



April 28, 2020

Dear Planning Commission Members:

The Wayne Planning Commission will meet on **Monday, May 4, 2020**, at 7:00 P.M., by way of video / telephone conference.

The only item slated for the agenda is a ***public hearing to consider the proposed Redevelopment Plan of Sebade Housing LLC Project 2020***. The applicant being Sebade Housing LLC. The Commission's only objective for this agenda item is to review and make recommendations as to its conformity to the general plan for the development of the City as a whole. The legal description of the area is: Lot 1 and Lot 2, Block 7, John Lake's Addition to the City of Wayne, Wayne County, Nebraska. A copy of the plan is enclosed with the packet.

***Staff recommendation*** would be to approve and forward a recommendation of approval for the plan. The motion to approve would read as follows: to approve and forward a recommendation of approval to the City Council for the Redevelopment Plan for the area referenced to as Sebade Housing LLC, Project 2020, with the findings of fact being as stated in Resolution No. 2020-1. The resolution will need to be signed by the Planning Commission Chair and Secretary.

If you have any questions or will be absent from the video / telephone conference, please call either myself at 402/375-1300 or Chanelle at 402/375-1733.

Sincerely,

Joel J Hansen  
Street and Planning Director

JH:cb

Enclosures

cc: Mayor Cale Giese  
Wes Blecke, City Administrator

No person of the City of Wayne shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity.

**WAYNE PLANNING COMMISSION  
MEETING AGENDA  
Monday, May 4, 2020**

**7:00 p.m.**

**Call to Order**

**Roll Call**

**Approval of Minutes —**  
April 6, 2020

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the south wall of the City Council Chambers.

Citizens have the right under the Open Meetings Act to attend all meetings of public bodies. Pursuant to the Governor's Executive Order No. 20-03, this meeting will be held by video / telephone conference. Members of the public may attend this meeting electronically.

Please join this meeting from your computer, tablet or smartphone by going to the City of Wayne website at [cityofwayne.org](http://cityofwayne.org)

**Public Hearing —**  
Redevelopment Plan of Sebade Housing LLC Project 2020 –  
Legal Description: Lot 1 and Lot 2, Block 7, John Lake's Addition  
To the City of Wayne, Wayne County, Nebraska  
Applicant: City of Wayne

**Adjourn**

**Wayne Planning Commission Meeting Minutes**  
**April 6, 2020**

Chair Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., April 6, 2020, by way of video / teleconference. Roll call was taken with the following members present: Matt Jones, Nick Hochstein, Breck Giese, Jessie Piper, Cory Sandoz, Jason Schultz, Mark Sorensen, Chair Pat Melena and Street and Planning Director Joel Hansen. Absent: Chele Meisenbach.

Motion made by Commissioner Sorensen and seconded by Commissioner Piper to approve the minutes of March 2, 2020, as written. Chair Melena stated the motion and second; all were in favor; motion carried.

Chair Melena read the Open Meetings Act and advised that anyone desiring to speak should limit themselves to three minutes and wait until being recognized by the Chair.

The only item on the agenda was a public hearing to consider amending the Future Land Use Map of the Comprehensive Plan for the City of Wayne. After discussion, motion was made by Commissioner Schulz and seconded by Commissioner Sorensen to approve and forward a recommendation of approval to the City Council to amend the Future Land Use Map of the Comprehensive Plan for the City of Wayne, with the attached stated amendments and with the findings of fact being staff's recommendation. Chair Melena stated the motion and second; all were in favor, motion carried

There being no further discussion, motion was made by Commissioner Sorensen and seconded by Commissioner Jones to adjourn the meeting; all were in favor, motion carried unanimously; meeting was adjourned.

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Planning Commission Secretary

**PLANNING COMMISSION  
RESOLUTION NO. 2020-1**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF  
THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS.**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WAYNE,  
NEBRASKA:**

**Recitals:**

- a. Pursuant to and in furtherance of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared and submitted to the Planning Commission by the Community Redevelopment Authority (the “**Agency**”) of the City of Wayne, Nebraska, for the purpose of redeveloping the Redevelopment Area legally described in **Exhibit A** and in the form attached hereto as **Exhibit B**; and
- b. The City has previously adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City within the meaning of Section 18-2110 of the Act; and
- c. This Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City.
- d. This Commission published notice of a public hearing on the Redevelopment Plan pursuant to and in full compliance with published and certified mail notice requirements of the Act, and on the date hereof held a public hearing on the Redevelopment Plan whereat all interested parties were afforded a reasonable opportunity to express their views respecting the proposed redevelopment plan.

**Resolved that:**

1. The Commission hereby recommends approval of the Redevelopment Plan with such changes and revisions as are deemed appropriate by the Agency.
2. All prior Resolutions of the Commission in conflict with the terms and provisions of this Resolution are hereby expressly repealed to the extent of such conflicts.
3. This Resolution shall be in full force and effect from and after its passage as provided by law.

*[The remainder of this page intentionally left blank.]*

**DATED:** May 4, 2020

**PLANNING COMMISSION OF THE CITY  
OF WAYNE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING  
ON REDEVELOPMENT PLAN**

Public notice is hereby given by the Planning Commission of the City of Wayne, Nebraska, that a public hearing will be held on May 4, 2020, at or about 7:00 p.m. The purpose of the hearing shall be to receive public comment on the proposed Redevelopment Plan of the “Sebade Housing, LLC, Project 2020” for the area described below under the Nebraska Community Development Law.

The legal description of the area subject to the proposed Redevelopment Plan is as follows:

Lot 1 and Lot 2, Block 7, John Lake’s Addition to the City of  
Wayne, Wayne County, Nebraska.

A copy of the proposed Redevelopment Plan, a copy of the cost benefit analysis required pursuant to Neb. Rev. Stat. §18-2113, and a map showing the location of the property subject to the Redevelopment Plan is on file and available for public inspection in the office of the City Clerk at City Hall, 306 Pearl Street, Wayne, Nebraska 68787.

All interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed redevelopment plan.

Citizens have the right under the Open Meetings Act to attend all meetings of public bodies. Pursuant to the Governor’s Executive Order No. 20-03, this meeting will be held by video/telephone conference. Members of the public may attend this meeting electronically. Please join this meeting from your computer, tablet or smartphone by going to the City of Wayne website at [cityofwayne.org](http://cityofwayne.org).

Betty A. McGuire  
Wayne City Clerk  
306 Pearl Street  
Wayne, NE 68787  
402-375-1733

Publish: one time per week for two weeks

CRA RESOLUTION NO. 2020-1

A RESOLUTION FORWARDING A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF WAYNE, NEBRASKA, FOR PURPOSES OF ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN'S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF WAYNE.

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA:

**Recitals:**

- a. The Mayor and Council of the City of Wayne, Nebraska (the "City"), upon the recommendation of the Planning Commission of the City of Wayne, Nebraska (the "Planning Commission"), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), duly declared the redevelopment area legally described on Exhibit "A" attached hereto (the "Redevelopment Project Area") to be blighted and substandard and in need of redevelopment; and
- b. Pursuant to and in furtherance of the Act, a Redevelopment Plan (the "Redevelopment Plan") has been prepared and submitted to the Authority by Sebade Housing, LLC (the "Redeveloper"), in the form attached hereto as Exhibit "B" for the purpose of redeveloping the Redevelopment Project Area; and
- c. Pursuant to §18-2112 of the Act, the Authority, prior to recommending the Redevelopment Plan to the City, must refer the Redevelopment Plan to the Planning Commission of the City for its review and recommendations as to its conformity to the general plan for the development of the City as a whole.

