDARD RE-ROOF		9-13-24	30.00
Issued	ROBERT PETERS			9-13-24	30.00
Contractor	1325 LINDWOOD DR	Residential, Multiple Family		3-11-25	.00
		RE095-24		5,000.00	FEE 30.00
RE096-24	PYRAMID CONTRACTORS	STANDARD RE-ROOF		9-13-24	30.00
Issued	TORRES, ROBERT & KERRI			9-13-24	30.00
Contractor	190 MARINA CT	Residential, Multiple Family		3-11-25	.00
		RE096-24		26,259.20	FEE 30.00
RE097-24	PYRAMID CONTRACTORS	STANDARD RE-ROOF		9-13-24	30.00
Issued	SILLIK, TERRY			9-13-24	30.00
Contractor	1028 REDICK BLVD	Residential, Multiple Family		3-11-25	.00
		RE097-24		22,671.85	FEE 30.00
RE098-24	VERNCO ROOFING	STANDARD RE-ROOF		9-17-24	30.00
Issued	TORRES, KATHY			9-17-24	30.00
Contractor	4210 N 7TH ST	Residential, Multiple Family		3-15-25	.00
		RE098-24		13,000.00	FEE 30.00
RE099-24	CSF EXTERIORS	STANDARD RE-ROOF		9-17-24	30.00
Issued	RICHARD ADAMS			9-17-24	30.00
Contractor	1105 AVENUE P	Residential, Multiple Family		3-15-25	.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
		RE099-24			11,449.68	FEE 30.00
RE100-24	NORTH21 CONSTRUCTION	STANDARD RE-ROOF		9-17-24	13,000.00	30.00
Issued	TONI MARINO			9-17-24		30.00
Contractor	4101 N 11TH ST	Residential, Multiple Family		3-15-25		.00
		RE100-24			13,000.00	FEE 30.00
RE101-24	VERNCO ROOFING	STANDARD RE-ROOF		9-18-24	20,000.00	30.00
Issued	JEAN GUNDERSEN			9-18-24		30.00
Contractor	960 KEY CIR	Residential, Multiple Family		3-16-25		.00
		RE101-24			20,000.00	FEE 30.00
RE102-24	ROCC SOLID CONSTRUCTION	STANDARD RE-ROOF		9-19-24	13,000.00	30.00
Issued	SMITH,MICHAEL & GRACE			9-19-24		30.00
Contractor	1333 LINDWOOD DR	Residential, Multiple Family		3-17-25		.00
		RE102-24			13,000.00	FEE 30.00
RE103-24	ROCC SOLID CONSTRUCTION	STANDARD RE-ROOF		9-19-24	12,000.00	30.00
Issued	HALEY NAGGATZ			9-19-24		30.00
Contractor	1504 MURRAY AVE	Residential, Multiple Family		3-17-25		.00
		RE103-24			12,000.00	FEE 30.00
RE104-24	DAVE'S DO IT ALL REMODELI	STANDARD RE-ROOF		9-19-24	15,000.00	30.00
Issued	PODRAZA			9-19-24		30.00
Contractor	4430 N 6TH ST	Residential, Multiple Family		3-17-25		.00
		RE104-24			15,000.00	FEE 30.00
RE105-24	HOME PRIDE CONTRACTORS	STANDARD RE-ROOF		9-24-24	15,500.00	30.00
Issued	MALSTEAD, MICHAEL & MAVIS			9-24-24		30.00
Contractor	146 CARTER LAKE CLB	Residential, Multiple Family		3-22-25		.00
		RE105-24			15,500.00	FEE 30.00
RE106-24	ROCKET ROOFING LLC	STANDARD RE-ROOF		9-24-24	18,779.68	30.00
Issued	STEVE CYMBALISTA			9-24-24		30.00
Contractor	1021 SHOAL DR	Residential, Multiple Family		3-22-25		.00
		RE106-24			18,779.68	FEE 30.00
RE107-24	MCCOY ROOFING	STANDARD RE-ROOF		9-27-24	32,100.00	30.00
Issued	RHONDA MORASKI			9-27-24		.00
Contractor	4208 N 17TH ST	Residential, Multiple Family		3-25-25		30.00
		RE107-24			32,100.00	FEE PAID 30.00
						DUE .00
						30.00

