

To place your classified ad, mail (155 W. Fifth), fax (785-462-7749), phone (785-462-3963), or stop by our office at 155 W. Fifth

## Real Estate

## Real Estate

## Notices

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## Apartments for Rent

## Business Services

**PERSONAL ATTENTION!**  
We'll help you find a loan consistent with your immediate and future mortgage needs.



Check out what we have to offer:  
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**ELAINE KOERPERICH, Vice President**  
MEMBER FDIC  
EQUAL HOUSING LENDER

**FARMERS MERCHANTS BANK OF COLBY**  
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Some like it HOT, HOT, HOT...  
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**The Colby Free Press - 462-3963**

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- Rent based on income -

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**Heartland Rural Counseling Services, Inc.**  
270 N. Franklin, Suite C • Colby, KS  
Specializing in individual, family, marital, adolescence & child therapy. We also do diagnostic testing & adoption home studies

Call 785-460-7588 (Colby)  
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501 3c all donations are tax deductible

**AG/Commercial Properties**

**NEW LISTING!!**

21 Unit Mobile Home Park.  
6 Mobile homes included in this sale!

**Commercial Properties**

↓ Mobile Home Park - 1360 1st Street Annex - \$260,000 ↓ Mobile Home Park - 485 Walker - \$85,000 ↓ Mobile Home Park - 1280 W. 5th - \$45,000 ↓ Marshall Apartments - 265 N. Mission Ridge - \$115,000 ↓ Duplex - 235 N. Mission Ridge - \$35,000 ↓ Copeland Apartments - 1285 W. 2nd - \$215,000 ↓ Commercial Building - 1160 W. 4th - \$59,900 ↓ Apartment House - 180 N. Range - \$39,500 ↓ Office Building - 160 E. 4th - \$47,500 ↓ Duplexes - 1240 & 1250 E. 9th - \$134,900 ↓

**Land Listings**

↓ 160 Acres Logan County Dryland located North of Winona, KS. Immediate poss.  
↓ 143 Acres Logan County Dryland located North of Winona, KS. Immediate poss.  
↓ 60 Acres Rawlins County Grassland w/improvements. 3BR, 2 bath, 1288 sq. ft. home w/full bsmt, detached 2-car grg & barn. Additional balance of cropland acres are available in this quarter. Located 7 miles Southeast of Atwood, KS.  
↓ 160 Acres Rawlins County Dryland & Grass Northeast of Colby, KS.  
↓ 800 Acres Sherman County Irrigated & CRP South of Brewster, KS. Good cash lease. Good water. Excellent hunting potential.  
↓ 80 Acres Sherman County, KS with 70 Acres Terraced cropland and 10 Acre improvement site located 6 miles South of Edson, KS.  
↓ 160 Acres Thomas County Dryland & CRP located 14 miles South of Levant, KS.

**Upcoming Auctions**

↓ Sunday, September 25, 2005 - Antique Tractor Auction, Coleridge, NE  
↓ Tuesday, November 15, 2005 - Farm Machinery Retirement Auction, Ames, NE  
↓ Friday, November 18, 2005 - 1804 Acres Greeley Co., NE Land Auction.  
↓ Thursday, December 8, 2005 - Farm Machinery Retirement Auction, Dodge, NE  
↓ Thursday, January 19, 2006 - Large Late Model John Deere Farm Equipment Retirement Auction, Conway Springs, KS

For More information, please visit our website at [www.stockrealtyandauction.com](http://www.stockrealtyandauction.com)

**MOLLY J. OLIVER** Residential Specialist 462-6133 (res.)  
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**HomeLand REAL ESTATE, LLC**

410 N. Franklin Colby, KS  
785-462-8255

**Custom built - 1 owner 24 sq ft on the main level. Open floor plan, 3 bdrms, 4 1/2 baths. Private neighborhood. Come experience the quality.**

**1055 Villa Vista**  
**REDUCED! MAKE OFFER!** **BE YOUR OWN BOSS!**

**1060 W 2nd \$75,000** **Steves Cleaners**  
**"SELLER WANTS TO DEAL"** **"PRICE REDUCED!"**

**835 S Lincoln \$40,000** **1185 W 7th \$94,500**  
**"STEP BACK IN TIME"** **PERFECT BEGINNER HOME**

**310 W 5th \$85,000** **1315 W 4th \$37,500**  
**"SELL IT, SELL IT, SELL IT"** **"LIKE GRANDMAS' HOUSE"**

**1740 Lynda \$98,500** **855 Plum \$55,000**  
**"NEW LISTING"** **"MUST SEE TO BELIEVE"**

**680 E 7th \$75,000** **980 E 9th \$105,000**

**Marilyn Meyer • 462-2703**  
**Jeana Simpson • 443-0190 Pat Sloan • 460-7495**

For more information on these listings and to see our other listings, call us or visit our website at:  
[www.ColbyHomeLand.com](http://www.ColbyHomeLand.com)

## NOTICE

**AD RATES**  
For Classified Word ads are as follows:

1-2 days	25¢*/word
3-4 days	18¢/word
5-9 days	17¢/word
10-14 days	16¢/word
Monthly (tfn)	15¢/word

(\*Price reflects 15 word minimum ad. Ads must be in our office by 12:00 noon the day before. In case of error, call us the FIRST day your ad runs since we will not be responsible for errors after the first day/week.