**Resolved that:**

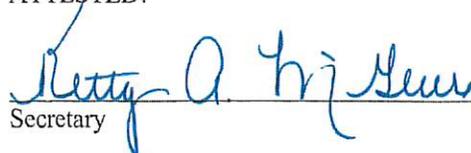
1. The Authority hereby refers the Redevelopment Plan, attached hereto as Exhibit "B" to the Planning Commission of the City for its review, public hearing, and recommendations as to the Redevelopment Plan's conformity to the general plan for the development of the City as a whole.
2. All prior Resolutions of the Authority in conflict with the terms and provisions of this Resolution are hereby expressly repealed to the extent of such conflicts.

**PASSED AND APPROVED** on March 31, 2020.

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
WAYNE, NEBRASKA.

By  \_\_\_\_\_  
Chairperson

ATTESTED:

 \_\_\_\_\_  
Secretary

**Exhibit A**  
**Legal Description of Redevelopment Area**

Lot 1 and Lot 2, Block 7, John Lake's Addition to the City of Wayne, Wayne County, Nebraska.

**Exhibit B**  
**Redevelopment Plan**

[Attach copy of Plan]

**Redevelopment Plan  
Sebade Housing, LLC Project  
2020**

Sebade Housing, LLC, (the “Redeveloper”) intends to redevelop and improve the area, described in this Plan, pursuant to the Nebraska Community Development Law (Sections 18-2101 to 18-2144 and 18-2147 to 18-2153, R.S.S. Neb. 2012, as amended, the “Act”) by the development of an apartment building. This Plan amends previous plans for the Project Area, if any.

**A. General Project Description:**

THE DEMOLITION OF TWO SINGLE FAMILY HOMES AND CONSTRUCTION OF AN EIGHT APARTMENT UNIT BUILDING.

THE PROJECT WILL CONSIST OF SITE ACQUISITION, DEMOLITION, AND INFRASTRUCTURE INSTALLATION FOR AN EIGHT UNIT APARTMENT BUILDING.

Exhibit “1” attached to this Plan shows the property to be redeveloped (the “Project Area”).

The redevelopment of the Project Area is not economically feasible without assistance from tax increment financing because of high demolition and infrastructure costs and lack of sufficient capital and ability to obtain a market rate return on investment. This project is intended to provide eight market rate apartments. The Redeveloper believes that the redevelopment of the Project Area will provide the City and its surrounding area with needed new housing.

**B. Boundaries of Project Area and Existing Conditions and Uses**

As indicated above, Exhibit “1” describes the boundaries of the Project Area. Exhibit “2” shows condition and existing use of the property within the Project Area.

The Project Area will require installation of paving on public right of way for parking and a drive way.

**C. Land Use Plan Showing Proposed Uses**

Exhibit “3” shows the ultimate use for the Project Area as well as the proposed configuration for the apartments.

**D. Information Concerning Population Densities, Land Coverage and Building Intensities**

The Project Area currently has no residents. Under this Plan, all of the Project Area is intended at full development to provide 8 apartments. Building densities will not exceed such densities as are permitted under Wayne zoning and subdivision regulations.

**E. Statement as to Proposed Changes in Zoning, Street Layout, Street Levels or Grades**

The Project Area is zoned B3 Neighborhood Commercial. In order to start the project, the city code requires that the project comply with conditional use restrictions. All construction will be subject to applicable building codes and ordinances.

**F. Site Plan for the Project Area**

Exhibit “3” shows the proposed site plan for the area.

**G. Statement as to Kind and Number of Additional Public Facilities**

Right of way paving for parking, sewer and water and electrical line extensions throughout the Project Area will be provided by the Redeveloper in accordance with specifications and requirements of the City.

**Implementation of Plan**

The Redeveloper has acquired the real estate described on Exhibit “1”. The existing structures will be demolished and a two story, 8 unit apartment building will be constructed. The Redeveloper install the parking, drive, curb, gutter and extend sewer and water mains. In order to make the Project financially feasible, the Redevelopment Authority will be required to issue one tax increment development revenue bond (the “Bond”) to be repaid from the excess ad valorem taxes on the apartments. The Wayne Community Redevelopment Authority (the “Authority”) will pledge the maximum amount of annual increment of ad valorem taxes for the year 2021 and continuing for each year for 15 years first to the payment of interest and principal on the Bond. The Bond will be granted to the Redeveloper to pay the following costs:

ROW paving & sidewalks	\$23,960
Sewer mains.	\$ 2,500
Site purchase reimbursement.	\$52,503
Demolition.	\$29,500
Site preparation.	\$ 4,500
Utility extensions	\$16,430
Exterior lighting	\$ 800
Legal.	\$ 7,750
Total Eligible Costs	\$137,503

## **Plan of Finance**

The Authority will issue its Tax Increment Revenue Bond in the aggregate total amount of \$100,000.00 in order to assist in the financing of Redevelopment Project Costs shown above. The Redeveloper will agree to build the apartments, described herein, pursuant to a redevelopment contract in order to induce the Authority provide a grant in the amount of \$100,000.

## **Description of Project Area**

The Project Area is described on attached Exhibit "1".

The construction is estimated to be completed by May of 2021. The incremental tax revenues will be dedicated to payment of the Tax Increment Development Revenue Bond. The tax increment revenues are to be allocated under the terms of Section 18-2147(1)(b) of the Act for those tax years for which the payments become delinquent within fifteen (15) years from the effective date as set forth in the project redevelopment contract. The real property ad valorem taxes on the current taxable valuation of the redevelopment area will continue to be paid to the applicable taxing bodies in accordance with the terms of Section 18-2147 of the Act.

## **Statutory Pledge of Taxes.**

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the lots within the Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision as determined pursuant to the redevelopment contract. *Such effective date may be confirmed and restated in the resolution authorizing the Tax Increment Development Revenue Bond.*

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is to be pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed or otherwise, by the Authority to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances or indebtedness.

**The Tax Increment Revenue Bond shall be payable solely from the tax increment revenues available under Section 18-2147 and shall not otherwise constitute indebtedness of the Authority or the City.**

### **Redevelopment Plan Complies with the Act:**

The Community Development Law requires that a redevelopment plan and project consider and comply with a number of requirements. This Plan meets the statutory qualifications as set forth below.

#### **1. The project must be in an area declared blighted and substandard. [Section 18-2109]**

The Project Area has been declared blighted and substandard by action of the Mayor and Council of the City prior to the adoption and approval of this Plan. Such declaration was made after a public hearing with full compliance with the public notice requirements of the Act.

#### **2. Conformance to the general plan for the municipality as a whole. [Section 18-2103(13)(a) and Section 18-2110]**

The City of Wayne has adopted a Comprehensive Plan, (the "Comprehensive Plan"). This Plan and the project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended or required. The Plan and zoning regulations specifically allow for the proposed redevelopment subject to meeting conditional use requirements. The existing property is in horrible condition and needs to be demolished to eliminate blight and substandard conditions.

#### **3. The Redevelopment Plan must be sufficiently complete to address the following items: [Section 18-2103(13)(b) and Section 18-2111]**

**a. Land Acquisition:** The Project Area has been acquired by the Redeveloper.

**b. Demolition and Removal of Structures:** The project to be implemented under this Plan requires removal of two existing structures that are in dilapidated condition. Elevations and street, water main and sewer plans will be provided to the City Planning Department for approval prior to commencement of construction.

**c. Future Land Use Plan:** See attached Exhibit "3" for the proposed development land use. [Section 18-2103(b) and Section 18-2111 of the Act] The attached Exhibit "3" also shows an accurate site plan of the area after redevelopment, showing the proposed uses projected for the Redevelopment Project. [Section 18-2111(3) and (5) of the Act].

**d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.** No zoning change will be required for the Project. No changes are anticipated in building codes or ordinances. [Section 18-2103(b) and Section 18-2111 of the Act].

**e. Site Coverage and Intensity of Use.** The project as fully developed will provide 8 apartments with a ground floor coverage of 5,376 square feet. [Section 18-2103(b) and §18-2111 of the Act].