**PERMITS MASTER FILE LISTING**

**Permit # Contractor Description Appl Date Fee(s)**

Status Appl Type	Owner Location	Sub-Division Type of Use	Lot	Issued Date Expire Date	Cost of Work	Paid Amount Due
ROW136-24 Issued Contractor	SHEARD CONSTRUCTION NAYLOR, LOUIS 906 WILLOW DR	REMOVE/REPLACE SIDEWALK, APPRO		9-09-24 9-09-24 3-07-25	1,000.00	100.00 100.00 .00
		ROW136-24			1,000.00	FEE 100.00
ROW137-24 Issued Contractor	SHEARD CONSTRUCTION BNTL LLC 1117 AVENUE P	WIDEN DRIVEWAY APPROACH BY 6'		9-25-24 9-25-24 3-23-25	1,000.00	100.00 .00 100.00
		ROW137-24			1,000.00	FEE PAID DUE 100.00 .00 100.00
ROW138-24 Issued Contractor	GUNDERSEN GRADING MEYER, AMY 1504 NEPTUNE CIR	SEWER REPAIR - BACK OF CURB TO		9-25-24 9-25-24 3-23-25	1,000.00	100.00 100.00 .00
		ROW138-24			1,000.00	FEE 100.00
ROW139-24 Issued Contractor	GUNDERSEN GRADING CUMBERLEDGE, DAN 702 STEELE AVE	REPAIR WATER SERVICE		9-25-24 9-25-24 3-23-25	1,000.00	100.00 100.00 .00
		ROW139-24			1,000.00	FEE 100.00
ROW140-24 Issued Contractor	VIPER DRAIN PLUMBING CALEB HARDING 1501 AVENUE O	REPAIR SEWER		9-25-24 9-25-24 3-23-25	1,000.00	100.00 100.00 .00
		ROW140-24			1,000.00	FEE 100.00
<b>**GRAND TOTAL**</b>				47	484,778.30	FEE PAID DUE 3,587.88 2,851.51 736.37

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
UNDEFINED	UNDEFINED DESCRIPTION	47	3587.88	2851.51	736.37



# Miscellaneous Building Permit

## Residential

### City of Carter Lake

950 Locust Street  
Carter Lake, IA 51510  
Office (712) 847-0535 Fax (712) 347-5454

DATE: 10/11/2024

EXPIRES: 4/08/2025

PERMISSION IS HEREBY GRANTED TO: BRETT WHEELER/ PAUL SAMPECK

TO ERECT – ENLARGE – ALTER – A STRUCTURE AT: 112 SHORELINE DR

AS FOLLOWS: TEMPORARY DUMPSTER FOR LANDSCAPING - OK'ED PER JACKIE

TO BE PLACED IN DEADEND STREET BECAUSE THEY ARE ALSO REPAIRING THE DRIVEWAY.

<u>Quantity</u>	<u>Description</u>	<u>Total Fee</u>
1	Remodel/Misc 1 <sup>st</sup> 30 days is \$0.00, after that it will be \$20.00 for the next 30 days  Per permit holder, 10-14 days.	0.00

*Shamelm 10/11/24*  
\_\_\_\_\_  
Building Inspector  
City of Carter Lake, Iowa  
(712) 847-0535

TOTAL PERMIT FEE: \$ 0.00

This is inside the regular established fire limits as fixed by ordinance and all work must conform to all the regulations of said ordinance.

This permit does not include permission to obstruct any street or alley with material or machinery during construction. Scrap material must be containerized and premises maintained in an acceptable appearance.