### COUNTRY ADVOCATE

\$9.45 for the first 15 words & 5¢ each additional word (per week). Your ad will run 1 time in the Advocate and 1 week in the sister paper of your choice.

**ADS MUST BE IN THE OFFICE BY 12:00 NOON ON FRIDAY.**

**DISPLAY (box) AD DEADLINE FOR FREE PRESS IS 3:00 P.M. TWO DAYS BEFORE AD RUNS.**

**Classified Display Rate: \$6.95 per column inch**

**COUNTRY ADVOCATE DEADLINE IS 12:00 NOON ON FRIDAY.**

**COLBY FREE PRESS**  
785-462-3963

## For Sale by Owner



**255 N. Garfield Ave Colby**

**GREAT LOCATION!**  
Lots of character, 3 bedroom, 1 1/2 bath, original woodwork, high ceilings, underground sprinkler system, large fenced lot with lots of shade!

**If interested call (785)460-9084**

## Levin Farms, Inc. Seed Wheat

**1-800-569-4511**  
Kensington, Ks.

•Jaglene	•Jagger
•Overley	•Karl 92
•Wesley	•Dominator
•2137	•2145
•Trego	

**QUANTITY DISCOUNTS**

**OPEN HOUSE!** Sat Sept 24th From 9-4 Minden, NE or Ft. Morgan, CO

• NEW Craftsman plans & options (some plans to left).  
• Pick up our new 116 page catalog with 82 plans.  
• Tour model homes & our production facilities.

Minden: 308-812-1100 Ft. Morgan: 970-542-1700

**WARD CRAFT HOMES**

**1-888-927-3272 or www.wardcraft.com**  
1230 E 9th (E Hwy 6) Minden, NE or 20870 Hwy 34 Ft. Morgan, CO M-F 8-6 Sat 10-3

## Public Notice

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### ORDINANCE NO. 1380

AN ORDINANCE AMENDING ORDINANCE NO. 1257 DATED APRIL 15, 1997, INCLUDING ALL SUBSEQUENT REVISIONS, (ZONING REGULATIONS FOR THE CITY OF COLBY, KANSAS), ADDING C-3 - HEAVY COMMERCIAL DWELLING DISTRICT REGULATIONS AND AMENDING I-1 - LIGHT INDUSTRIAL DISTRICT REGULATIONS WITHIN THE CITY OF COLBY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COLBY, KANSAS:

SECTION 1: Pursuant to Ordinance No. 1257, Section 21-205, a public hearing was held before the Colby/Thomas County Metropolitan Area Planning Commission on September 15, 2005, adding C-3 - Heavy Commercial Dwelling District Regulations within the City of Colby, Kansas.

SECTION 2: That Article 1, Section 21-111.5, C-3 - Heavy Commercial District be added as follows:

#### 21-111.5. C-3 - Heavy Commercial District

Design: Heavy Commercial District is designed to provide for businesses that depend on retail sales and customer traffic. These types of businesses have minimal amounts of manufacturing and finishing all completed in the interior space of the business or in an accessory building.

- Use Regulations:
 

Permitted Uses:

  - All uses permitted in C-1 - Commercial District, and C-2 - Neighborhood Commercial District.
  - Vehicle repair and refurbishing for retail sales so long as all work is completed within the interior space of the business or in an accessory building. Outside displays of finished products are permitted, if appropriate.
  - Bottling works.
  - Bookbinding.
  - Clothing manufacture.
  - Pharmaceutical manufacturing.
  - Light manufacturing operations.
  - Woodworking, cabinet making.
  - Moving company, storage and terminal.
  - Other uses which, in the judgment of the Governing Body, are compatible with existing businesses in use and intensity, if it complies with conditions with restrictions contained in this section but not including those types of businesses provided for in less restricted districts.

Temporary Use Permit: A temporary use permit may be issued for the temporary placement of semi-trailers and shipping (cargo) containers outside of a retail store subject to the Special Permit Process contained in Section 21-202.