**f. Additional Public Facilities or Utilities.** Water, storm and sanitary sewer connections to the city mains will be required in addition to the paving noted above [Section 18-2103(b) and Section 18-2111 of the Act].

**4. The Act requires that a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** There are no residents or operating businesses currently located in the Project Area and no relocation requirements apply or are contemplated. [Section 18-2103.02 of the Act].

**5. Conflicts of interest by an Authority member must be disclosed.** No member of the governing body of the Authority nor any employee of the City or the Authority holds any interest in any property located in the Project Area. [Section 18-2106 of the Act].

**6. The Act requires that the Authority consider:**

**a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.** The Authority will enter into a project redevelopment contract with the Redeveloper having such undertakings as the Authority determines appropriate [Section 18-2119(2) of the Act]. Because all of the real property within the Project Area will be privately owned the requirements of Section 18-2118 of the Act relating to transfers of property by the Authority do not apply. The Redeveloper intends, to redevelop the Project Area with an investment of up to \$697,000 of funds from private and other public resources including bank or other financing.

**b. Statement of proposed method of financing the redevelopment project.**

This plan contemplates that the Authority may issue its Tax Increment Revenue Bonds in an amount not to exceed \$100,000 to provide a grant from the Authority to the Redeveloper to bear interest at a rate to be determined by the Authority. The Tax Increment Revenue Bond shall be privately placed with the Redeveloper or its assignee, to obtain the proceeds needed to make the grant. Application of the proceeds of the Tax Increment Revenue Bond will be supervised by or on behalf of the Authority. The Tax Increment Revenue Bond shall be repaid from the tax increment revenues generated from the Project Area from and after January 1, 2021 through December 31, 2037.

**c. Statement of feasible method of relocating displaced families.**

No families will be displaced as a result of this plan [Section 18-2114 of the Act].

**7. Statutory considerations prior to recommending a redevelopment plan.** Section 18-2113 of the Act requires that the governing body of an Authority observe certain considerations prior to recommending a Plan: In connection with the adoption of this Plan and prior to recommending it to the Mayor and City Council, the governing body of the Authority shall consider whether the proposed land uses and building requirements in the redevelopment project area (as to this Plan, the Project Area) are designed with the general purpose of accomplishing, in conformance with the general plan (the City's Comprehensive Plan), a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight. The Authority shall undertake to make such considerations and findings prior to its recommending of this Plan by a resolution separate from this Plan.

**8. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2019), the Authority has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$167,900 (\$100,000 principal and \$67,900 interest) in public funds from tax increment financing provided by the Authority will be required to complete the project. This investment by the Authority will leverage \$597,000 in private sector financing; a private investment of \$3.56 for every tax dollar investment.

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2020, valuation of approximately \$63,815. Based on the 2019 levy this would result in a real property tax of approximately \$1,125.82. It is anticipated that the assessed value will increase by \$630,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$11,777 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value:	\$	63,815
Estimated value after completion	\$	693,815
Increment value	\$	630,000
Annual TIF generated (estimated)	\$	11,777
TIF bond issue	\$	100,000

***(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;***

The redevelopment project area currently has an estimated valuation of \$63,815. The proposed redevelopment will create additional valuation of \$630,000. Tax shifts will equal an estimated \$167,900 comprised of \$100,000 in principal and \$67,900 in interest.

***(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;***

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development.

***(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;***

This will provide additional housing options for the college students in Wayne. No employer or employee impacts in the area are contemplated.

***(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and***

This project will result in temporary construction jobs in the city.

***(e) Impacts on student populations of school districts within the City or Village:***

This development is intended to support college students and will not likely result in any increase in public school students.

***(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.***

None are anticipated

**Exhibit 1**

Legal description/ area boundary

Lot 1 and Lot 2, Block 7 John Lake's Addition to the city of Wayne, Wayne County,  
Nebraska.

**Exhibit 2**

Map of existing use and condition

E. 8th Street

15' W

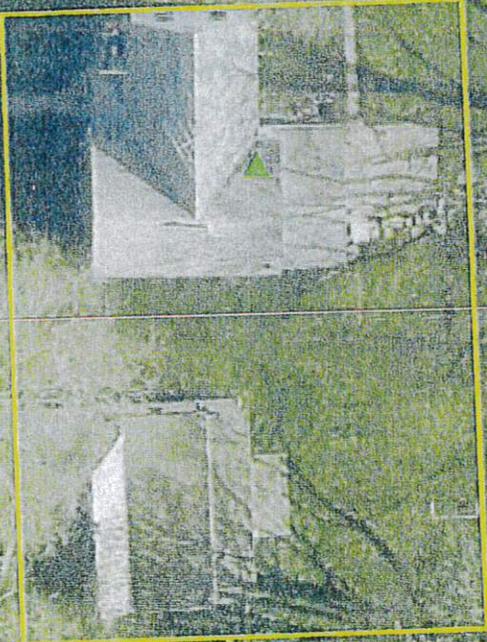
7.5' N.

64'