[Zoom Out](#) [Zoom In](#)



600ft x 600ft

[Click any parcel to go to its web page](#)

Spring 2024 aerial

See [more maps](#) at the [County GIS Department](#).

As of: On Web



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[Res Sales](#)

[Comm/Ind Sales](#)

10-14 Days

## Conditional Use Permit

Zum Services Inc. Lessee of Fleetpark Locust IA LLC  
October 14, 2024 – DRAFT

### Permit Holder:

Zum Services Inc.  
275 Shoreline Dr. Suite 200  
Redwood City, CA 94065

### Permit Location:

1655 E. Locust St.  
Carter Lake, IA 51510

### Permit Time Period and Permit Renewal:

Conditional use permit is valid for one (1) year with annual renewal depending on issues and/or complaints about the operation of the business. If the property is transferred for any reason, or if the use of the property changes, the Conditional Use Permit is withdrawn and cancelled.

### Permit Amendment:

Required for any change in use or change in site plan.

### Inspections Required:

Prior to issuing initial permit and prior to renewal of permit (if stipulated).

Inspections by Building Official, Fire Department and Public Health & Safety Official to be conducted on an annual basis.

City of Carter Lake can require more frequent inspections as necessary to insure compliance with applicable building, fire, health and safety codes and regulations.

City of Carter Lake can require more frequent inspections as necessary to insure compliance with this Conditional Use Permit.

### Commercial Use:

Transportation Services

The use of lot of land area for the storage or layover of a transportation services provided under contract to public or non-public group(s).

### Days and Hours of Operation:

No restrictions. Seven (7) days per week and twenty-four (24) hours per day.

### Conditions:

- a. Traffic congestion during peak traffic periods to be avoided / migrated / managed along the segment of Locust Street with busses exiting and entering the business.
- b. The on-site parking of busses and personal owned vehicles used for Omaha Public School contract as defined is allowed.

- c. Vehicles on site shall remain in running / working condition. Disabled vehicles shall be moved off-site for repairs / maintenance.
- d. Repairs and maintenance of vehicles shall be performed offsite. Exceptions allowed for minimal maintenance such as replenishing / topping off fluids, tire pressure, interior cleaning, etc.
- e. The fueling operations and fueling facilities shall be located and conducted only on the segment of property located within Nebraska.
- f. The temporary restroom facilities (port-a-potty(s)) shall be screened in from view of the public and a timeframe shall be provided. This approved screening shall be provided immediately.
- g. Restroom facilities shall be upgraded to either a permanent facility or larger commercial portable units that are better suited for long term use and a timeframe shall be provided.
- h. Dumpsters / Trash Containers shall be screened in from view of the public and a timeframe shall be provided. This approved screening shall be provided immediately.
- i. Open storage is not an allowed use within zoning district C-1 and all storage items shall be stored off-site or in a pre-approved screen area.
- j. The Lessee shall work with their Lessor to add landscape screening at the perimeter of the property along the Locust Street frontage and timeframe shall be provided.

DRAFT

LEGEND

- PROPERTY CORNER FOUND
- DECIDUOUS TREE WITH TRUNK SIZE
- POWER POLE
- POWER POLE WITH UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SIGN
- ELECTRICAL VAULT
- ELECTRICAL PANEL
- ⊕ SEWER MANHOLE
- ⊕ WATER MANHOLE
- ⊕ UTILITY MANHOLE
- ▲ FIRE HYDRANT
- ⊕ W WATER VALVE
- ⊕ G GAS VALVE
- BOLLARD
- IE INVERT ELEVATION
- GRATE INLET
- W --- WATER LINE
- G --- GAS LINE
- OU --- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- BASE FLOOD LINE
- TRUNCATED DOME PAD
- ⊕ MONITOR WELL
- ⊕ FLAG POLE
- ▲ CP2 CONTROL POINT

NOTES

**BASIS OF BEARINGS:**  
BEARINGS SHOWN HEREON ARE BASED ON THE DOUGLAS/SARPY LOW DISTORTION PROJECTION IN U.S. SURVEY FOOT.

