

Planning Commission
Monday, August 9, 2021 7:00 PM
Council Chambers
1369 25 Avenue
Columbus, NE 68601

1. **Statement of Compliance with Open Meetings Act and roll call.**

84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions; and

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Virtual conferencing means conducting or participating in a meeting electronically or telephonically with interaction among the participants subject to subsection (2) of section 84-1412.

84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or

for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;

(c) Investigative proceedings regarding allegations of criminal misconduct;

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting;

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster; or

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury

to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; videoconferencing or telephone conferencing authorized; emergency meeting without notice; appearance before public body.

(1)(a) Each public body shall give reasonable advance publicized notice of the time and place of each meeting as provided in this subsection. Such notice shall be transmitted to all members of the public body and to the public.

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committee, such notice shall be published in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site.

(ii) In the case of the governing body of a city of the second class or village or such body's advisory committee, such notice shall be published by:

(A) Publication in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site; or

(B) Posting written notice in three conspicuous public places in such city or village. Such notice shall be posted in the same three places for each meeting.

(iii) In the case of a public body not described in subdivision (1)(b)(i) or (ii) of this section, such notice shall be given by a method designated by the public body.

(c) In addition to a method of notice required by subdivision (1)(b)(i) or (ii) of this section, such notice may also be provided by any other appropriate method designated by such public body or such advisory committee.

(d) Each public body shall record the methods and dates of such notice in its minutes.

(e) Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (i) twenty-four hours before the scheduled commencement of the meeting or (ii) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2)(a) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (2)(b) of this section are met:

(i) A state agency, state board, state commission, state council, or state committee, or an advisory committee of any such state entity;

(ii) An organization, including the governing body, created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act;

(iii) The governing body of a public power district having a chartered territory of more than one county in this state;

(iv) The governing body of a public power and irrigation district having a chartered territory of more than one county in this state;

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

(vii) An organization, including the governing body, of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act;

(viii) A community college board of governors;

(ix) The Nebraska Brand Committee;

(x) A local public health department;

(xi) A metropolitan utilities district;

(xii) A regional metropolitan transit authority;

(xiii) A natural resources district; and

(xiv) The Judicial Resources Commission.

(b) The requirements for holding a meeting by means of virtual conferencing are as follows:

(i) Reasonable advance publicized notice is given as provided in subsection (1) of this section, including providing access to a dial-in number or link to the virtual conference;

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as would be provided if virtual conferencing was not used;

(iii) At least one copy of all documents being considered at the meeting is available at any physical site open to the public where individuals may attend the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act; and

(iv) Except as otherwise provided in this subdivision or subsection (4) of section 79-2204, no more than one-half of the meetings of the state entities, advisory committees, boards, councils, organizations, or governing bodies are held by virtual conferencing in a calendar year. In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, the organization may hold more than one-half of its meetings by virtual conferencing if such organization holds at least one meeting each calendar year that is not by virtual conferencing. The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by virtual conferencing if the governing body's quarterly meetings are not held by virtual conferencing.

(3) Virtual conferencing, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by virtual conferencing. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness to appear before the public body by means of virtual conferencing.

(7)(a) Notwithstanding subsections (2) and (5) of this section, if an emergency is declared by the Governor pursuant to the Emergency Management Act as defined in section 81-829.39, a public body the territorial jurisdiction of which is included in the emergency declaration, in whole or in part, may hold a meeting by virtual conferencing during such emergency if the public body gives reasonable advance publicized notice as described in subsection (1) of this section. The notice shall include information regarding access for the public and news media. In addition to any formal action taken pertaining to the emergency, the public body may hold such meeting for the purpose of briefing, discussion of public business, formation of tentative policy, or the taking of any action by the public body.

(b) The public body shall provide access by providing a dial-in number or a link to the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act. Reasonable arrangements shall be made to accommodate the public's right to hear and speak at the meeting and record the meeting. Subsection (4) of this section shall be complied with in conducting such meetings.

(c) The nature of the emergency shall be stated in the minutes. Complete minutes of such meeting specifying the nature of the emergency and any formal action taken at the meeting shall be made available for inspection as provided in subsections (5) and (6) of section 84-1413.

84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, a camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings, including meetings held by virtual conferencing. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body shall require any member of the public desiring to address the body to identify himself or herself, including an address and the name of any organization represented by such person unless the address requirement is waived to protect the security of the individual.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making virtual conferencing available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act; and

(f) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) Each public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at a meeting.

(8) Public bodies shall make available at the meeting or the in-state location for virtual conferencing as required by subdivision (6)(c) of this section, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting, either in paper or electronic form. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if

the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

(7) Beginning July 31, 2022, the governing body of a natural resources district, the city council of a city of the metropolitan class, the city council of a city of the primary class, the city council of a city of the first class, the county board of a county with a population greater than twenty-five thousand inhabitants, and the school board of a school district shall make available on such entity's public web site the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the web site at least twenty-four hours before the meeting of the governing body. Minutes shall be placed on the web site at such time as the minutes are available for inspection as provided in subsection (5) of this section. This information shall be available on the public web site for at least six months.

84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring

an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Sec. 15, Legislative Bill 83, One Hundred Seventh Legislature, First Session, 2021. (*The Revisor of Statutes will assign a statute number after the Legislature adjourns sine die.*) No motion, resolution, rule, regulation, ordinance, or formal action made, adopted, passed, or taken at a meeting as defined in section 84-1409 of a public body as defined in such section shall be invalidated because such motion, resolution, rule, regulation, ordinance, or formal action was made, adopted, passed, or taken at a meeting or meetings on or after March 17, 2020, and on or before April 30, 2021, pursuant to a Governor's Executive Order which waived certain requirements of the Open Meetings Act.

2. **Minutes of July 12, 2021, meeting.**

PLANNING COMMISSION

July 12, 2021

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on July 12, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram with a copy of the proof of publication being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and members of the planning commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and Roll Call:** Chair Lopez announced that a copy of the Open Meetings Act is available at this meeting. Present were Members Colleen Bray, Melissa Goc, Kim Hoefer, Tom Lange, Fernando Lopez, Jr., Josh Mueller, and Tom Pillen. Members Steve Anderson and Bob Elsasser were absent and excused. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, Community Development Director Dan Curtis, Public Works Director Chuck Sliva, Finance Director Heather Lindsley, and Assistant City Clerk Robin Efta. Also present was Mayor James Bulkley.
2. **Minutes of June 14, 2021, meeting:** The minutes were approved as presented with a motion by Mueller and a second by Bray. Bray, Goc, Hoefer, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Anderson and Elsasser were absent.
3. **Public hearing - Application of CMR Holdings, LLC for preliminary plat of Eagleview 2nd Subdivision (north of 53 Street, approximately 1/2 mile east of 33 Avenue):** Dave Gilmore, Gilmore & Associates, on behalf of the applicant, stated that staff has reviewed and recommended approval of the preliminary plat, the Nebraska Department of Environment and Energy has reviewed and approved the subdivision and said that the drainage detention and storm water treatment exceeds city standards. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Goc. Bray, Goc, Hoefer, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Anderson and Elsasser were absent. A recommendation was made with a motion by Hoefer and a second by Mueller to approve the preliminary plat of Eagleview 2nd Subdivision as it is consistent with the master layout of the Eagleview property. Bray, Goc, Hoefer, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Anderson and Elsasser were absent.
4. **Public hearing - Application of GRQ, LLC for preliminary plat of GRQ, Inc. Second Subdivision (northeast corner of E 29 Avenue and 18 Street):** It was noted that the supporting documentation was not received prior to the deadline. The public hearing was continued to 7 p.m. on August 9, 2021, with a motion by Mueller and a second by Goc. Bray, Goc, Hoefer, Lange, Lopez, Mueller, and Pillen voted "Aye" and none noted "Nay". Anderson and Elsasser were absent.
5. **Public hearing - Application of GRQ, LLC for final plat and development agreement of GRQ, Inc. Second Subdivision (northeast corner of E 29 Avenue**

and 18 Street): The public hearing was continued to 7 p.m. on August 9, 2021, with a motion by Mueller and a second by Bray. Bray, Goc, Hoefler, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Anderson and Elsasser were absent.

6. **2021-2022 Capital Improvement Plan:** City staff reviewed the budget in detail and answered questions. Lindsley explained the bid process and the five year plan. Bulkley explained the budget process and noted that staff is being conservative with the estimated sales tax revenue.
7. **Building report for June 2021:** The building report was approved as presented with a motion by Goc and a second by Mueller. Bray, Goc, Hoefler, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Anderson and Elsasser were absent.
8. **Adjournment:** The meeting adjourned at 7:46 p.m.

OFFICE OF THE CITY CLERK
: Robin Efta

3. **Public hearing - Application of GRQ, LLC for preliminary plat of GRQ, Inc. Second Subdivision (northeast corner of E 29 Avenue and 18 Street). (This public hearing was continued from July 12, 2021. The Notice of Hearing was republished July 30, 2021, with a revised legal description.)**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the preliminary plat of GRQ, Inc. Second Subdivision, Lot 1A of GRQ, Inc. Subdivision and part of Block 3, Canal Industrial Park located in the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: commencing at the Northwest corner of the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska; thence S 01°27'55" E on the West line of said Northwest 1/4, 1526.45 feet to the Point of Beginning; thence N 88°32'05" E and perpendicular to said West line, 545.17 feet to the Northeast corner of a tract previously surveyed by Terry L. Schulz, LS#550, Dated September 14, 2012; thence S 01°40'05" E on the East line of said previously surveyed tract, 45.43 feet to the Northwest corner of Lot 1A of GRQ, Inc. Subdivision, Platte County, Nebraska; thence N 88°25'08" E on the North line of said Lot 1A, 243.99 feet to the Northeast corner of said Lot 1A; thence S 01°35'41" E on the East line of said Lot 1A, 342.54 feet to the Southeast corner of said Lot 1A, said point being on the North Right-of-Way line of 18th Street; thence S 07°06'31" E and perpendicular to said North Right-of-Way line, 80.00 feet to a point on the North Right-of-Way line of Union Pacific Railroad; thence S 82°53'29" W on said North Right-of-Way line of Union Pacific Railroad, 761.65 feet to a point on the East Right-of-Way line of East 29th Avenue; thence S 88°32'05" W and perpendicular to said West line, 40.00 feet to a point on said West line; thence N 01°27'55" W on said West line, 541.99 feet to the Point of Beginning, containing 8.94 acres more or less (northeast corner of E 29 Avenue and 18 Street) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 07:30:21
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: August 2, 2021
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: GRQ Inc. Second Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of GRQ Inc. Second Subdivision as it is amenable with the current and adjacent land use and is in accordance with the Unified Land Development Ordinance.

DISCUSSION:

The addition consists of revising three lots on the north side of 18th Street, east of East 29th Avenue. Streets and public utilities are in place. The subdivision is within the extraterritorial zoning jurisdiction but will not annexed at this time.