72' 8 Parking

Nebraska Street

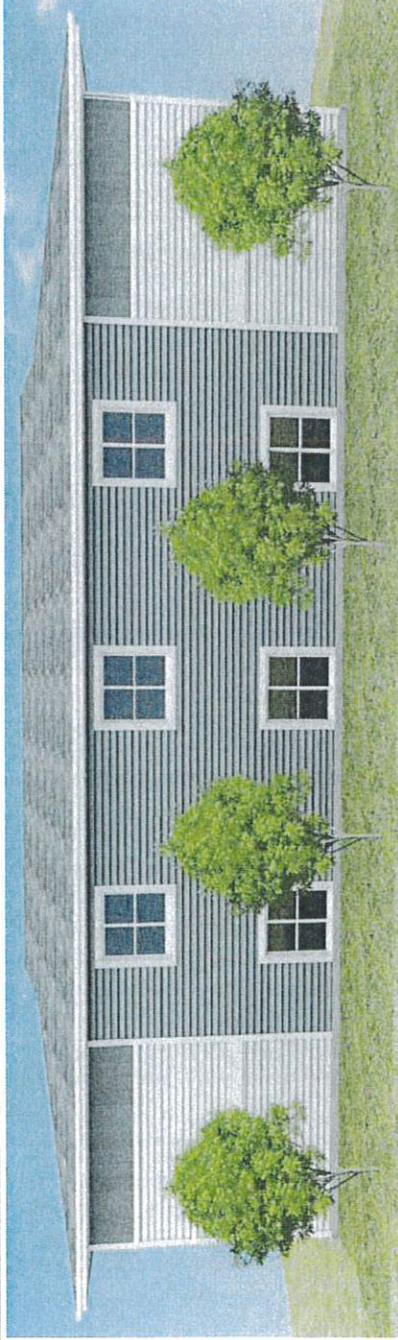
5' 50473



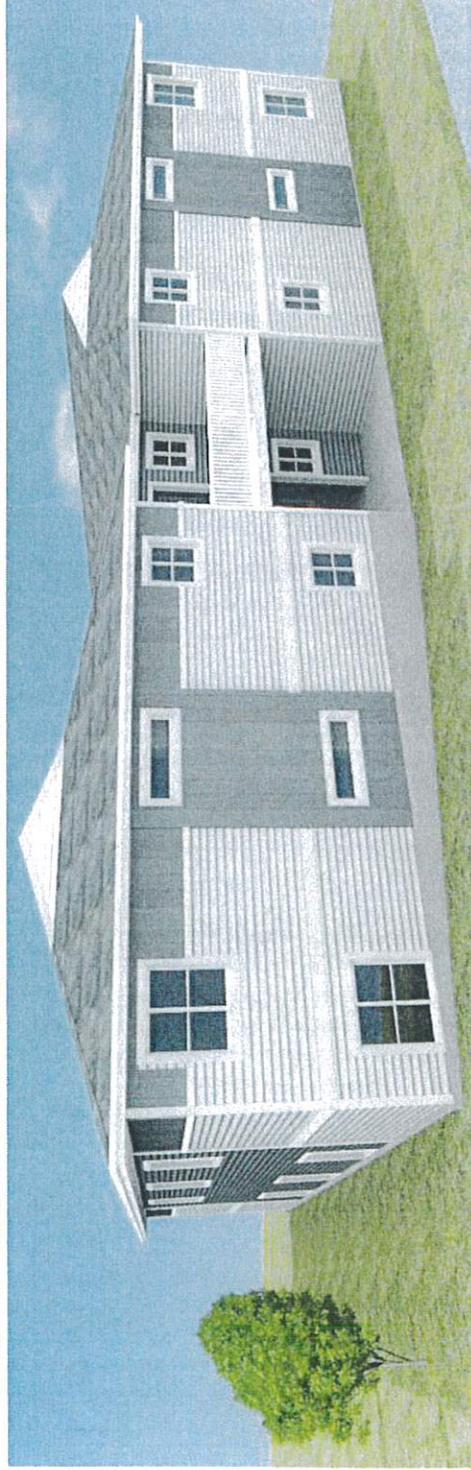


**Exhibit 3**

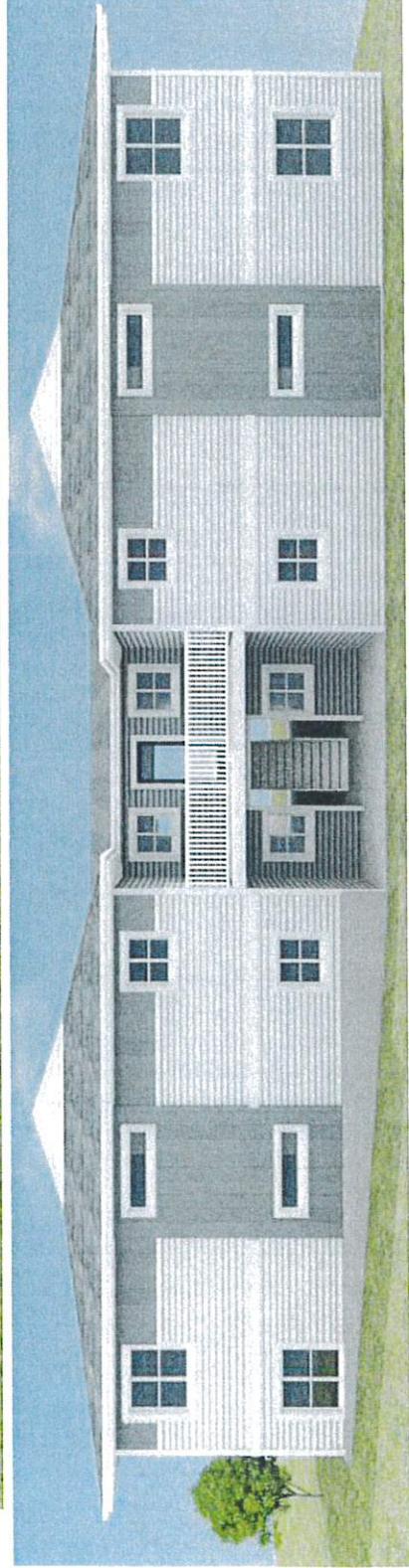
Map showing site plan after development and apartment layout