**FLOOD\_ZONE CLASSIFICATION:**  
THE SURVEYED PROPERTY LIES PARTIALLY WITHIN A DESIGNATED ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), "X" (SHADED)(AREAS PROTECTED BY LEVEE) AND "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0241H DATED DECEMBER 2, 2005 AND AS SHOWN ON THE POTTAWATTAMIE COUNTY AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 19155C0395E DATED FEBRUARY 4, 2005.

**CURRENT ZONING CLASSIFICATION:**  
THE SURVEYED PROPERTY IS ZONED HI--FF--ACI--4(PL), (HEAVY INDUSTRIAL DISTRICT WITH FF (FLOOD FRINGE OVERLAY DISTRICT) AND ACI (AREAS OF CIVIC IMPORTANCE OVERLAY DISTRICT)) PER THE DOUGLAS COUNTY GIS WEBSITE (<http://www.dogis.org/>) AND ZONED C/A (ABBOTT DRIVE CORRIDOR COMMERCIAL DISTRICT) PER THE CARTER LAKE CITY WEBSITE ([HTTPS://CITYOFCARTERLAKE.COM](https://CITYOFCARTERLAKE.COM)). THESE ZONING'S HAVE THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

HI  
FRONT YARD.....50 FEET FROM THE CENTER LINE OF THE FRONTING STREET  
STREET SIDE YARD.....LESSER OF 10 FEET OR 50 FEET FROM THE CENTER LINE OF THE FRONTING STREET  
SIDE YARD.....NO REQUIREMENT  
REAR YARD.....10 FEET ON LOTS WITHOUT ALLEY FRONTAGE; NO REQUIREMENT ALONG ALLEYS