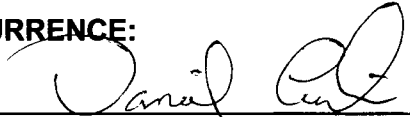
FISCAL IMPACT:

None

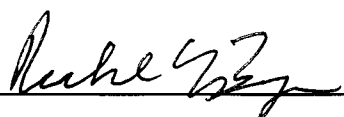
ALTERNATIVE:


Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By:  _____

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: May 27, 2021

NAME OF SUBDIVISION: GRQ, Inc. Second Subdivision

NAME OF PROPERTY OWNER: GRQ, LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Darrell Burrows

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: PO Box 1705, Columbus, NE 68602

PHONE NUMBER: 402-564-1225

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: darrell@bdconstructioninc.com

NUMBER OF LOTS IN SUBDIVISION: 3

ADDRESS OF SUBDIVISION: Lot 1A GRQ, Inc. Subdivision & Part of Block 3, Canal Industrial Park,
NW 1/4 of Section 23, T17N, R1E

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne Ritter, Advanced Consulting Engineering Services, Inc.
Owner or Owner's Representative

Tom Maul
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: June 15, 2021

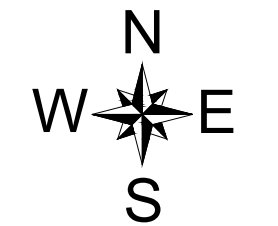
City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

A) Northwest Corner, Northwest 1/4, Section 23, T17N, R1E

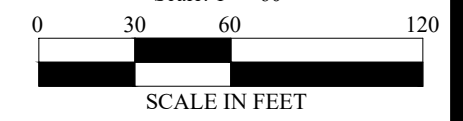
Preliminary Plat

GRQ, Inc. Second Subdivision

A Replat of Lot 1A, GRQ, Inc. Subdivision a subdivision of Canal Industrial Park and Part of Block 3, Canal Industrial Park located in the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska



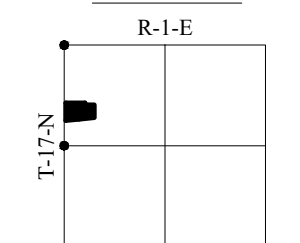
Drawn By: LRR
Date: May 6, 2021
Project Number: S-071-124
Scale: 1" = 60'



LEGEND

- Section Corner Found
- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- Calculated Point
- M Measured Distance
- R Recorded Distance
- C Calculated Distance
- Fire Hydrant
- ⊗ Water Valve
- Power Pole
- Manhole
- S — Sanitary Sewer Main
- T — Telephone Line
- OHP — Overhead Power Line
- W — Water Main
- FO — Fiber Optic

Situation Sketch



SECTION 23
Platte County, Nebraska

- 0' Front and Street Side Setbacks.
- 0' Side Yard Setbacks.
- 10' Rear Setbacks.

Zoning
Existing Zone: MH - General Industrial District

DEVELOPER:
GRQ, LLC.
P.O. Box 1705
Columbus, NE 68602

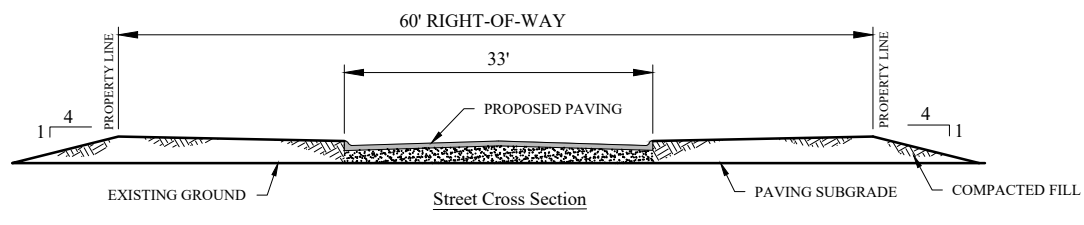
ENGINEER:
John A. Zwingman
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

NOTES

- Water, sewer and paving have previously been extended to serve all of this property being subdivided; therefore, there will be no public infrastructure improvements as part of this subdivision.
- Storm water systems will be calculated and constructed once these individual lots are sold and a plan is developed for them. The appropriate documentation shall be submitted to the City for review at that time.

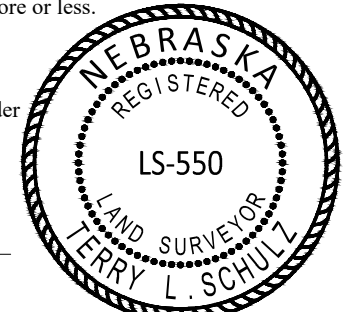
ADVANCED CONSULTING ENGINEERING SERVICES
133 W. Washington St. • P.O. Box 218
West Point, NE 68788
Phone: (402) 372-1923



LEGAL DESCRIPTION
Lot 1A of GRQ, Inc. Subdivision and part of Block 3, Canal Industrial Park located in the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska; thence S 01°27'55" E on the West line of said Northwest 1/4, 1526.45 feet to the Point of Beginning; thence N 88°32'05" E and perpendicular to said West line, 545.17 feet to the Northeast corner of a tract previously surveyed by Terry L. Schulz, LS#550, Dated September 14, 2012; thence S 01°40'05" E on the East line of said tract, 43.43 feet to the Northwest corner of Lot 1A of GRQ, Inc. Subdivision, Platte County, Nebraska; thence N 88°25'08" E on the North line of said Lot 1A, 243.99 feet to the Northeast corner of said Lot 1A; thence S 01°35'41" E on the East line of said Lot 1A, 342.54 feet to the Southeast corner of said Lot 1A, said point being on the North Right-of-Way line of 18th Street; thence S 07°06'31" E and perpendicular to said North Right-of-Way line, 80.00 feet to a point on the North Right-of-Way line of Union Pacific Railroad; thence S 82°53'29" W on said North Right-of-Way line of Union Pacific Railroad, 761.65 feet to a point on the East Right-of-Way line of East 29th Avenue; thence S 88°32'05" W and perpendicular to said West line, 40.00 feet to a point on said West line; thence N 01°27'55" W on said West line, 541.99 feet to the Point of Beginning, containing 8.94 acres more or less.

SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on May 20, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.



Terry L. Schulz, State of Nebraska, R.L.S. #550 Date _____

FIELD NOTES
A) Northwest Corner, Northwest 1/4, Section 23, T17N, R1E: Found Survey Marker. 60.00' North to Chiseled "X" in Concrete. 75.80' NNW to Nail and Disc in Power Pole. 74.35' NW to Top Center of Fire Hydrant. 74.20' NE to "X" Nails in Power Pole. Corner Falls on Centerline of Westbound land Highway #30 & Centerline North-South 29th Avenue.

B) Southwest Corner, Northwest 1/4, Section 23, T17N, R1E: Found 1" Survey Marker. 74.91' NE to Mag-Nail in Top of Telephone Pedestal. 39.96' East to 5/8" Rebar Witness. 103.21' SE to Mag-Nail in Power Pole.

COLUMBUS NEBRASKA PLANNING COMMISSION
This Preliminary Plat of GRQ, INC. SECOND SUBDIVISION to the City of Columbus, Nebraska approved by the Planning Commission this _____ day of _____, 2021.

Chairman _____

COLUMBUS NEBRASKA CITY COUNCIL
This Preliminary Plat of GRQ, INC. SECOND SUBDIVISION to the City of Columbus, Nebraska approved by the City Council this _____ day of _____, 2021.

Mayor _____

City Clerk _____

4. **Public hearing - Application of GRQ, LLC for final plat and development agreement of GRQ, Inc. Second Subdivision (northeast corner of E 29 Avenue and 18 Street). (This public hearing was continued from July 12, 2021. The Notice of Hearing was republished July 30, 2021, with a revised legal description.)**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the final plat and development agreement of GRQ, Inc. Second Subdivision, Lot 1A of GRQ, Inc. Subdivision and part of Block 3, Canal Industrial Park located in the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: commencing at the Northwest corner of the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska; thence S 01°27'55" E on the West line of said Northwest 1/4, 1526.45 feet to the Point of Beginning; thence N 88°32'05" E and perpendicular to said West line, 545.17 feet to the Northeast corner of a tract previously surveyed by Terry L. Schulz, LS#550, Dated September 14, 2012; thence S 01°40'05" E on the East line of said previously surveyed tract, 45.43 feet to the Northwest corner of Lot 1A of GRQ, Inc. Subdivision, Platte County, Nebraska; thence N 88°25'08" E on the North line of said Lot 1A, 243.99 feet to the Northeast corner of said Lot 1A; thence S 01°35'41" E on the East line of said Lot 1A, 342.54 feet to the Southeast corner of said Lot 1A, said point being on the North Right-of-Way line of 18th Street; thence S 07°06'31" E and perpendicular to said North Right-of-Way line, 80.00 feet to a point on the North Right-of-Way line of Union Pacific Railroad; thence S 82°53'29" W on said North Right-of-Way line of Union Pacific Railroad, 761.65 feet to a point on the East Right-of-Way line of East 29th Avenue; thence S 88°32'05" W and perpendicular to said West line, 40.00 feet to a point on said West line; thence N 01°27'55" W on said West line, 541.99 feet to the Point of Beginning, containing 8.94 acres more or less (northeast corner of E 29 Avenue and 18 Street) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 07:30:21
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: August 2, 2021
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: GRQ Inc. Second Subdivision - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of GRQ Inc. Second Subdivision as it is consistent with the Preliminary Plat.

DISCUSSION:

The addition consists of revising three lots on the north side of 18th Street, east of East 29th Avenue. Streets and public utilities are in place. The subdivision is within the extraterritorial zoning jurisdiction but will not annexed at this time.

FISCAL IMPACT:

None

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By:  _____

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**
(CIRCLE ONE)

DATE: June 18, 2021

NAME OF SUBDIVISION: GRQ, Inc. Second Subdivision

NAME OF PROPERTY OWNER: GRQ, LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Darrell Burrows

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: PO Box 1705, Columbus, NE 68602

PHONE NUMBER: 402-564-1225

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: darrell@bdconstructioninc.com

NUMBER OF LOTS IN SUBDIVISION: 3

ADDRESS OF SUBDIVISION: Lot 1A GRQ, Inc. Subdivision & Part of Block 3, Canal Industrial Park,
NW 1/4 of Section 23, T17N, R1E

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne Ritter, Advanced Consulting Engineering Services, Inc.
Owner or Owner's Representative

Tom Maul
Attorney / Legal Counsel for Applicant

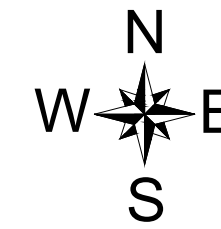
Development Agreement submitted on: June 15, 2021

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

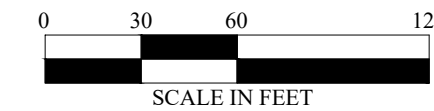
A) Northwest Corner, Northwest 1/4, Section 23, T17N, R1E

Final Plat

GRQ, Inc. Second Subdivision
A Replat of Lot 1A, GRQ, Inc. Subdivision and a Subdivision of Part of Block 3, Canal Industrial Park located in the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska

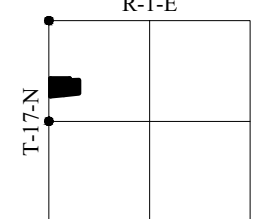


Drawn By: LRR
Date: July 8, 2021
Project Number: S-071-124
Scale: 1" = 60'



- LEGEND**
- Section Corner Found
 - Property Corner Found
 - Property Corner Set (5/8" x 24" I.B. w/Cap)
 - Calculated Point
 - M Measured Distance
 - R Recorded Distance
 - C Calculated Distance

Situation Sketch



SECTION 23
Platte County, Nebraska

- 0' Front and Street Side Setbacks.
- 0' Side Yard Setbacks.
- 10' Rear Setbacks.