NORTH



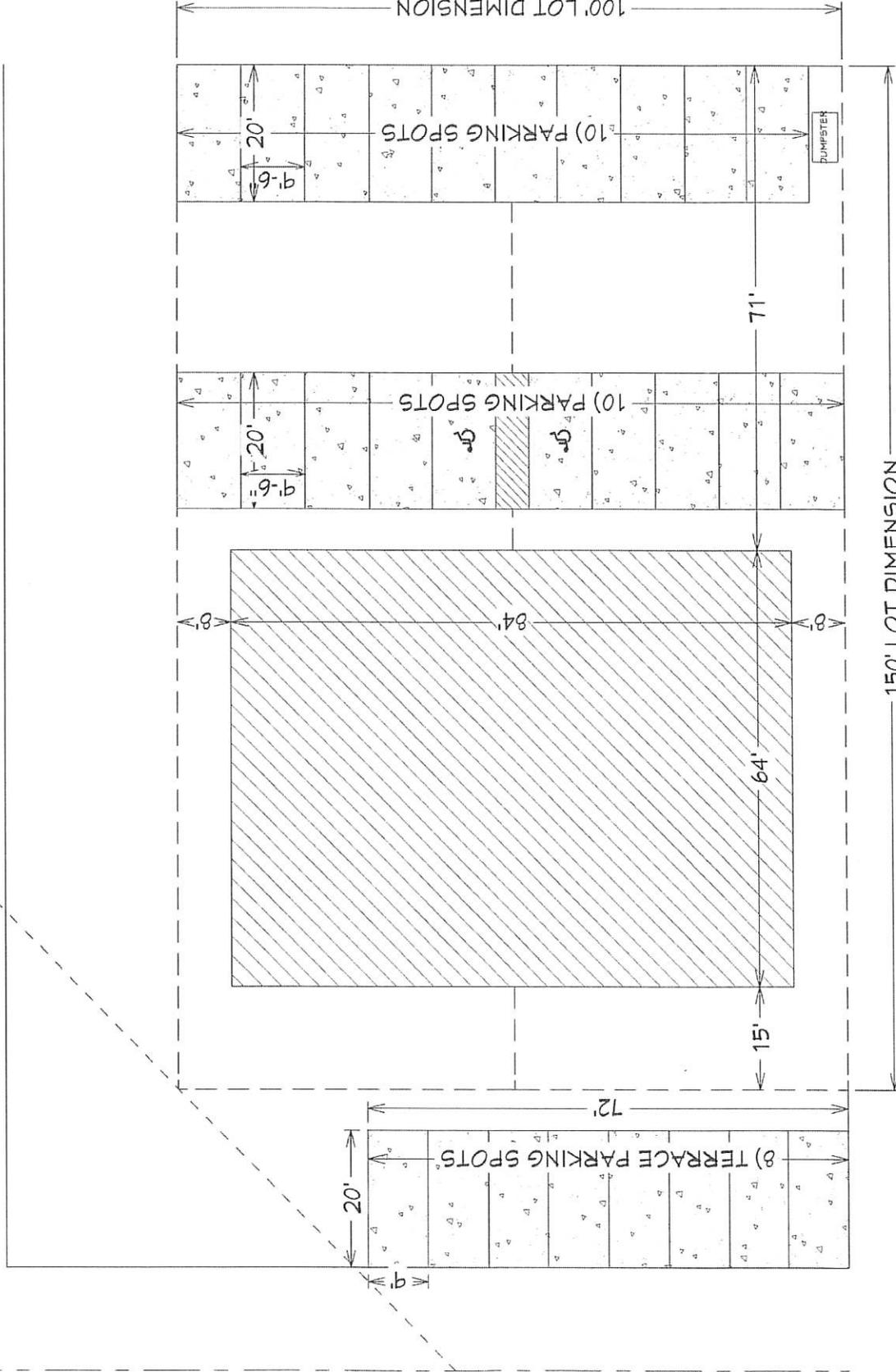
NORTHWEST



WEST

8TH STREET

NEBRASKA STREET



150' LOT DIMENSION

100' LOT DIMENSION



SITE PLAN

SCALE: NOT TO SCALE

DATE

3/26/2020

PAGE: 2

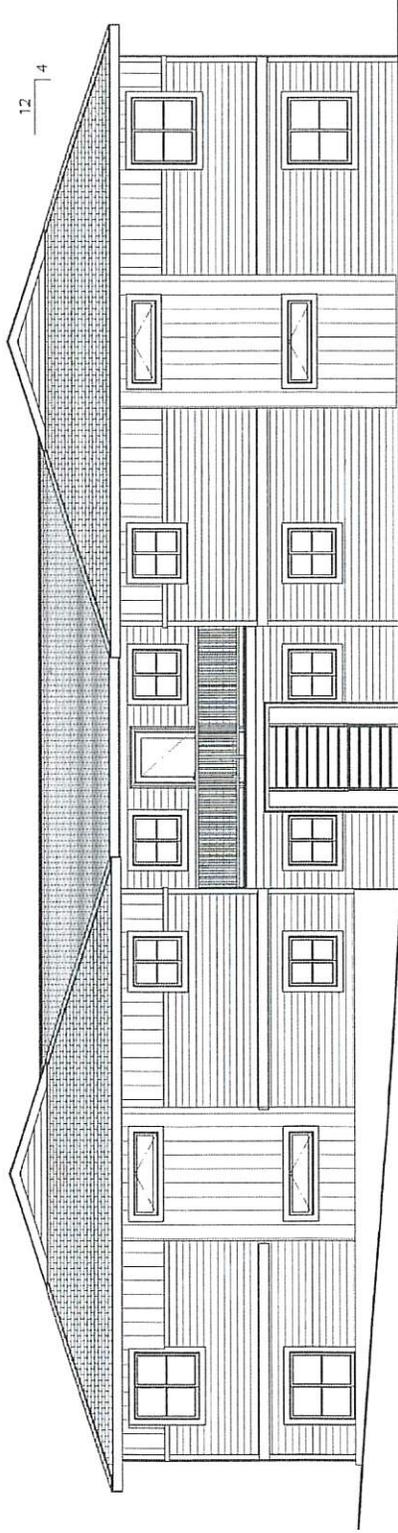
OF: 10

DESIGNED FOR: SEBADE CONSTRUCTION

LOCATION: WAYNE, NE

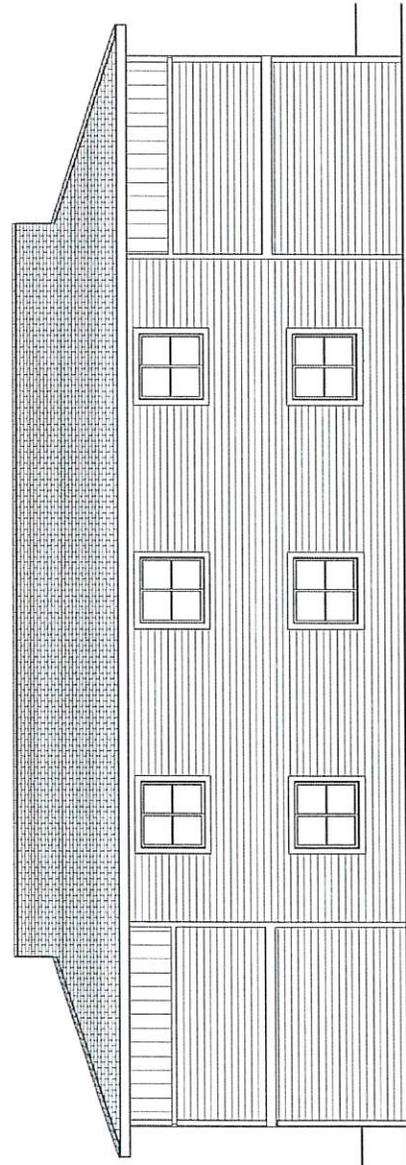
**CJH TECHNOLOGIES**

604 WEST 2ND STREET - WAYNE, NE 68781  
cjhtechnologies@gmail.com - 402-369-3555



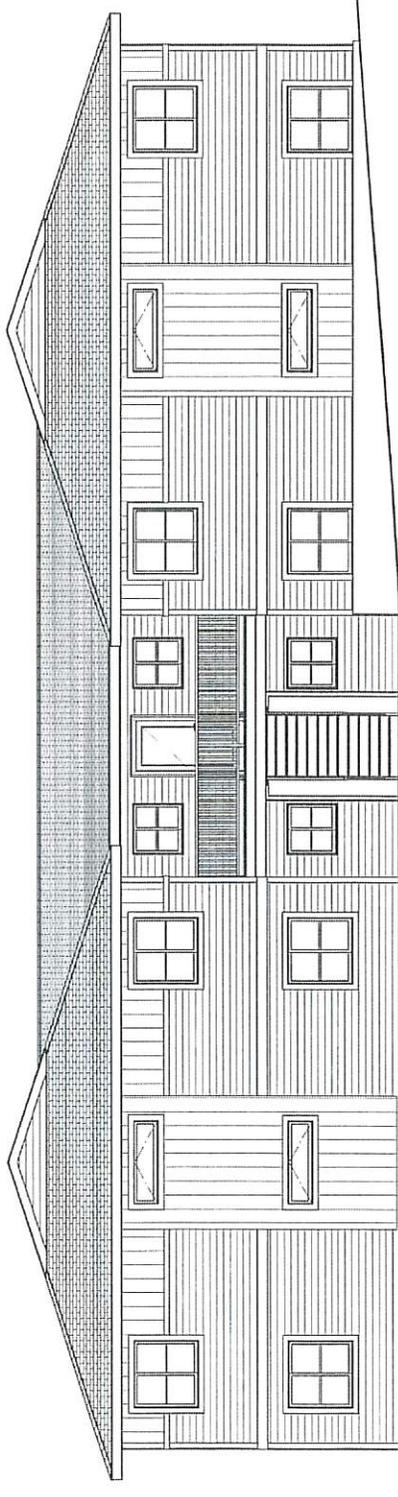
WEST ELEVATION

SCALE: 3/32"=1'-0"

