**VILLAGE OF DUNCAN**

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**Dustin Schaefer, Board Chair 402-910-5414 || Stephanie Laska, Treasurer 402-897-5285**

**Mari Evans, Clerk 402-897-5285**

**NOTICE OF PUBLIC HEARING and MEETING**

**Duncan Planning Commission**

NOTICE IS HEREBY GIVEN, that public hearing of the Duncan Planning Commission will be held during a meeting on Monday, April 16, 2018, beginning at 7:30 p.m., in the Duncan Village Hall, for the purpose of hearing testimony of support, opposition, criticism, suggestions or observations for: proposed Conditional Use Permit of the Duncan Zoning Ordinance to allow for a garage structure to be replaced in the general physical location of 723 Highway 30, Duncan, NE. 68634. The current structure will be removed and a new structure will be built for the same intended use as a garage. An agenda and application of Conditional Use Permit for said meeting is kept continuously current and available on request from the Village Clerk. Questions or comments concerning the public meeting and hearing may be directed to the Clerk’s Office at 402-897-5285.

All interested parties may offer oral comments at the public hearing and/or may file written comments with the Planning Commission concerning the petition and such comments shall be considered by the Commission, provided such written comments are received by the Village Clerk prior to the public hearing date.

**Legal Description of Location**: A parcel of land located in the SW1/4 of the NE1/4 of Section 1, Township 16 North, Range 2 West of the 6th P.M., Platte County, Nebraska, said parcel of land is more particularly described as follows: referring to the southwest corner of said SW1/4 NE1/4; thence N90\*00’00”E, 485ft to the southwest corner of Lot 4, Kennedy’s Outlots to Duncan, Nebraska; thence N00\*00’00”E, 120ft on the West line of said Lot 4 to the point of beginning; thence N90\*00;00”W, 75ft parallel with the south line of said SW1/4 NE1/4; thence N00\*00’00”E, 154.18ft parallel with the West line of said Lot 4 to the South line of US Highway 30; thence N60\*29’40” E, 86.18 ft on the south right-of-way line of US Highway 30; thence S00\*00’00”W, 196.62 ft on the west line of said lot 4 to the point of beginning. AND, a parcel of land located in the SW1/4 of the NE1/4 of Section 1, Township 16 North, Range 2 West of the 6th P.M., Platte County, Nebraska, said parcel of land is more particularly described as follows: referring to the southwest corner of said SW1/4 NE1/4; thence N90\*00’00”E, 406.5 fet on the south line of said SW1/4 NE1/4; thence N00\*00’00”E, 210.07ft parallel with and 75ft west of the west line of lot 4, Kennedy’s Outlots to Duncan, Nebraska, to the point of beginning; thence N90\*00’00”W, 125.46ft parallel with the south line of said SW1/4 NE1/4 to the south right-of-way line of US Highway 30; thence N60\*29’40”E, 144.16 ft on the south right-of-way line of US Highway 30; thence S00\*00’00”W, 71ft parallel with the west line of said lot 4 to the point of beginning. And, a parcel of land located in the SW1/4 of the NE1/4 of Section 1, Township 16 North, Range 2 West of the 6th P.M., Platte County, Nebraska, said parcel of land is more particularly described as follows: referring to the southwest corner of said SW1/4 NE1/4; thence N90\*00’00”E, 406.5 ft on the south line of said SW1/4 NE1/4; thence N00\*’00”E, 195 ft parallel with and 75 ft west of the west line of lot 4 Kennedy’s Outlots to Duncan, Nebraska, to the point of beginning; thence N0-\*00’00”W, 71.75ft parallel with the south line of said SW1/4 NE1/4; thence N34\*13’00”W, 18.23 ft; thence N90\*00’00”E, 82ft parallel with the south line of said SW1/4 NE1/4; thence S00\*’00”W, 15.07ft parallel with and 75 west of the west line of said lot 4 to the point of beginning. Excepting therefrom: A tract of land located in the SW1/4 of the SW1/4 of the NE1/4 of Section 1, Township 16 North, Range 2 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southwest corner of said SW1/4 NE1/4; thence N90\*00;00”E (assumed bearing), 406.5ft on the south line of said SW1/4 NE1/4; thence N00\*00’00”E 210.07ft parallel with and 75 ft west of the west line of lot 4, Kennedy’s Outlots to Duncan Nebraska; thence N90\*00’00” W, 84.22ft parallel with the south line of said SW1/4 NE1/4 to the point of beginning; thence N90\*00’00”W, 41.24ft parallel with the South line of said SW1/4 NE1/4; thence N60\*29’40”E, 34.21ft on the south right-of-way line of US Highway 30; thence S34\*13’00”E, 20.38ft to the point of beginning.

Mari Evans

Duncan Village Clerk