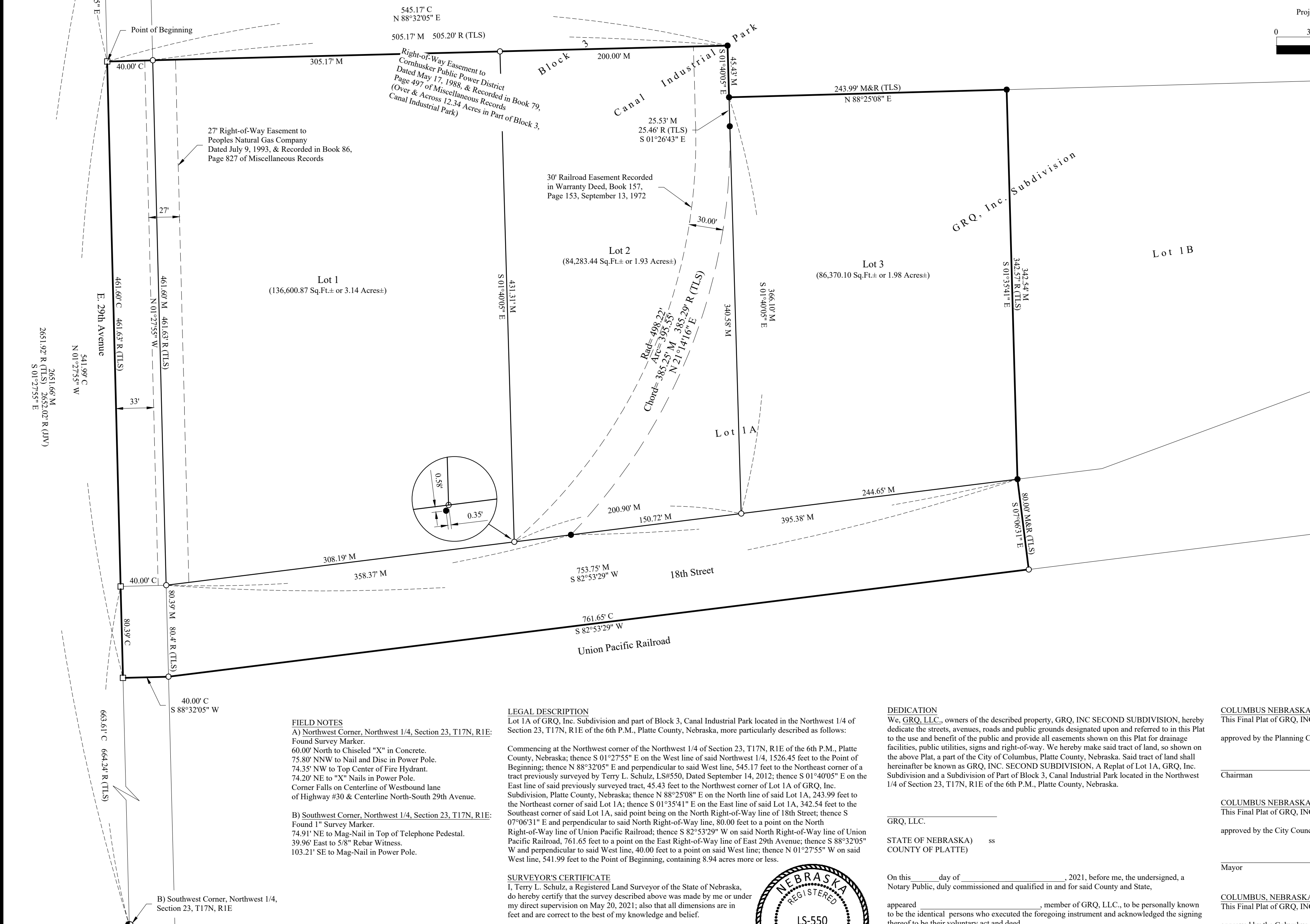
Zoning
Existing Zone: MH - General Industrial District

DEVELOPER:
GRQ, LLC.
P.O. Box 1705
Columbus, NE 68602

ENGINEER:
John A. Zwingman
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

- NOTES**
1. Water, sewer and paving have previously been extended to serve all of this property being subdivided; therefore, there will be no public infrastructure improvements as part of this subdivision.
 2. Storm water systems will be calculated and constructed once these individual lots are sold and a plan is developed for them. The appropriate documentation shall be submitted to the City for review at that time.



FIELD NOTES

- A) Northwest Corner, Northwest 1/4, Section 23, T17N, R1E:
Found Survey Marker.
60.00' North to Chiseled "X" in Concrete.
75.80' NNW to Nail and Disc in Power Pole.
74.35' NW to Top Center of Fire Hydrant.
74.20' NE to "X" Nails in Power Pole.
Corner Falls on Centerline of Westbound lane of Highway #30 & Centerline North-South 29th Avenue.
- B) Southwest Corner, Northwest 1/4, Section 23, T17N, R1E:
Found 1" Survey Marker.
74.91' NE to Mag-Nail in Top of Telephone Pedestal.
39.96' East to 5/8" Rebar Witness.
103.21' SE to Mag-Nail in Power Pole.

LEGAL DESCRIPTION

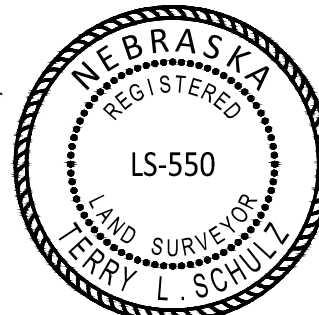
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SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on May 20, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550 Date _____



DEDICATION

We, GRQ, LLC, owners of the described property, GRQ, INC SECOND SUBDIVISION, hereby dedicate the streets, avenues, roads and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. We hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as GRQ, INC. SECOND SUBDIVISION, A Replat of Lot 1A, GRQ, Inc. Subdivision and a Subdivision of Part of Block 3, Canal Industrial Park located in the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska.

GRQ, LLC.

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)

On this _____ day of _____, 2021, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State,

appeared _____, member of GRQ, LLC., to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: _____

Notary Public

COLUMBUS NEBRASKA PLANNING COMMISSION

This Final Plat of GRQ, INC. SECOND SUBDIVISION to the City of Columbus, Nebraska,

approved by the Planning Commission this _____ day of _____, 2021.

Chairman

COLUMBUS NEBRASKA CITY COUNCIL

This Final Plat of GRQ, INC. SECOND SUBDIVISION to the City of Columbus, Nebraska,

approved by the City Council this _____ day of _____, 2021.

Mayor

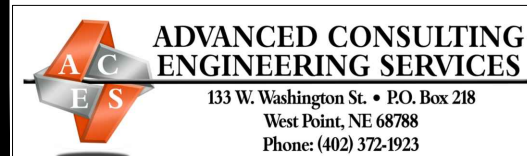
City Clerk

COLUMBUS, NEBRASKA SCHOOL BOARD

This Final Plat of GRQ, INC. SECOND SUBDIVISION to the City of Columbus, Nebraska, is

approved by the Columbus Public Schools on this _____ day of _____, 2021.

School Superintendent



Please return to:
Thomas M. Maul
Dvorak Law Group, LLC
PO Box 145
Columbus, NE 68602-0145
tmaul@ddlawgroup.com

**GRQ, INC. SECOND SUBDIVISION
DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made and entered into this ____ day of _____, 2021, by and between GRQ, LLC, a Nebraska limited liability company, (hereinafter referred to as "Subdivider") and the CITY OF COLUMBUS, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as GRQ, Inc. Second Subdivision of Lot 1A, GRQ, Inc. Subdivision and Part of Block 3, Canal Industrial Park located in the Northwest ¼ of Section 23, T17N, R1E, of the 6th P.M., Platte County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

WHEREAS, the public improvements of water, sanitary sewer and paving already exist in the Area to be Developed; and,

WHEREAS, the Subdivider and any subsequent owner of property within the Area to be Developed wish to connect to the system of sanitary sewers and water existing within the Area to be Developed.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Development Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs, financing costs and miscellaneous costs.

"Property benefited" shall mean property within the Area to be Developed (Exhibit "A"), which will comprise 7.05 acres of property.

"Street intersections" shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, which by this reference is made a part hereof.

SECTION I

Subdivider and City covenant that the following public improvements shall be installed and provided by the subsequent owner of any property in the Area to be Developed as set forth herein, at the subsequent owner's expense, subject to the exceptions and clarifications detailed herein:

A. Subdivider will arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Cornhusker Public Power District at no cost to the City. If any relocation or adjusting of existing electrical mains are required the costs shall be borne by the Subdivider.

B. Subdivider will arrange for street lighting for public streets, if any is dedicated per plat (Exhibit "A") to be provided by Cornhusker Public Power District at Subdivider's cost and at no cost to the City.

C. Grading for the Area to be Developed shall be completed by the subsequent owner of any property in the Area to be Developed at the subsequent owner's expense pursuant to the drainage and grading plan elevations to be provided by the subsequent owner. Post construction storm water management systems shall be installed, maintained, and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, at any subsequent owner's expense. Subsequent owner will obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre. The subsequent owner shall provide a copy of the NOI and SWPPP, name and contact information of the certified person/firm providing the inspections to the City as part of the City's Municipal Storm Sewer Separation System requirements. If less than one acre is disturbed, the subsequent owner shall complete a small lot NOI SWPPP.

SECTION II

Subdivider and City covenant and agree that the Subdivider will abide by and incorporate into all of its construction and/or sale contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.

SECTION III

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its sewer system to the sewer system of the City in such manner and at such place or places designated on existing plans submitted by Subdivider's engineer and approved by the City..

B. Without prior written approval by the City, the Subdivider shall not permit any sewer lines or sewers outside the present boundaries of the Area to be Developed to connect to the sewer or sewer lines of the Area to be Developed, any sewers of the City, any outfall sewer

of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the boundaries of the Area to be Developed.

C. At all times, all sewage from and through said Area to be Developed into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

D. Before any connection from any premises to the storm or sanitary sewer system of the Area to be Developed may be made, a permit shall be obtained for said premises, and its connection from the City, it being expressly understood that the City reserves the right to collect all connection charges and fees as required by city ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

E. Notwithstanding any other provisions of this Development Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Area to be Developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulations.

SECTION IV

All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Columbus Building Requirements at the time of application for the building permits, in the extent possible.

SECTION V

Installation of entrance signs or related fixtures and any median landscaping and related fixtures, if any, shall be paid by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.

The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.

This Development Agreement shall be binding upon parties, their respective successors and assigns.

This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed

This Development Agreement shall be recorded at the Platte County Register of Deeds office, at the Subdivider's expense, within 30 days of final plat approval.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF COLUMBUS

CITY CLERK

MAYOR

Date

APPROVED AS TO FORM

CITY ATTORNEY

5. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Ninth Addition (west of intersection of 42 Street and 54 Avenue).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the preliminary plat of Meadow Ridge Ninth Addition, a tract of land located in the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northwest Corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°05'54" E on the West line of said North 1/2, 82.07 feet to the Point of Beginning; thence N 88°06'37" E, 558.41 feet to the Northwest corner of Meadow Ridge Seventh Addition to the City of Columbus, Platte County, Nebraska; thence S 02°12'51" E on the West line of said Meadow Ridge Seventh Addition, 277.92 feet to the Southwest corner of said Meadow Ridge Seventh Addition; thence S 88°06'52" W on the North line of Meadow Ridge Eighth Addition to the City of Columbus, Platte County, Nebraska, 125.00 feet to the Northwest Corner of said Meadow Ridge Eighth Addition; thence S 02°14'17" E, 21.05 feet; thence S 87°45'45" W, 434.04 feet to a point on the West line of the Southwest 1/4 of said Southeast 1/4; thence N 02°05'39" W on said West line, 301.60 feet to the Point of Beginning, containing 3.79 acres, more or less (west of intersection of 42 Street and 54 Avenue) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 07:29:21
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: August 2, 2021
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Meadow Ridge Ninth Addition – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Meadow Ridge Ninth Addition as it is amenable with the adjacent land use, consistent with the Meadow Ridge master plan, and is in accordance with the Unified Land Development Ordinance.