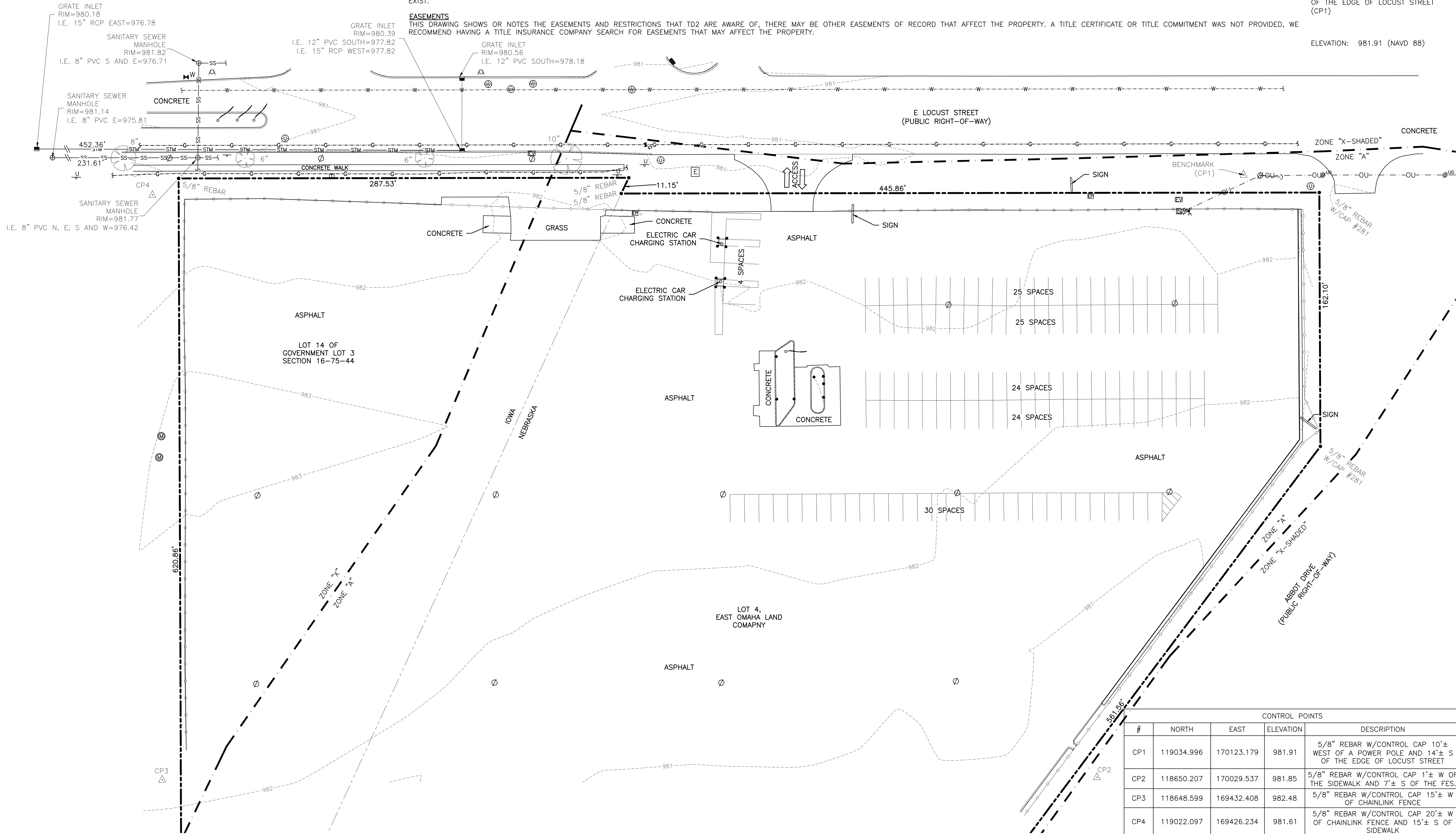
C/A  
FRONT YARD.....25 FEET (THE PLANNING BOARD AND CITY COUNCIL MAY VARY REQUIRED MINIMUM SETBACKS IN PLANNED DISTRICTS. ALONG ARTERIALS DESIGNATED IN THE CITY'S COMPREHENSIVE DEVELOPMENT PLAN, THE MAINTENANCE SUPERVISOR MAY REQUIRE A DEEPER FRONT-YARD SETBACK.  
STREET SIDE YARD.....NO REQUIREMENT  
SIDE YARD.....NO REQUIREMENT  
REAR YARD.....NO REQUIREMENT

**LOCATION OF UTILITIES:**

THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER NEBRASKA 242111117 AND IOWA 242112069 NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

**EASEMENTS**

THIS DRAWING SHOWS OR NOTES THE EASEMENTS AND RESTRICTIONS THAT TD2 ARE AWARE OF, THERE MAY BE OTHER EASEMENTS OF RECORD THAT AFFECT THE PROPERTY. A TITLE CERTIFICATE OR TITLE COMMITMENT WAS NOT PROVIDED, WE RECOMMEND HAVING A TITLE INSURANCE COMPANY SEARCH FOR EASEMENTS THAT MAY AFFECT THE PROPERTY.



LEGAL DESCRIPTION

PART OF LOT 14 OF GOVERNMENT LOT 3 OF SECTION 16-75-44, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH PART OF LOT 4, EAST OMAHA LAND COMPANY, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.