- Area Regulations:
  - Front yard: There shall be a front yard having a depth of not less than thirty (30) feet.
  - Side yard: There shall be a side yard of not less than ten (10) feet or ten (10) percent of the width of the lot, whichever is greater, except that such side yard need not exceed thirty-five (35) feet. Where the side of a lot abuts on a dwelling district, there shall be a side yard of not less than twenty-five (25) feet or ten (10) percent of the width of the lot, whichever is larger, with a maximum of thirty-five (35) feet. In addition, there shall be a fifteen (15) foot wide buffer strip between the side yard and the adjacent residential area. The buffer strip must be planted to provide a park-like setting and must be approved by the City and must be maintained. In lieu of the buffer strip, a screen fence approved by the Building Official, and not less than five (5) feet high, may be erected.
- Rear yard:
  - There shall be a rear yard having a depth of not less than twenty-five (25) feet, unless the lot is less than one hundred and twenty-five (125) feet in depth and the plat thereof has been duly recorded in the office of the Register of Deeds of Thomas County, Kansas, at the time of the passage of this Ordinance, in which case the rear yard need not exceed twenty (20) percent of the depth of such lot. In computing the depth of the rear yard, where such yard opens onto an alley, one-half (1/2) of the alley width may be included as a portion of the rear yard. Where the rear yard abuts a dwelling district, a planted buffer strip or screen fence, not less than five (5) feet high shall also be provided. This shall be approved by the Building Official and shall be maintained.
  - Accessory buildings may be built in a required rear yard, but such accessory buildings shall not be nearer than three (3) feet to any side or rear lot line, nor nearer than five (5) feet to any alley abutting the rear of the lot, nor shall any such accessory building occupy more than thirty (30) percent of the required rear yard.
  - Any accessory and unattached building to be built upon corner lots must be set back fifteen (15) feet from the property line of the adjacent side street and in no case nearer the side property line than the main structure to which it is accessory.
  - No accessory building shall be constructed upon a lot until construction of the main building has been actually commenced, and no accessory building shall be used for dwelling purposes.

- Every part of a required yard shall be open to the sky, unobstructed, except for accessory buildings in a rear yard.

d. Intensity of Use:  
The intensity of use regulations for free standing multiple family dwellings shall be the same as in the C-2 District.

More than one commercial, multiple dwelling, or institutional building may be erected upon a single lot or tract, but the yards and open spaces required around the boundaries of the lot or tract shall not be encroached upon by any such building, nor shall there be any change in the intensity of use requirements. The exact location of the buildings on the lot must meet the standards of a Planned Unit Development and be approved by the Planning Commission before issuance of a building permit.

- Height Regulations:
  - No building shall exceed three and one-half (3 1/2) stories or forty-five (45) feet in height.
  - Public, semi-public or public service buildings, hospitals, institutions, or schools, when permitted in a district, may be erected to a height not exceeding sixty (60) feet. Churches and temples may be erected to a height not exceeding seventy-five (75) feet if the building is set back from each line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is built.
  - Fences in side and rear yards shall not exceed a height of ten (10) feet and fences in front yards shall not exceed a height of four (4) feet; fences shall be constructed of a material approved by the Building Official. Barbed wire may be used only when installed at a height of at least six (6) feet; electrically charged fences are prohibited.

- Sign and Billboard Regulations:
  - Business signs, single or double-faced, shall be allowed in the C-3 District subject to sign regulations set forth in the City Building Codes and the following regulations.
  - Flashing signs shall be allowed only upon the approval of the Building Official, provided it is first determined by the Police Chief that the sign will in no way create a traffic hazard or confusion with traffic lights or with lights on emergency vehicles.
  - No sign or billboard shall be located in or project over any front, side, or rear property line or into any street or alley right-of-way.
  - The gross surface area, in square feet, on one side of any advertising or business sign shall not exceed five hundred (500) square feet or three (3) times the linear feet of separate frontage of the lot occupied by the building, whichever is larger. Each side of the lot which abuts upon a street shall be considered as separate frontage, whichever is larger. Individual letters with background shall be measured by the minimum rectangular area necessary to encompass such letters or by a combination of rectangles as are necessary to encompass letters of irregular dimensions.

- Billboards are permitted in the C-3 Neighborhood Commercial District if they conform to the following provisions:
  - No sign structure shall emit sound.
  - No billboard shall be erected, altered, constructed, re-constructed, or moved until an application and plans have been filed with the Building Official and shall have been approved by the Building Official as to size, location, and construction.
  - Billboards shall not exceed thirty (30) feet in height above the ground.
  - No billboard shall exceed one thousand (1,000) square feet in single face area.

SECTION 3: That Article 1, Section 21-112, I-1 - Light Industrial District be amended as follows:

#### 21-112. I-1 - Light Industrial District:

- Use Regulations:
 

Permitted Uses:

  - All uses permitted in C-2 and C-3 Districts except residential land uses.

SECTION 4: This Ordinance shall take effect and be in force from and after its passage and publication once in the official City newspaper.

PASSSED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR this 20th day of September, 2005.

*Warren C. Hixson*  
Warren C. Hixson, Mayor

ATTEST:  
*Beverly J. Stieber*  
Beverly J. Stieber, City Clerk