DISCUSSION:

The addition consists of 12 residential lots, paving and utility extensions, and a temporary stormwater treatment facility.

Temporary drainage easements for another addition will be relinquished prior the filing of the final plat by the developer.

The property will be voluntary annexed as part of the major platting process.

FISCAL IMPACT:

Minor costs for street and utility maintenance.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By:  _____

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: July 12, 2021

NAME OF SUBDIVISION: Meadow Ridge Ninth Addition

NAME OF PROPERTY OWNER: Meadow Ridge Properties, LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Charles Seedschlag

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 4811 37th St, Columbus, NE 68601

PHONE NUMBER: 402-563-2786

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: charles@walkerfoundations.com

NUMBER OF LOTS IN SUBDIVISION: 12

ADDRESS OF SUBDIVISION: Part of the N 1/2 of the SW 1/4 of the SW 1/4 of Section 11, T17N, R1W

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne R. Ritter,
Advanced Consulting Engineering Services, Inc.

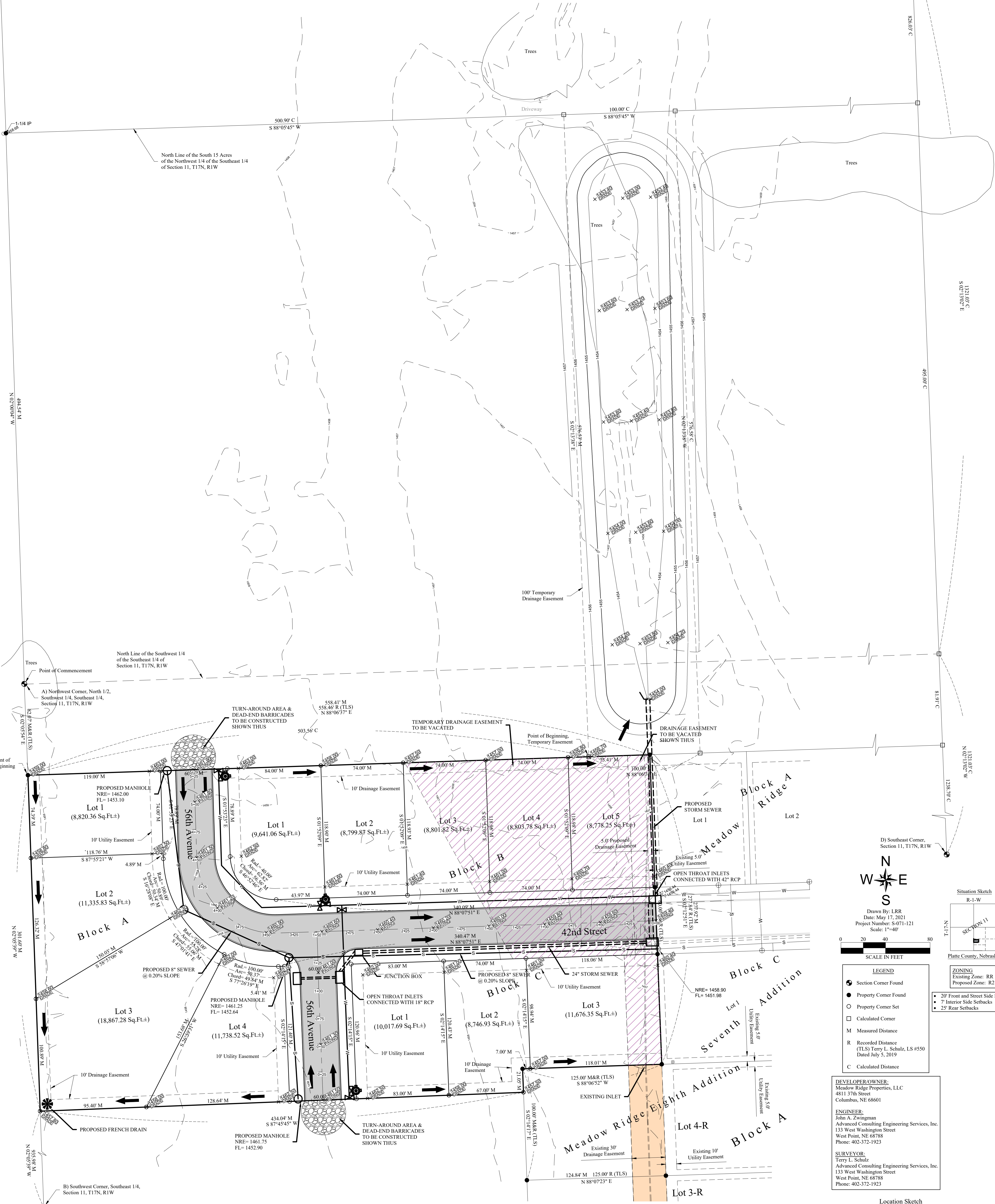
Owner or Owner's Representative

Tom Fehringer
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

Preliminary Plat
Meadow Ridge Ninth Addition
 Of Part of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of
 Section 11, T17N, R1W of the 6th PM, Platte County, Nebraska



C) East 1/4 Corner, Section 11, T17N, R1W

D) Southeast Corner, Section 11, T17N, R1W

Drawn By: LRR
 Date: May 17, 2021
 Project Number: S-071-121
 Scale: 1"=40'

0 20 40 80
 SCALE IN FEET

LEGEND

- Section Corner Found
- Property Corner Found
- Property Corner Set
- Calculated Corner
- M Measured Distance
- R Recorded Distance (TLS) Terry L. Schulz, LS #550 Dated July 5, 2019
- C Calculated Distance

DEVELOPER/OWNER:
 Meadow Ridge Properties, LLC
 4811 37th Street
 Columbus, NE 68601

ENGINEER:
 John A. Zwingman
 Advanced Consulting Engineering Services, Inc.
 133 West Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz
 Advanced Consulting Engineering Services, Inc.
 133 West Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

Location Sketch

City of Columbus, Platte County, Nebraska

This survey was prepared at the request of Charles Seadschlag, Columbus, Nebraska.

FIELD NOTES

A) Northwest Corner, North 1/2, Southwest 1/4, Southeast 1/4, Section 11, T17N, R1W:
 Found 1" Iron Pipe as Recorded by Clyde R. Flowers, Jr., RLS #357, Dated August 12, 1998.
 8.32' North to Nail and Disc in Brace Post.
 0.80' SSE to Nail and Disc in Corner Fence Post.
 8.02' West to Nail and Disc in Brace Post.

B) Southwest Corner, Southeast 1/4, Section 11, T17N, R1W: Found 3-1/2" Aluminum Cap.
 0.5' East to Range of Fence North-South.
 28.85' North to Aluminum Cap.
 17.50' South to Nail and Disc in Fence Post.
 0.60' SE to Nail and Disc in Fence Post.
 0.69' SE to Nail in Top Fence Post.

C) East 1/4 Corner, Section 11, T17N, R1W: Found Mag-Nail w/ Marker LS#455.
 58.58' NNW to Southwest Corner of Bridge Deck.
 58.15' NNE to Southeast Corner of Bridge Deck.
 68.47' NE Chiseled X in Concrete Head Wall.
 44.36' SE to "X" Nails in Power Pole.

D) Southeast Corner, Section 11, T17N, R1W: Found 1 Survey Marker SSE of Monitoring Well.
 43.19' NW to Gate Valve in Terrace.
 37.17' NNW to Gate Valve in Paving.
 76.35' NNE to "X" Nails in Power Pole.
 80.65' ESE to "X" Nails in Power Pole.
 49.93' SE to "X" Nails in Power Pole.
 40.53' SW to Nail & Square Disc in Power Pole.

LEGAL DESCRIPTION
 A tract of land located in the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
 Commencing at the Northwest Corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°05'54" E on the West line of said North 1/2, 82.07 feet to the Point of Beginning; thence N 88°06'37" E, 558.41 feet to the Northwest corner of Meadow Ridge Seventh Addition to the City of Columbus, Platte County, Nebraska; thence S 02°12'51" E on the West line of said Meadow Ridge Seventh Addition, 277.92 feet to the Southwest corner of said Meadow Ridge Seventh Addition; thence S 88°06'52" W on the North line of Meadow Ridge Eighth Addition to the City of Columbus, Platte County, Nebraska, 125.00 feet to the Northwest Corner of said Meadow Ridge Eighth Addition; thence S 02°14'17" E, 21.05 feet; thence S 87°45'45" W, 434.04 feet to a point on the West line of the Southwest 1/4 of said Southeast 1/4; thence N 02°05'39" W on said West line, 301.60 feet to the Point of Beginning, containing 3.79 acres, more or less.

Temporary Drainage Easement
 A temporary drainage easement located in the North 5 acres of the North 1/2 of the South 1/2 of the Southeast 1/4 and South 15 acres of the Northwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
 Commencing at the Northwest Corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°05'54" E on the West line of said North 1/2, 82.07 feet; thence N 88°06'37" E, 503.56 feet to the Point of Beginning of Temporary Drainage Easement; thence N 88°06'37" E, 100.00 feet; thence N 02°13'38" W, 576.58 feet to a point on the North line of the South 15 acres of the Northwest 1/4 of said Southeast 1/4; thence S 88°05'45" W on said North line, 100.00 feet; thence S 02°13'38" E, 576.53 feet to the Point of Beginning, containing 1.32 acres, more or less.

COLUMBUS, NEBRASKA PLANNING COMMISSION
 This Preliminary Plat of MEADOW RIDGE NINTH ADDITION to the City of Columbus, Nebraska
 approved by the Planning Commission on this _____ day of _____, 2021.

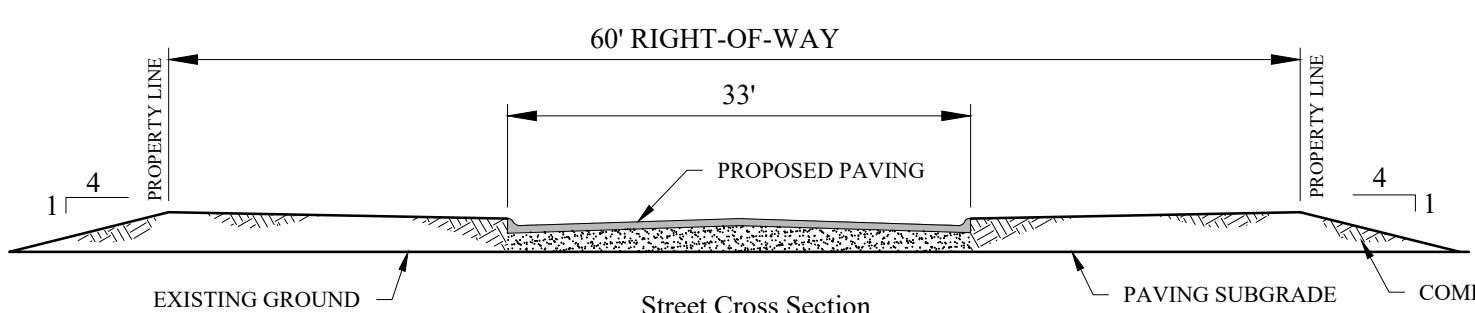
Chairman _____

COLUMBUS, NEBRASKA CITY COUNCIL
 This Preliminary Plat of MEADOW RIDGE NINTH ADDITION to the City of Columbus, Nebraska
 approved by the City Council on this _____ day of _____, 2021.