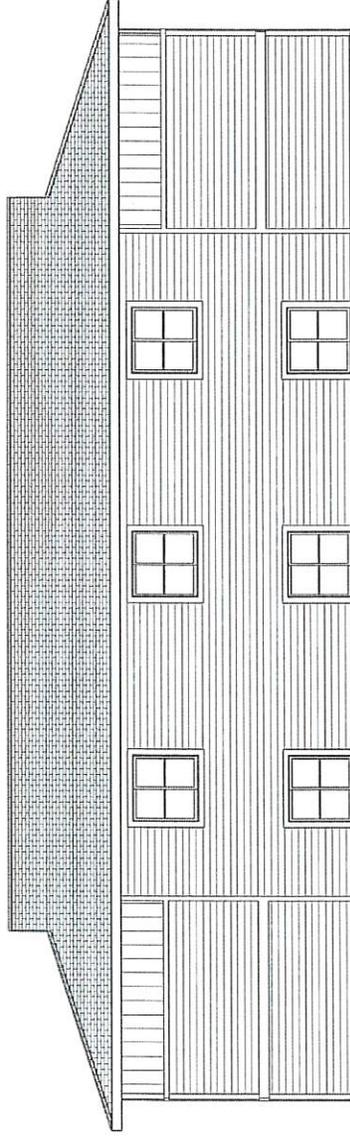


SOUTH ELEVATION

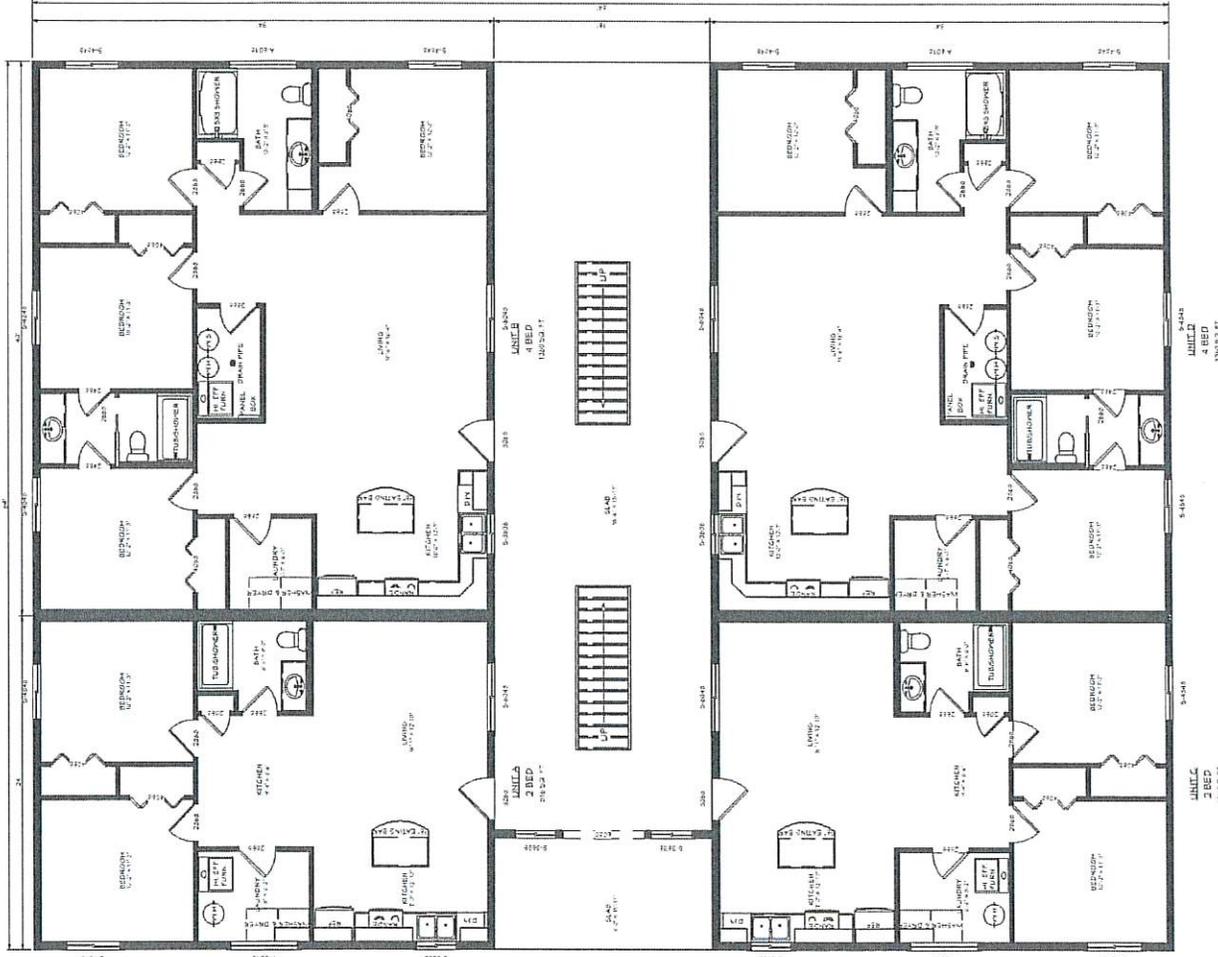
SCALE: 3/32"=1'-0"



EAST ELEVATION  
SCALE: 1/8"=1'-0"

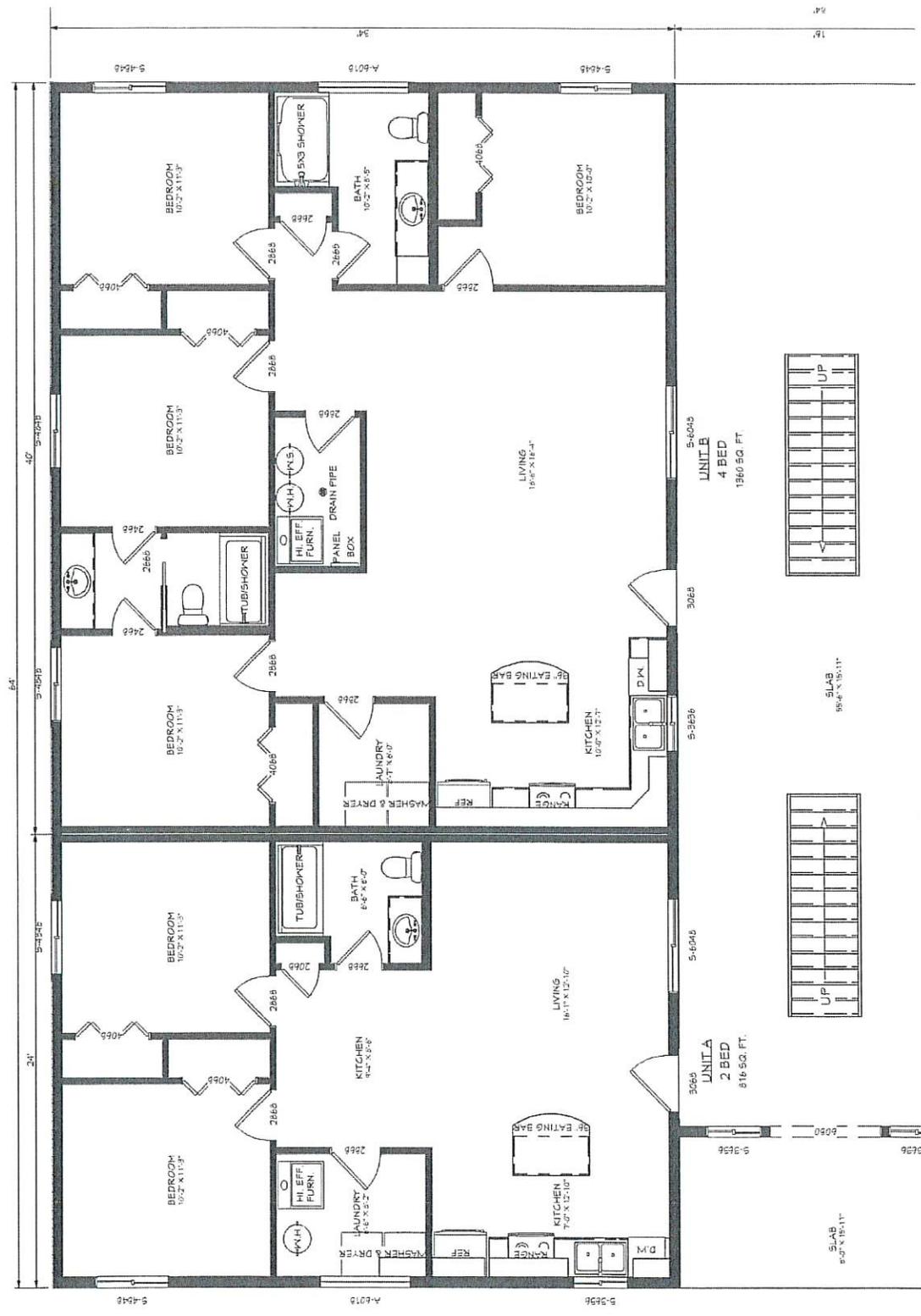


NORTH ELEVATION  
SCALE: 1/8"=1'-0"