JON L. CARRELL  
NEBRASKA RLS #693

BENCHMARK

DESCRIPTION: 5/8" REBAR W/CONTROL CAP 10'± WEST OF A POWER POLE AND 14'± SOUTH OF THE EDGE OF LOCUST STREET (CP1)

ELEVATION: 981.91 (NAVD 88)



thompson, dreessen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com  
dba: TD2 Engineering & Surveying  
NE CA-0199

Survey Type

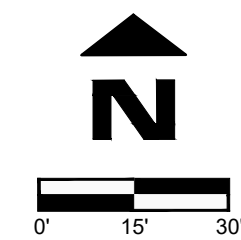
TOPOGRAPHIC SURVEY

1655 E LOCUST STREET, CARTER LAKE, IOWA

Client Name  
**ZUM SERVICES INC.**

Description

PART OF LOT 14 OF GOV LOT 3, 16-75-44, POTTAWATTAMIE COUNTY, IOWA AND PART OF LOT 4, EAST OMAHA LAND COMPANY, DOUGLAS COUNTY, NEBRASKA.



U.S. SURVEY FEET



Revision Dates

No.	Description	MM-DD-YY
—	—	—
—	—	—
—	—	—

Job No.: A1434-24-27  
Drawn By: MRS  
Reviewed By: JLC  
Date: 08/13/2024  
Book: 24/2  
Pages: 72, 79-80

Sheet Title

CONTROL POINTS				
#	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	119034.996	170123.179	981.91	5/8" REBAR W/CONTROL CAP 10'± WEST OF A POWER POLE AND 14'± S OF THE EDGE OF LOCUST STREET
CP2	118650.207	170029.537	981.85	5/8" REBAR W/CONTROL CAP 1'± W OF THE SIDEWALK AND 7'± S OF THE FES.
CP3	118648.599	169432.408	982.48	5/8" REBAR W/CONTROL CAP 15'± W OF CHAINLINK FENCE
CP4	119022.097	169426.234	981.61	5/8" REBAR W/CONTROL CAP 20'± W OF CHAINLINK FENCE AND 15'± S OF SIDEWALK

Sheet Number

**SHEET 1 OF 1**

308 **Parking Use Types**

a. Off-Street Parking

Parking use types include surface parking of motor vehicles on a temporary basis within a privately or publicly owned off-street parking facility.

b. Parking Structure

The use of a site for a multilevel building which provides for the parking of motor vehicles on a temporary basis, other than as an accessory to a principal use on the same site.

**c. Transportation Services**

**The use of lot or land area for the storage or layover of a transportation service provided under contract to public or non-public group(s).**

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	P-I
<b>Commercial Uses</b>														
Food Sales (General)						P	P	P	C	P	P	P	P	
Food Sales (Super markets)*						C	C	C	C	C	C	P	P	
Funeral Service			C			P	P	P		P		P	P	
Kennels*												P	P	
Laundry Services												P	P	
Liquor Sales						C	C	C	C	C	C	C	C	
Lodging*						P	P	P	P	P	P	C	C	
Personal Improvement						P	P	P	P	P	P	P	P	
Personal Services						P	P	P	P	P	P	P	P	
Pet Services						P	P	P	P	P	P	P	P	
Research Services						P	P	P	P	P	P	P	P	
Restaurants (Drive-in)*						C	C	P		P	C	C	C	
Restaurants (General)*						P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)						P	P	P	P	P	C			
Retail Services (Large)*						C	C	C	C	C	C	P	P	
Retail Services (Mass)*						C	C	C		C		P	P	
Stables*														
Surplus Sales*												C	C	
Trade Services						C	C	C				P	P	
Veh. Storage (Shortterm)*												C	C	
Veterinary Services						C	C	C	C	C	C	C	C	
<b>Parking Uses</b>														
Off-Street Parking*						C	C	C	C	C	C	P	P	
Parking Structure*						C	C	C	C	C	C	P	P	
<b><u>Transportation Services</u></b>							<u>C1.</u>	<u>C1.</u>				<u>P1.</u>	<u>P1.</u>	

**P** Permitted by right or by right subject to supplemental regulations

**C** Permitted by Conditional Use Permit

**\*** Use Permitted after Site Plan Approval

**Blank** Use not permitted in zoning district, unless established as a lawful nonconforming use

C/P Planning Board's recommendation

1. = Adding Transportation Services – Ordinance Change (C-1 specifically for Zum Services)