Mayor _____ City Clerk _____

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me on May 17, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550 Date _____



6. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Tenth Addition (west of intersection of 37 Street and 50 Avenue).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the preliminary plat of Meadow Ridge Tenth Addition, a tract of land located in the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block A, Whispering Meadows Addition to the City of Columbus, Platte County, Nebraska; thence S 02°06'31" E on the West line of said Lot 1, 138.64 feet to the Southwest corner of said Lot 1; thence S 02°02'27" E on the West line of said Whispering Meadows Addition, 211.75 feet to the Southwest corner of Lot 2, Block B of said Whispering Meadows Addition, said point being on the North line of Meadow View Subdivision to the City of Columbus, Platte County, Nebraska; thence S 87°56'39" W on said North line, 104.82 feet; thence S 42°55'35" W on said North line, 113.13 feet to a point on the West line of said Meadow View Subdivision; thence S 02°04'06" E on said West line, 93.82 feet to the Northeast corner of Lot 5, Block 1 of Westbrook Apartment Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°06'58" W on the North line of said Westbrook Apartment Subdivision, 350.00 feet; thence N 33°13'02" W, 191.18 feet; thence N 14°03'16" W, 253.57 feet; thence N 30°17'03" W, 26.24 feet; thence N 59°42'57" E, 374.00 feet to a point on the West line of Meadow Ridge Eighth Addition to the City of Columbus, Platte County, Nebraska; thence S 30°17'03" E on the West line of said Meadow Ridge Eighth Addition, 180.00 feet to the Southwest corner of Lot 10-R of said Meadow Ridge Eighth Addition; thence N 59°45'15" E on the South line of said Lot 10-R, 149.92 feet to the Southwest corner of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°12'13" E on the South line of said Meadow Ridge Subdivision, 151.95 feet to the Point of Beginning, containing 7.00 acres, more or less (west of intersection of 37 Street and 50 Avenue) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 07:29:21
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: August 2, 2021
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Meadow Ridge Tenth Addition – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Meadow Ridge Tenth Addition as it is amenable with the adjacent land use, consistent with the Meadow Ridge master plan, and is in accordance with the Unified Land Development Ordinance.

DISCUSSION:

The addition consists of 17 residential lots, paving and utility extensions, and a stormwater runoff to the Meadow Ridge Addition’s regional stormwater treatment facility.

Temporary drainage easements for another addition will be relinquished prior the filing of the final plat by the developer.

The property will be voluntary annexed as part of the major platting process.

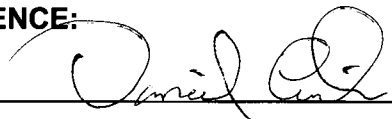
FISCAL IMPACT:

Minor costs for street and utility maintenance.

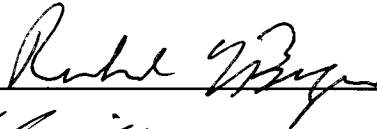
ALTERNATIVE:

Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By:  _____

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: July 12, 2021

NAME OF SUBDIVISION: Meadow Ridge Tenth Addition

NAME OF PROPERTY OWNER: Meadow Ridge Properties, LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Charles Seedschlag

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 4811 37th St, Columbus, NE 68601

PHONE NUMBER: 402-563-2786

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: charles@walkerfoundations.com

NUMBER OF LOTS IN SUBDIVISION: 18

ADDRESS OF SUBDIVISION: Part of the NW 1/4 of the NE 1/4 of Section 14, T17N, R1W

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne R. Ritter,
Advanced Consulting Engineering Services, Inc.

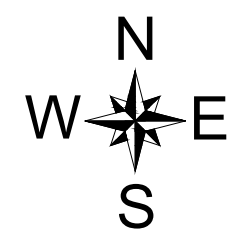
Owner or Owner's Representative

Tom Fehringer
Attorney / Legal Counsel for Applicant

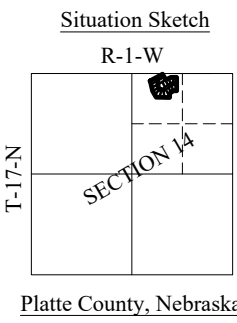
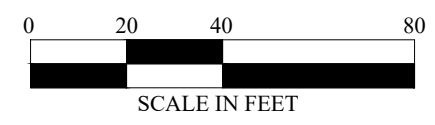
Development Agreement submitted on: _____

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

Preliminary Plat
Meadow Ridge Tenth Addition
 Of Part of the Northwest 1/4 of the Northeast 1/4 of
 Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska



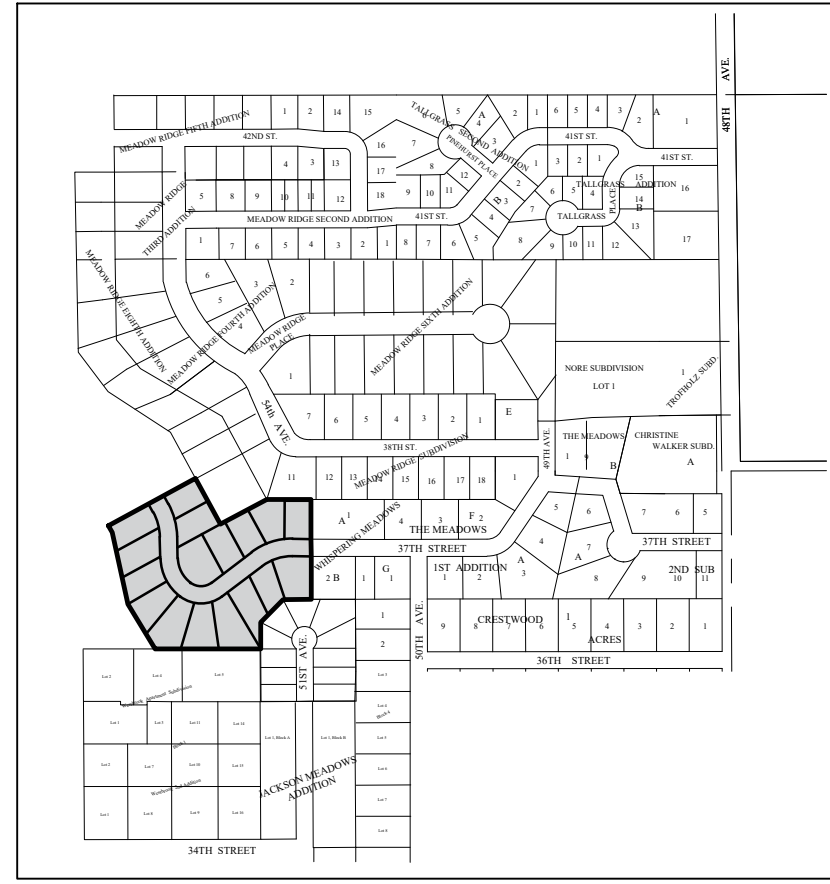
Drawn By: LRR
 Date: May 17, 2021
 Project Number: S-071-121
 Scale: 1"=40'



ZONING
 Existing Zone: RR
 Proposed Zone: R2

- 20' Front and Street Side Setbacks
- 7' Interior Side Setbacks
- 25' Rear Setbacks

Location Sketch



- LEGEND**
- Section Corner Found
 - Property Corner Found
 - Property Corner Set
 - M Measured Distance
 - R Recorded Distance
 - (TLS) Terry L. Schulz, LS #550
 Dated December 30, 2013,
 July 5, 2019

DEVELOPER/OWNER:
 Meadow Ridge Properties, LLC
 4811 37th Street
 Columbus, NE 68601

ENGINEER:
 John A. Zwingham
 Advanced Consulting Engineering Services, Inc.
 133 West Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz
 Advanced Consulting Engineering Services, Inc.
 133 West Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

This survey was prepared at the request of Charles Scudschlag, Columbus, Nebraska.

LEGAL DESCRIPTION
 A tract of land located in the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block A, Whispering Meadows Addition to the City of Columbus, Platte County, Nebraska; thence S 02°06'31" E on the West line of said Lot 1, 138.64 feet to the Southwest corner of said Lot 1; thence S 02°02'27" E on the West line of said Whispering Meadows Addition, 211.75 feet to the Southwest corner of Lot 2, Block B of said Whispering Meadows Addition, said point being on the North line of Meadow View Subdivision to the City of Columbus, Platte County, Nebraska; thence S 87°56'39" W on said North line, 104.82 feet; thence S 42°55'35" W on said North line, 113.13 feet to a point on the West line of said Meadow View Subdivision; thence S 02°04'06" E on said West line, 93.82 feet to the Northeast corner of Lot 5, Block 1 of Westbrook Apartment Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°06'58" W on the North line of said Westbrook Apartment Subdivision, 350.00 feet; thence N 33°13'02" W, 191.18 feet; thence N 14°03'16" W, 253.57 feet; thence N 30°17'03" W, 26.24 feet; thence N 59°42'57" E, 374.00 feet to a point on the West line of Meadow Ridge Eighth Addition to the City of Columbus, Platte County, Nebraska; thence S 30°17'03" E on the West line of said Meadow Ridge Eighth Addition, 180.00 feet to the Southwest corner of Lot 10-R of said Meadow Ridge Eighth Addition; thence N 59°45'15" E on the South line of said Lot 10-R, 149.92 feet to the Southwest corner of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°12'13" E on the South line of said Meadow Ridge Subdivision, 151.95 feet to the Point of Beginning, containing 7.00 acres, more or less.

DRAINAGE EASEMENT
 Commencing at the Northeast corner of Lot 5, Westbrook Apartment Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°06'58" W on the North line of said Westbrook Apartment Subdivision, 350.00 feet to the Point of Beginning; thence N 33°13'02" W, 191.18 feet; thence S 01°53'02" E, 143.30 feet; thence S 88°06'58" W and parallel to said North line, 276.78 feet; thence S 01°53'02" E and perpendicular to said North line, 20.00 feet, 20.00 feet; thence S 88°06'58" E on said North line, 376.20 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on May 17, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.



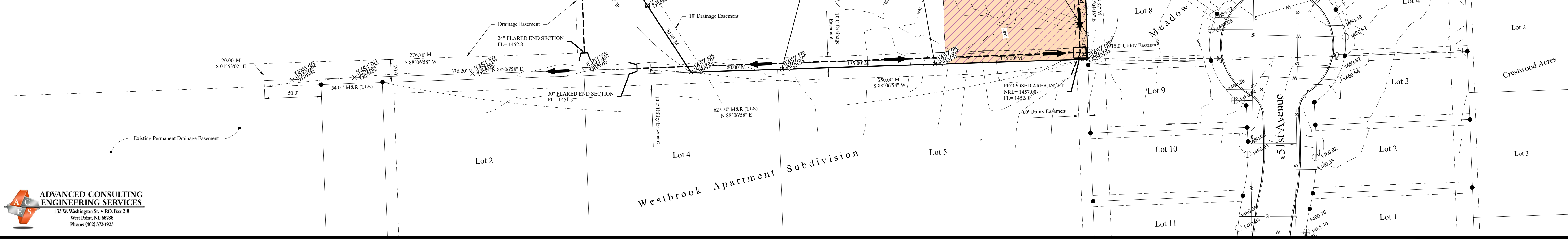
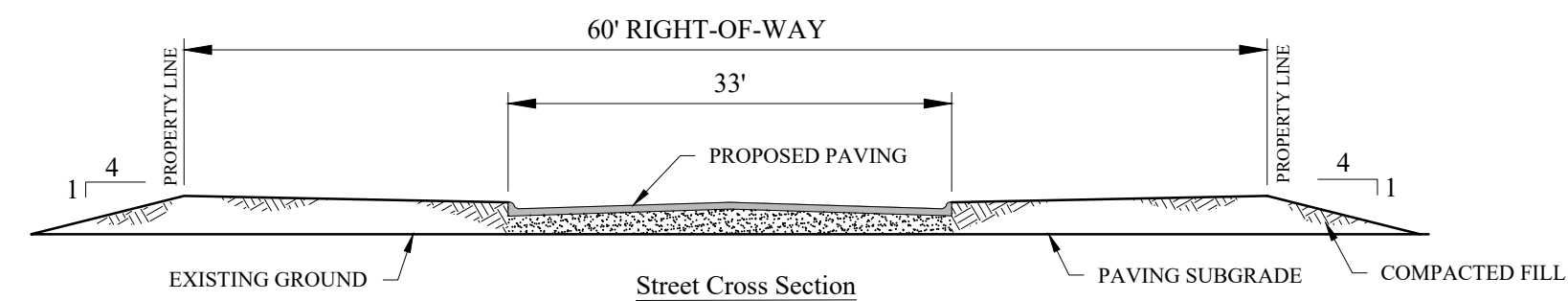
Terry L. Schulz, State of Nebraska, R.L.S. #550 Date _____

COLUMBUS, NEBRASKA PLANNING COMMISSION
 This Preliminary Plat of MEADOW RIDGE TENTH ADDITION to the City of Columbus, Nebraska approved by the Planning Commission on this _____ day of _____, 2021.