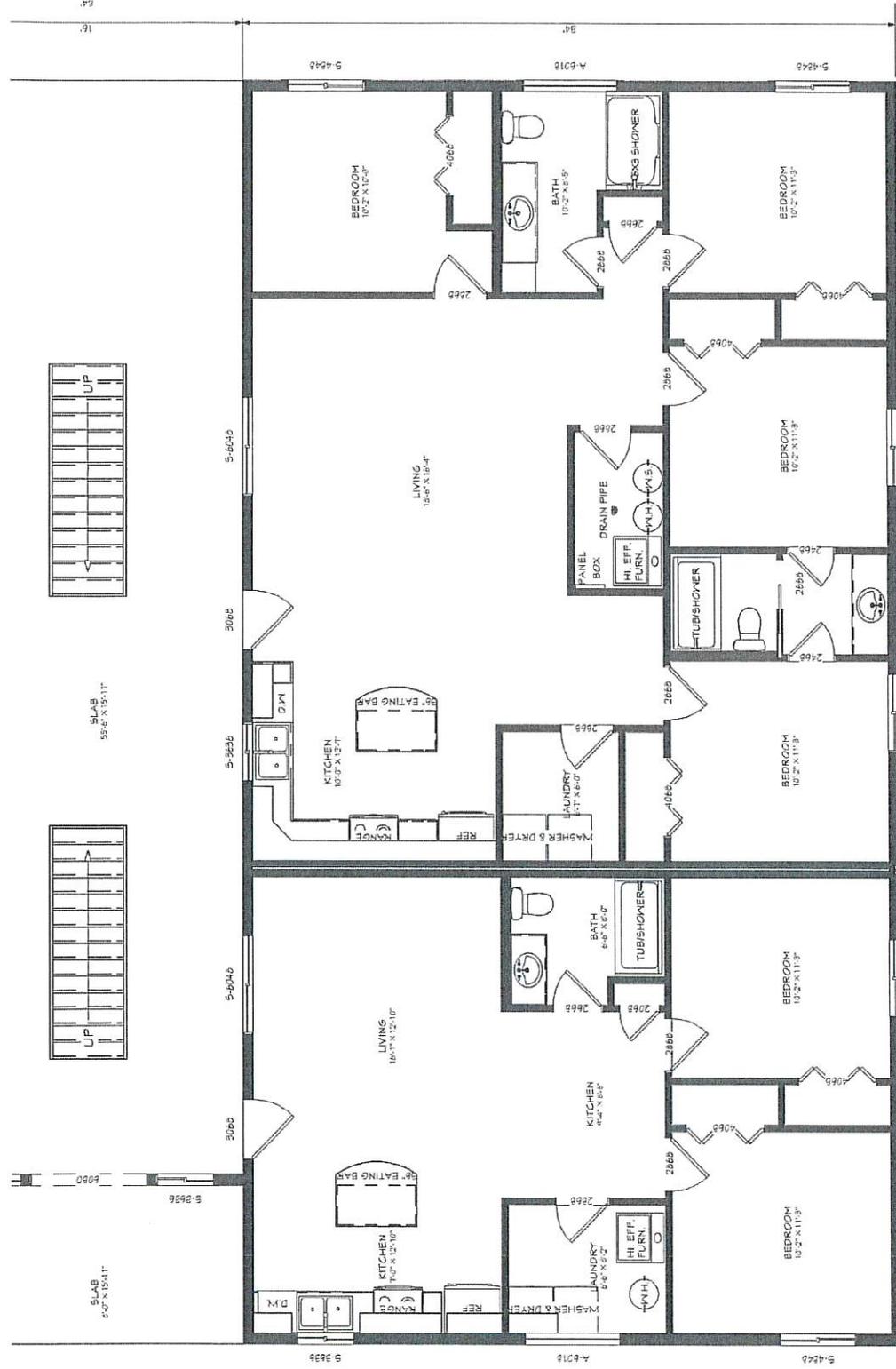
MAIN FLOOR  
SCALE: NOT TO SCALE

DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE




  
**MAIN FLOOR**  
 SCALE: 1/8" = 1'-0"

DESIGNED FOR: SEBADE CONSTRUCTION  
 LOCATION: WAYNE, NE

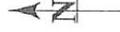
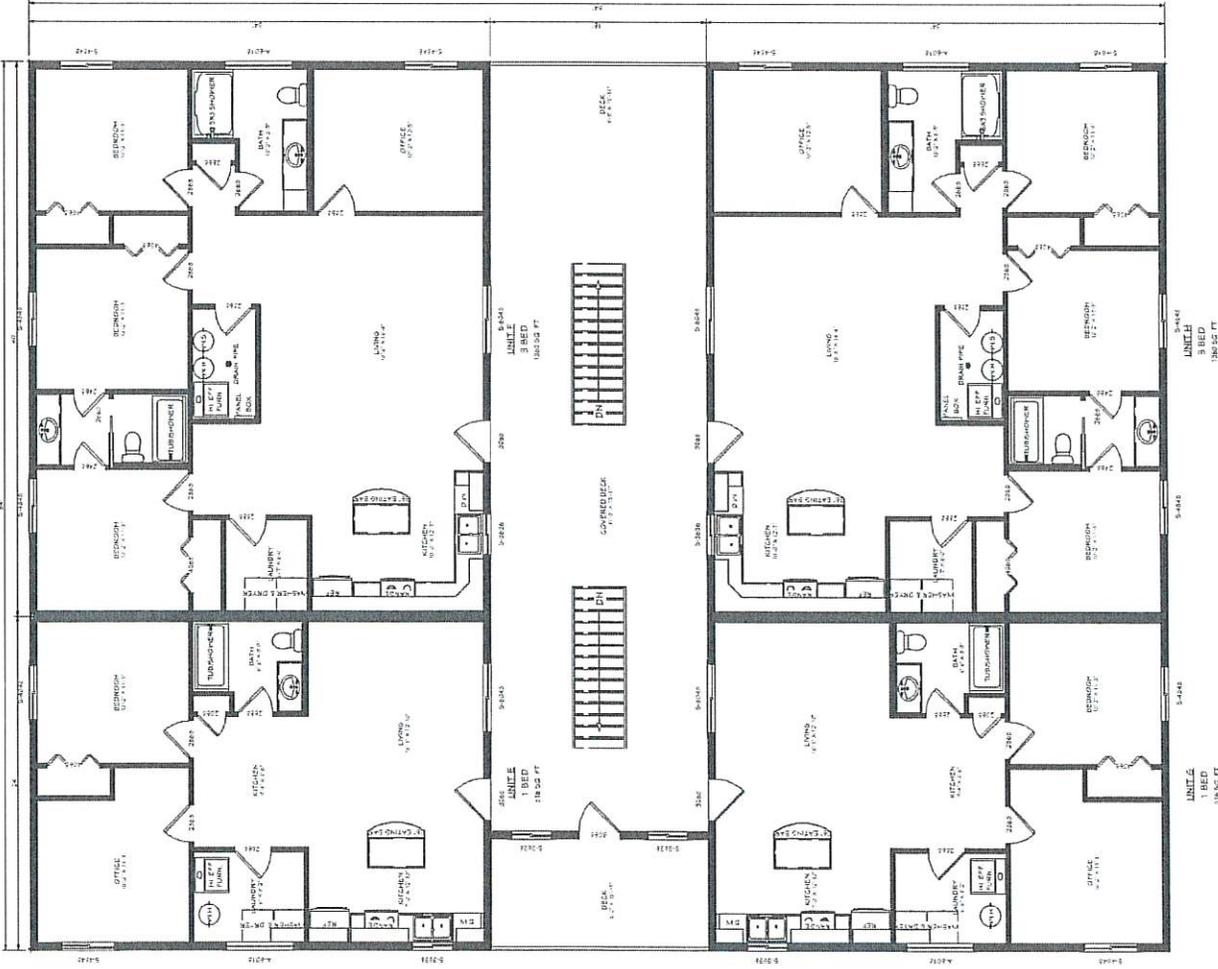


UNIT 2  
2 BED  
616 SQ. FT.

UNIT 4  
4 BED  
1360 SQ. FT.