Chairman _____

COLUMBUS, NEBRASKA CITY COUNCIL
 This Preliminary Plat of MEADOW RIDGE TENTH ADDITION to the City of Columbus, Nebraska approved by the City Council on this _____ day of _____, 2021.

Mayor _____ City Clerk _____



7. **Public hearing - Application of Rockey Aldredge and Kurtis Perry for preliminary plat of Frontier 3rd Addition (east of intersection of 8 Street and 7 Avenue).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the preliminary plat of Frontier 3rd Addition, Lot 1, Block C, Centennial Park 2nd Addition to the City of Columbus, Platte County, Nebraska, excepting therefrom Frontier 1st Addition and Frontier 2nd Addition, containing 2.78 acres more or less (east of intersection of 8 Street and 7 Avenue) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 07:29:21
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: August 2, 2021
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Frontier 3rd Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Frontier 3rd Subdivision as it is amenable with the adjacent land use and is in accordance with the Unified Land Development Ordinance.

DISCUSSION:

The addition consists of 8 residential lots, paving and utility extensions, and stormwater treatment in the rear of each lot. The property is within the corporate limits.

FISCAL IMPACT:

Minor costs for street and utility maintenance.

ALTERNATIVE:

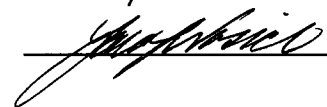
Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By:  _____

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: July 14, 2021

NAME OF SUBDIVISION: Frontier 3rd Addition

NAME OF PROPERTY OWNER: Rockey Aldredge and Kurtis Perry

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Merlin Lindahl

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 9271 18th Ave. Columbus, NE 68601

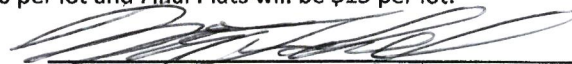
PHONE NUMBER: 402-910-6609

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: mslindahl@frontiernet.net

NUMBER OF LOTS IN SUBDIVISION: 8

ADDRESS OF SUBDIVISION: 6th Street and 6th Ave.

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Owner or Owner's Representative

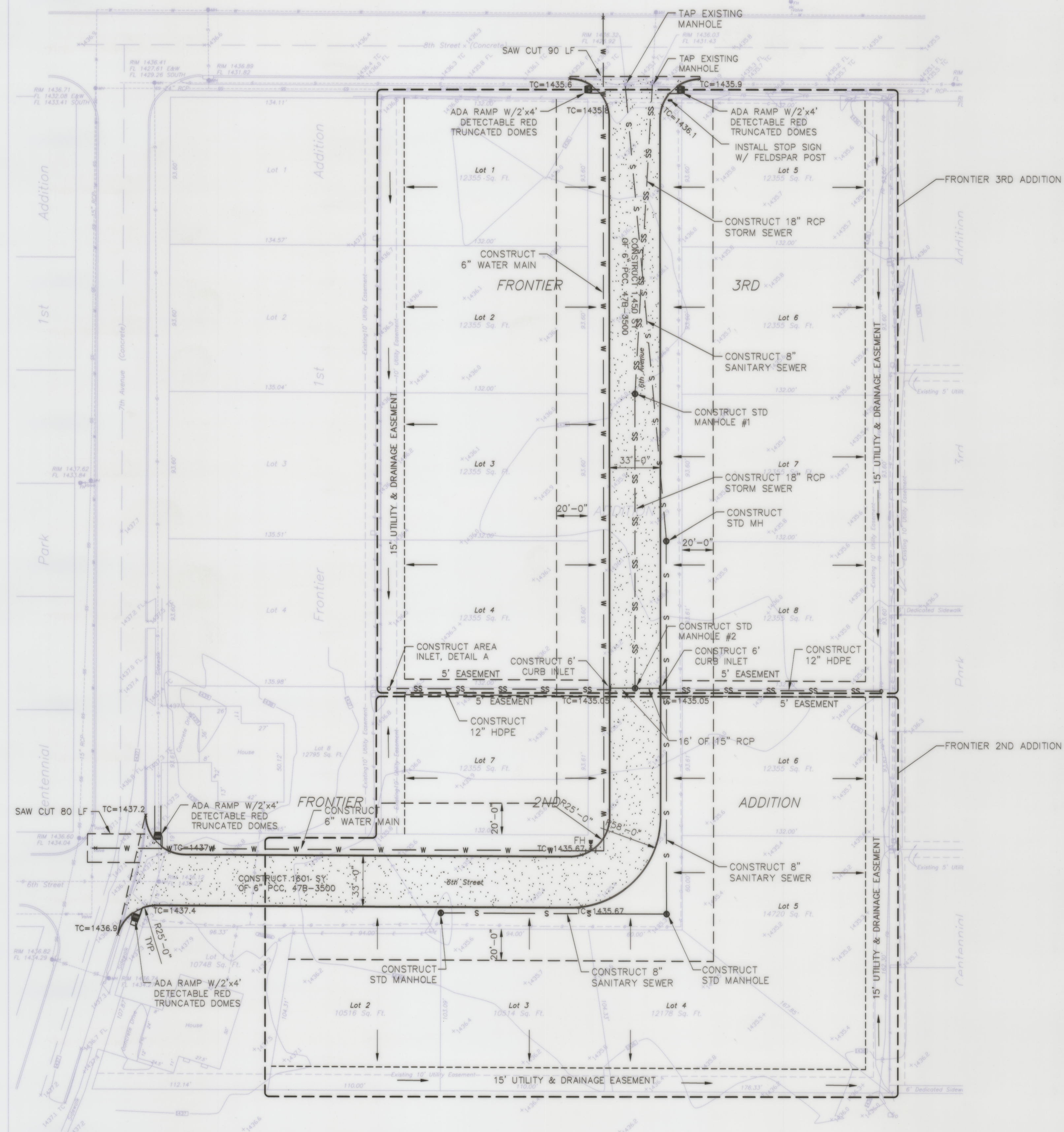
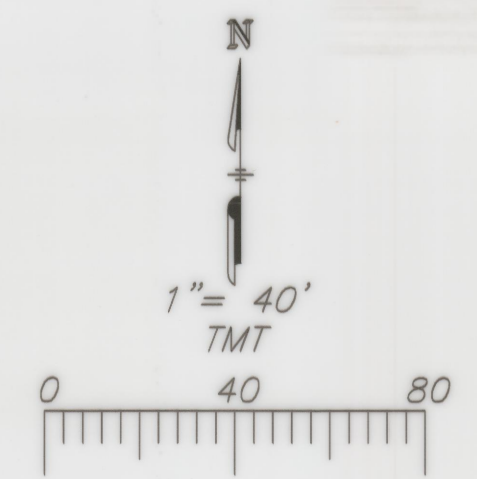


Attorney / Legal Counsel for Applicant

Development Agreement submitted on: July 14th, 2021

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

PRELIMINARY PLAT OF FRONTIER 3RD ADDITION
TO THE CITY OF COLUMBUS,
PLATTE COUNTY, NEBRASKA



Developers:
Rockey Aldredge
759 7th Avenue
Columbus, NE 68601
(402)564-7282

Surveyor:
Thomas A. Tremel, R.L.S.
1 Driftwood Drive
Columbus, NE 68601
Phone: (402)276-3690

Engineer:
Merlin Lindahl
9271 18th Avenue
Columbus, NE 68601

Kurtis Perry
2710 27th Street
Columbus, NE 68601
(402)562-7429

- LEGEND-**
- Found 3/4" Iron Pipe (Unless Otherwise Noted)
 - Set 5/8" x 24" Rebar w/ Plastic Survey Cap
 - M Measured This Survey
 - P Plat Distance
 - W Valve
 - Power Pole
 - Light Pole
 - Manhole
 - Street Signs
 - TC Top of Curb
 - FL Flow Line
 - Yard Elevations
 - Swale Bottom Elevations
- ro Fiber Optic Transformer
 - e Electric Transformer
 - t Telephone Transformer
 - c Cable Transformer
 - Electric
 - Chainlink Fence
 - Underground Telephone
 - Underground Gas
 - Cable TV
 - Fiber Optic
 - 15"/24" Storm Sewer
 - 8" Sanitary Sewer
 - 6" Water Line
 - Drainage Direction

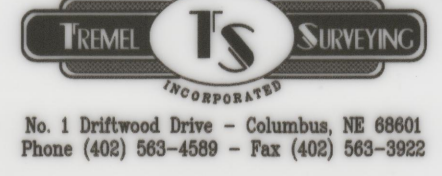
Utilities:
Call 800.642.8434 for the actual location of the utilities before digging.
No Private Utilities were located unless otherwise shown.
Water/Sewer - City of Columbus (As shown)
Gas - Black Hills Energy (As shown)
Cable TV - Spectrum (As shown)
Telephone - Frontier Communications (As shown)
Telephone - Eagle Communications (Clear/No Conflict)
Fiber Optic - Midstates Data Transport (As shown)
Electric - Loup River Public Power District (As Shown)

ZONING - EXISTING & PROPOSED R-1

Description Frontier 3rd Addition:
Lot 1, Block C, Centennial Park 2nd Addition to the City of Columbus, Platte County, Nebraska excepting therefrom Frontier 1st Addition and Frontier 2nd Addition.

Surveyor's Statement:
I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel, L.S. #455
April 22, 2021

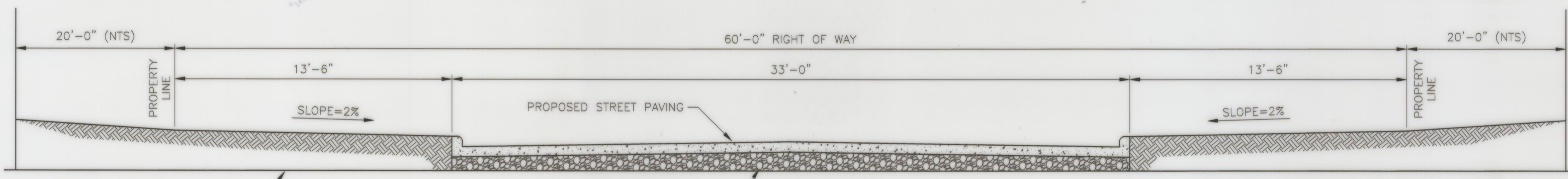


PLANNING COMMISSION:
This Preliminary Plat of Frontier 3rd Addition to the City of Columbus, Platte County, Nebraska, was approved by the Planning Commission on _____ Day of _____, 2021.

Chairman _____

CITY COUNCIL:
This Preliminary Plat of Frontier 3rd Addition to the City of Columbus, Platte County, Nebraska, was approved by the City Council on _____ Day of _____, 2021.

Mayor _____ City Clerk _____



TYPICAL STREET EMBANKMENT CROSS SECTION

DES. ML
DWG. RDS
ENGR. ENGR. ML

LINDAHL ENGINEERING LLC
9271 18TH AVENUE
COLUMBUS, NEBRASKA
PH: (402) 910-6609

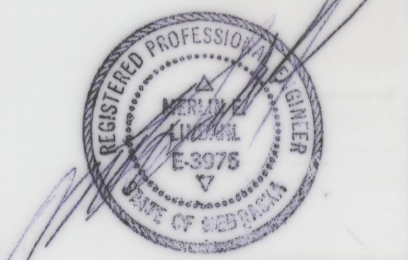
ROCKEY ALDREDGE AND
KURTIS PERRY OF
COLUMBUS, NEBRASKA

REV.	DATE	BY	DESCRIPTION
2	07.25.2021	RDS	ADD BORDERS AROUND ADDITIONS
1	07.10.2021	RDS	ADDED ZONING NOTE

DRAWING REVISION RECORD

GENERAL LAYOUT

FILENAME: FRONTIER 2-3.DWG PLOTTED: 07.25.2021



8. **Public hearing - Application of West Wood Addition, LLC for preliminary plat of Riverside Third Addition (west of intersection of 17 Street and 49 Avenue).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the preliminary plat of Riverside Third Addition, a tract of land located in the Southeast 1/4 of the Northeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northwest Corner of the Southeast 1/4 of the Northeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 01°47'14" E on the West line of the Southeast 1/4 of said Northeast 1/4, 448.08 feet to the Point of Beginning; thence S 01°47'14" E on said West line, 384.00 feet; thence N 88°08'31" E and parallel to the South line of said Northeast 1/4, 160.00 feet; thence N 01°47'14" W and parallel to said West line, 15.00 feet; thence N 88°08'31" E and parallel to said South line, 412.00 feet to the Southwest corner of Riverside Second Addition to the City of Columbus, Platte County, Nebraska; thence N 01°47'14" W on the West line of said Riverside Second Addition, 354.00 feet to the Northwest corner of said Riverside Second Addition; thence S 88°08'31" W and parallel to said South line, 412.00 feet; thence N 01°47'14" W and parallel to the West line of the Southeast 1/4 of said Northeast 1/4; thence S 88°08'31" W and parallel to said South line, 160.00 feet to the Point of Beginning, containing 4.76 acres, more or less (west of intersection of 17 Street and 49 Avenue) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 07:29:21
Two Affidavits of Publication

Efta, Robin

From: Kline, Janelle
Sent: Thursday, August 5, 2021 9:18 AM
To: Efta, Robin
Subject: FW: West Wood Addition, LLC

Janelle Kline, CMC
City Clerk
City of Columbus
P.O. Box 1677
Columbus, NE 68602-1677
Ph: 402-562-4227

Check us out on the web at www.columbusne.us

From: Gene Schumacher <gschum@1492law.com>
Sent: Thursday, August 5, 2021 9:16 AM
To: Luckey, Michaela <mluckey@columbusne.us>; 'Thomas Fehringer' <thomas.fehringer@fmflaw.com>
Cc: Curtis, Daniel <dcurtis@columbusne.us>; Kline, Janelle <Janelle.Kline@columbusne.us>; 'Danyel Olmer' <danyel.olmer@fmflaw.com>
Subject: RE: West Wood Addition, LLC

Yes as to the rezoning. As to the preliminary plat, it would be advisable to start over. If the correction is first made on the final plat they will not be able to represent to the PC or CC that there were no changes since the approval of the preliminary plat.

Thanks. Gene

Gene Schumacher | Sipple Hansen Emerson Schumacher Klutman & Valorz

*Tel: 402.564.2848 | Fax: 402.564.3909
P.O. Box 1305 | Columbus, NE 68602-1305
Email: gschum@1492law.com*

From: Luckey, Michaela [<mailto:mluckey@columbusne.us>]
Sent: Thursday, August 5, 2021 9:03 AM
To: Thomas Fehringer; Gene Schumacher
Cc: Curtis, Daniel; Kline, Janelle; Danyel Olmer
Subject: RE: West Wood Addition, LLC

Gene,

Please verify if the process needs to start over for the West Wood Addition, LLC Rezoning application and also the Preliminary Plat of Riverside Third? The same legal description was provided for both applications.

Thank you,
Michaela

Michaela Luckey
City of Columbus
Community Development
2424 14 Street
PO Box 1677
Columbus, NE 68601
Ph. 402-562-4236

From: Thomas Fehringer <thomas.fehringer@fmflaw.com>
Sent: Thursday, August 5, 2021 8:51 AM
To: Gene Schumacher <gschum@1492law.com>
Cc: Curtis, Daniel <dcurtis@columbusne.us>; Luckey, Michaela <mluckey@columbusne.us>; Kline, Janelle <Janelle.Kline@columbusne.us>; Danyel Olmer <danyel.olmer@fmflaw.com>
Subject: Re: West Wood Addition, LLC

Thanks, Gene. We'll get a new Application submitted.

Thomas M. Fehringer, #21713
Fehringer & Mielak, LLP
3919 25 Street PO Box 400
Columbus NE 68602-0400
Ph: 402/563-9617
Fax: 402/563-9618
DD: 402/942-9513

From: Gene Schumacher <gschum@1492law.com>
Date: Thursday, August 5, 2021 at 8:46 AM
To: Thomas Fehringer <thomas.fehringer@fmflaw.com>
Cc: Dan Curtis <dcurtis@columbusne.us>, Luckey Michaela <mluckey@columbusne.us>, Janelle Kline <Janelle.Kline@columbusne.us>
Subject: RE: West Wood Addition, LLC

Tom: I have been brought up to date on the error in the legal description. We will need to start the process over because as I understand it, the legal is wrong on not only the notice in the paper but on the original application and other documents.

Thanks. Gene

Gene Schumacher | Sipple Hansen Emerson Schumacher Klutman & Valorz

Tel: 402.564.2848 | Fax: 402.564.3909
P.O. Box 1305 | Columbus, NE 68602-1305
Email: gschum@1492law.com

From: Thomas Fehringer [<mailto:thomas.fehringer@fmflaw.com>]
Sent: Tuesday, August 3, 2021 2:33 PM
To: Gene Schumacher; Dan Curtis
Cc: Craig Foreman; John Obrist; John Zwingman; Leanne Ritter; Danyel Olmer
Subject: West Wood Addition, LLC

Hello Gene and Dan –

Dan, thanks for reaching out to Danyel yesterday to inform her that Brian had found an error in the legal description.

Gene, does this mean we need to start the process anew?

Thanks,

Thomas M. Fehringer, #21713
Fehringer & Mielak, LLP
3919 25 Street PO Box 400
Columbus NE 68602-0400
Ph: 402/563-9617
Fax: 402/563-9618
DD: 402/942-9513

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The City of **Columbus**

MEMORANDUM

DATE: August 2, 2021
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Riverside Third Addition – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Riverside Third Addition as it is amenable with the adjacent land use and is in accordance with the Unified Land Development Ordinance.

DISCUSSION:

The addition consists of 11 residential lots, paving and utility extensions, and stormwater treatment. The addition will be voluntary annexed as part of the major plat process.

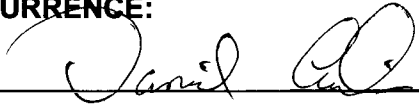
FISCAL IMPACT:

Minor costs for street and utility maintenance.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By:  _____

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: June 22, 2021

NAME OF SUBDIVISION: Riverside Third Addition

NAME OF PROPERTY OWNER: West Wood LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Craig Foreman

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 3920 23rd St, Columbus, NE 68601

PHONE NUMBER: 402-910-1615

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: craig@foremanlumber.com

NUMBER OF LOTS IN SUBDIVISION: 11

ADDRESS OF SUBDIVISION: West of River Second Addition, Columbus

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne Ritter

Owner or Owner's Representative

Thomas Fehringer

Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

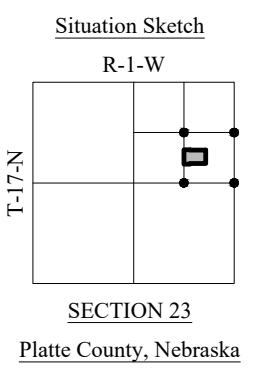
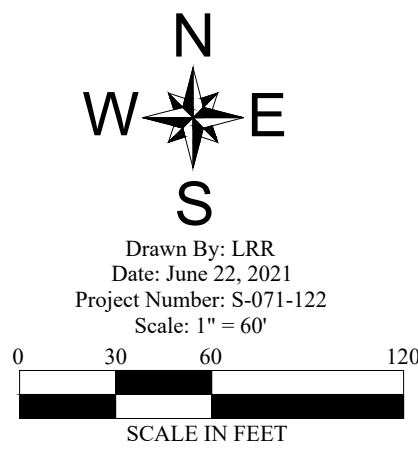
• 20' Front and Street Side Setbacks.
 • 25' Rear Setbacks.
 • 5' Side Yard Setbacks.

Zoning
 Existing Zone: RR - Rural Residential
 Proposed Zone: R1

DEVELOPER:
 West Wood LLC
 5109 Howard Boulevard
 P.O. Box 1276
 Columbus, NE 68602-1276

ENGINEER:
 John A. Zwiggman, PE
 Advanced Consulting Engineering Services, Inc.
 133 West Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz
 Advanced Consulting Engineering Services, Inc.
 133 West Washington Street
 West Point, NE 68788
 Phone: 402-372-1923



FIELD NOTES
 A) Northwest Corner, Southeast 1/4, Northeast 1/4, Section 23, T17N, R1W: Found 1" Iron Pipe, One Foot Deep.
 3.65' SW to "X" Nails in Railroad Tie Corner Fence Post.
 12.05' SSW to Nail and Disc in Fence Post.
 12.40' North to Centerline of East-West Gravel Drive.
 Corner Falls 21.80' South of Range of Power Poles East-West.

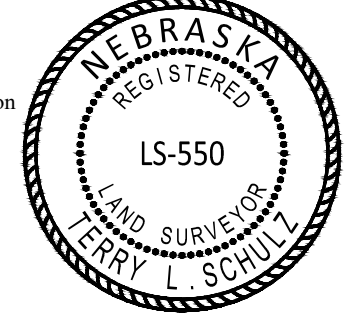
B) Northeast Corner, Southeast 1/4, Northeast 1/4, Section 23, T17N, R1W: Found 2" Aluminum Cap.
 41.89' NW to Power Pole.
 51.10' NW to Telephone Pedestal.
 45.59' SE to "X" Nail in Power Pole.
 46.93' SW to 24" RCP.

C) East 1/4 Corner, Section 23, T17N, R1W: Found 1 1/2" Aluminum Cap.
 58.02' NW to West Side of Fire Hydrant.
 32.56' West to Railroad Tie Corner Fence Post.
 38.09' SW to Top of North End of 18" CMP.
 34.37' East to "X" Nail in Power Pole.

D) Southwest Corner, Southeast 1/4, Northeast 1/4, Section 23, T17N, R1W: Found 1-1/4" Iron Pipe.
 3.77' NNW to Nail & Disc in Fence Post.
 11.64' SSW to Nail & Disc in Fence Post.