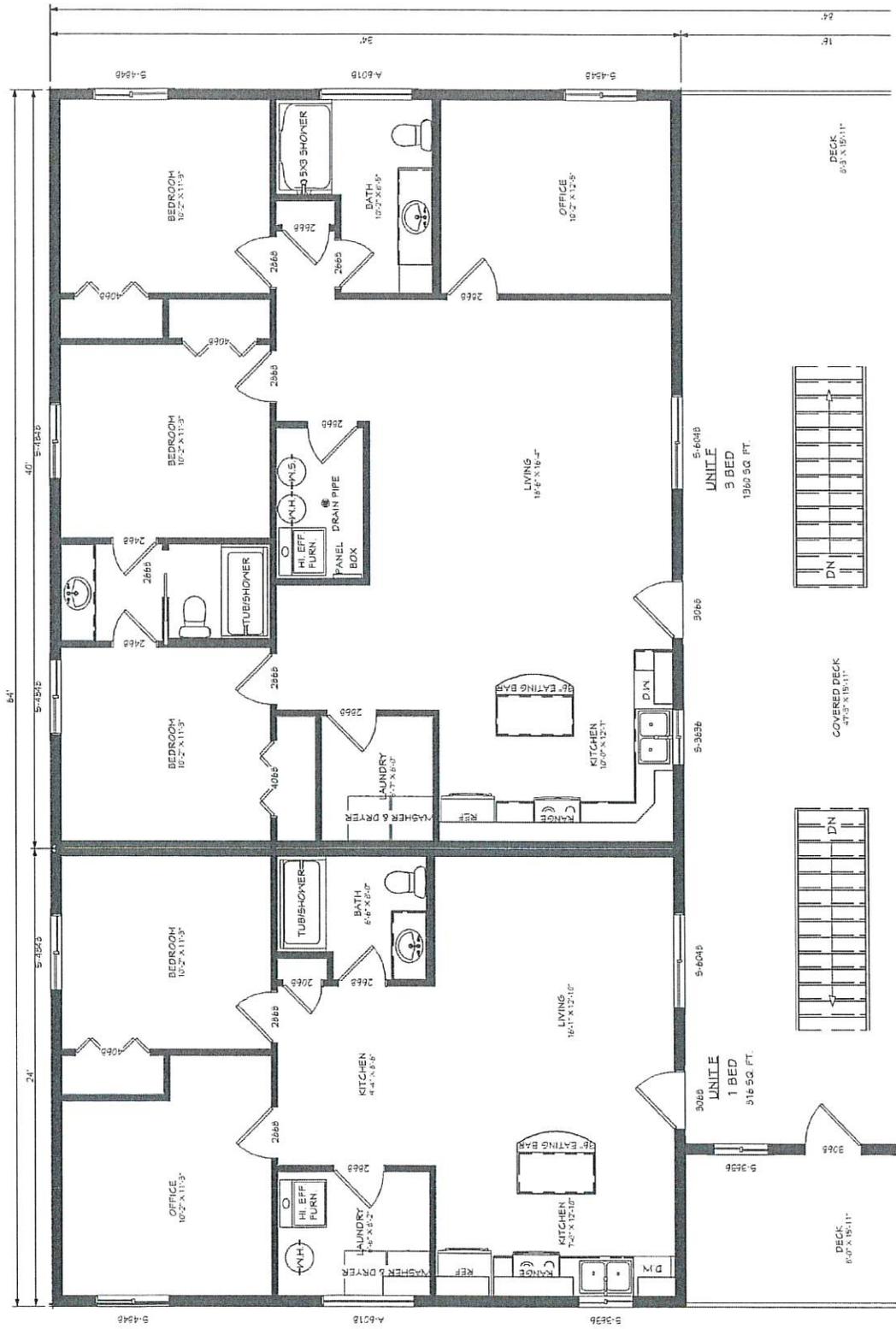
MAIN FLOOR  
SCALE: 1/8" = 1'-0"

DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE



SECOND FLOOR  
SCALE: NOT TO SCALE

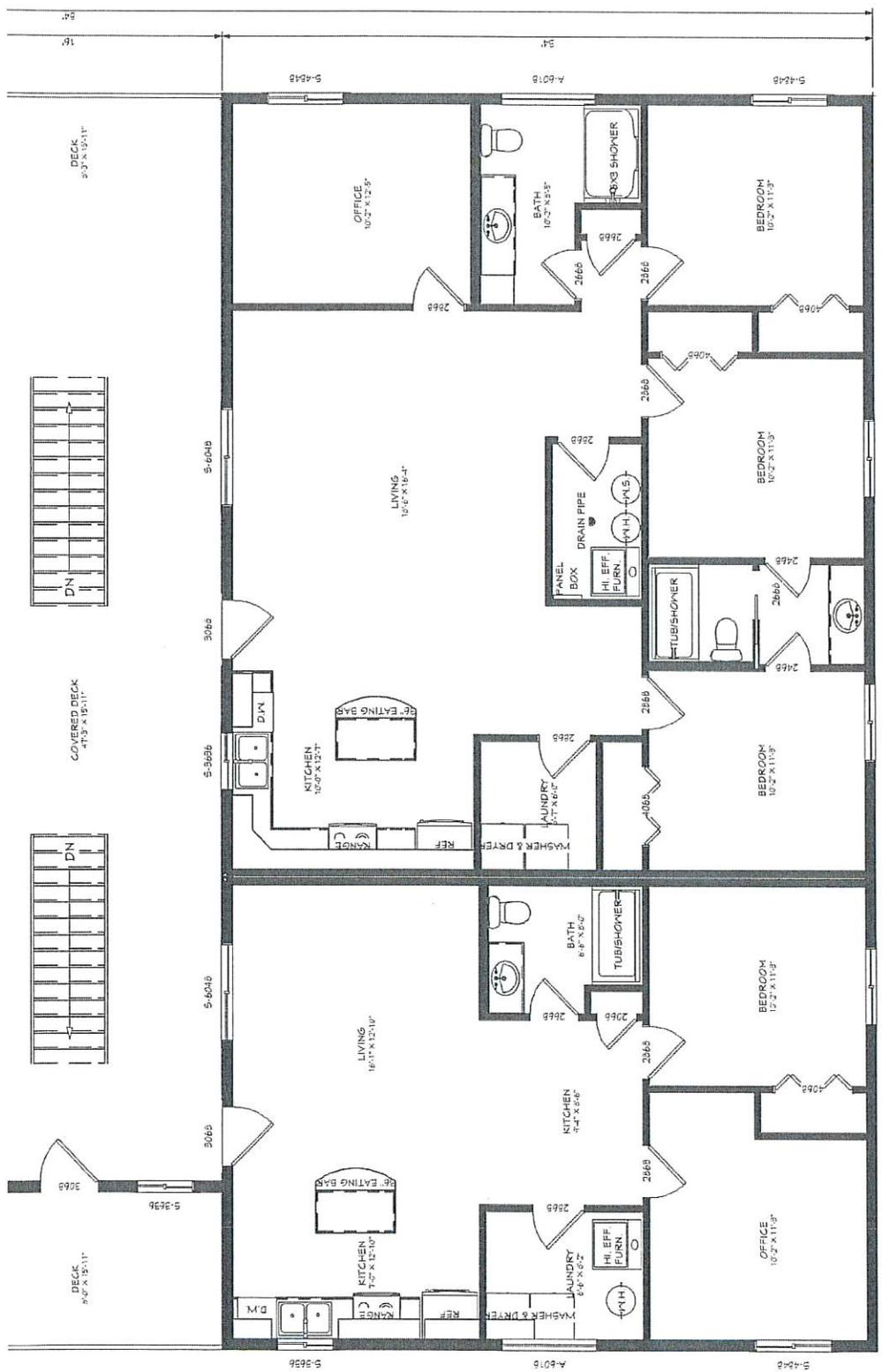
DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE



**SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE



UNIT 1  
1 BED  
916 SQ. FT.

UNIT 2  
3 BED  
1360 SQ. FT.



SECOND FLOOR  
SCALE: 1/8"=1'-0"