LEGAL DESCRIPTION
 A tract of land located in the Southeast 1/4 of the Northeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
 Commencing at the Northwest Corner of the Southeast 1/4 of the Northeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 01°47'14" E on the West line of the Southeast 1/4 of said Northeast 1/4, 448.08 feet to the Point of Beginning; thence S 01°47'14" E on said West line, 384.00 feet; thence N 88°08'31" E and parallel to the South line of said Northeast 1/4, 160.00 feet; thence N 01°47'14" W and parallel to said West line, 15.00 feet; thence N 88°08'31" E and parallel to said South line, 412.00 feet to the Southwest corner of Riverside Second Addition to the City of Columbus, Platte County, Nebraska; thence N 01°47'14" W on the West line of said Riverside Second Addition, 354.00 feet to the Northwest corner of said Riverside Second Addition; thence S 88°08'31" W and parallel to said South line, 412.00 feet; thence N 01°47'14" W and parallel to the West line of the Southeast 1/4 of said Northeast 1/4; thence S 88°08'31" W and parallel to said South line, 160.00 feet to the Point of Beginning, containing 4.76 acres, more or less.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on March 29, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.



Terry L. Schulz, State of Nebraska, R.L.S. #550 Date _____

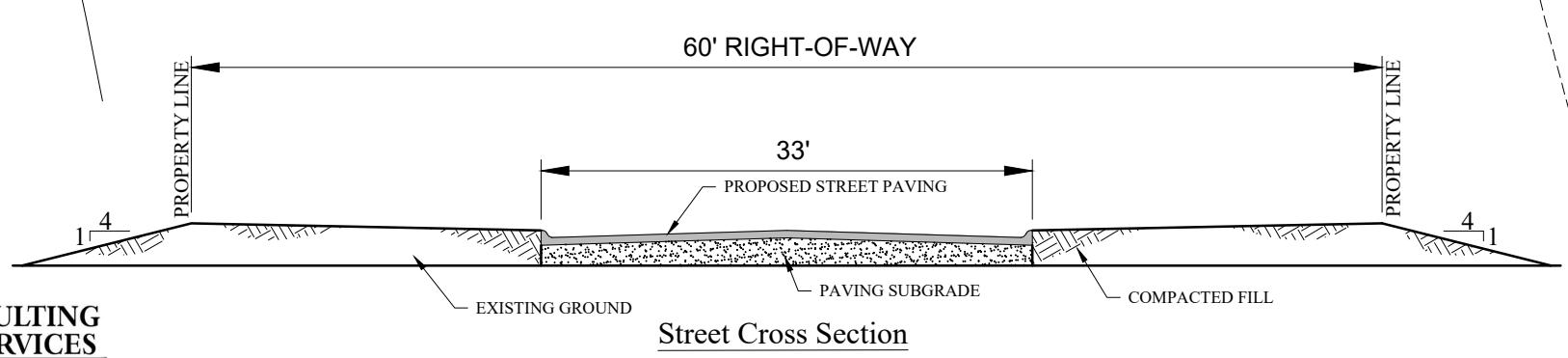
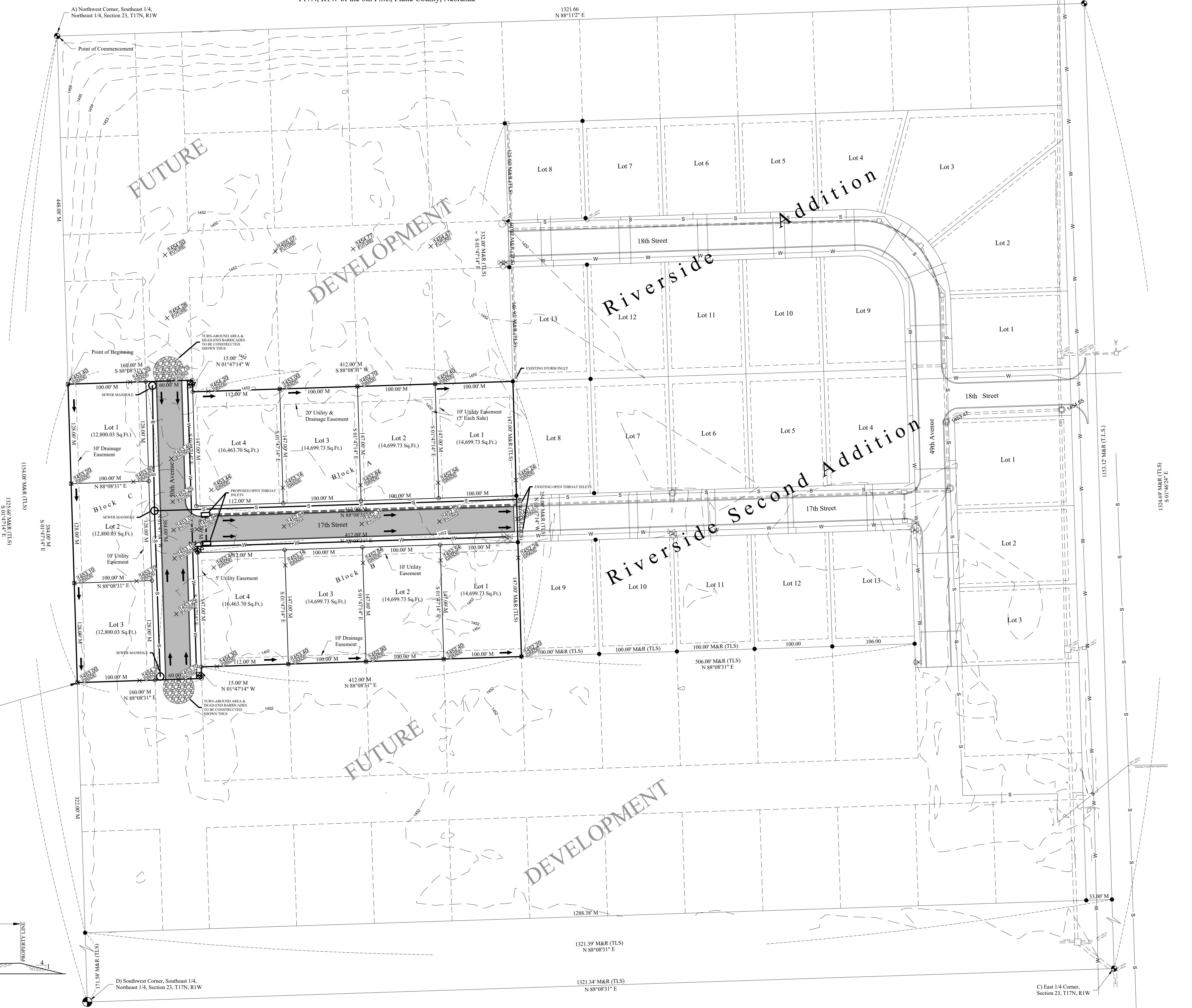
COLUMBUS, NEBRASKA PLANNING COMMISSION
 This Preliminary Plat of RIVERSIDE THIRD ADDITION to the City of Columbus, Nebraska approved by the Planning Commission this _____ day of _____, 2021.

Chairman _____

COLUMBUS, NEBRASKA CITY COUNCIL
 This Preliminary Plat of RIVERSIDE THIRD ADDITION to the City of Columbus, Nebraska approved by the City Council this _____ day of _____, 2021.

Mayor _____ City Clerk _____

Preliminary Plat
Riverside Third Addition
 Part of the Southeast 1/4 of the Northeast 1/4 of Section 23,
 T17N, R1W of the 6th P.M., Platte County, Nebraska



9. **Public hearing - Application of West Wood Addition, LLC to rezone property west of Riverside 2nd Addition on 17 Street, west of 49 Avenue, from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone a tract of land located in the SE1/4NE1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northwest Corner of the SE1/4NE1/4 of said Section 23; thence S 01°47'14" E on the West line of the SE1/4NE1/4, 448.08 feet to the Point of Beginning; thence S 01°47'14" E on said West line, 384.00 feet; thence N 88°08'31" E and parallel to the South line of said Northeast 1/4, 160.00 feet; thence N 01°47'14" W and parallel to said West line, 15.00 feet; thence N 88°08'31" E and parallel to said South line, 412.00 feet to the Southwest corner of Riverside Second Addition to the City of Columbus, Platte County, Nebraska; thence N 01°47'14" W on the West line of said Riverside Second Addition, 354.00 feet to the Northwest corner of said Riverside Second Addition; thence S 88°08'31" W and parallel to said South line, 412.00 feet; thence N 01°47'14" W and parallel to the West line of the SE1/4NE1/4; thence S 88°08'31" W and parallel to said South line, 160.00 feet to the Point of Beginning, containing 4.76 acres, more or less (west of Riverside 2nd Addition on 17 Street, west of 49 Avenue) from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and at said time and place you may appear and be heard.

City of Columbus, Nebraska
Janelle Kline, City Clerk

Publish: 07:29:21
Two Affidavits of Publication

Efta, Robin

From: Kline, Janelle
Sent: Thursday, August 5, 2021 9:18 AM
To: Efta, Robin
Subject: FW: West Wood Addition, LLC

Janelle Kline, CMC
City Clerk
City of Columbus
P.O. Box 1677
Columbus, NE 68602-1677
Ph: 402-562-4227

Check us out on the web at www.columbusne.us

From: Gene Schumacher <gschum@1492law.com>
Sent: Thursday, August 5, 2021 9:16 AM
To: Luckey, Michaela <mluckey@columbusne.us>; 'Thomas Fehringer' <thomas.fehringer@fmflaw.com>
Cc: Curtis, Daniel <dcurtis@columbusne.us>; Kline, Janelle <Janelle.Kline@columbusne.us>; 'Danyel Olmer' <danyel.olmer@fmflaw.com>
Subject: RE: West Wood Addition, LLC

Yes as to the rezoning. As to the preliminary plat, it would be advisable to start over. If the correction is first made on the final plat they will not be able to represent to the PC or CC that there were no changes since the approval of the preliminary plat.

Thanks. Gene

Gene Schumacher | Sipple Hansen Emerson Schumacher Klutman & Valorz

*Tel: 402.564.2848 | Fax: 402.564.3909
P.O. Box 1305 | Columbus, NE 68602-1305
Email: gschum@1492law.com*

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Cc: Curtis, Daniel; Kline, Janelle; Danyel Olmer
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Michaela

Michaela Luckey
City of Columbus
Community Development
2424 14 Street
PO Box 1677
Columbus, NE 68601
Ph. 402-562-4236

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Cc: Curtis, Daniel <dcurtis@columbusne.us>; Luckey, Michaela <mluckey@columbusne.us>; Kline, Janelle <Janelle.Kline@columbusne.us>; Danyel Olmer <danyel.olmer@fmflaw.com>
Subject: Re: West Wood Addition, LLC

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Thomas M. Fehringer, #21713
Fehringer & Mielak, LLP
3919 25 Street PO Box 400
Columbus NE 68602-0400
Ph: 402/563-9617
Fax: 402/563-9618
DD: 402/942-9513

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Cc: Dan Curtis <dcurtis@columbusne.us>, Luckey Michaela <mluckey@columbusne.us>, Janelle Kline <Janelle.Kline@columbusne.us>
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Gene Schumacher | Sipple Hansen Emerson Schumacher Klutman & Valorz

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P.O. Box 1305 | Columbus, NE 68602-1305
Email: gschum@1492law.com

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Sent: Tuesday, August 3, 2021 2:33 PM
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Cc: Craig Foreman; John Obrist; John Zwingman; Leanne Ritter; Danyel Olmer
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Fehringer & Mielak, LLP
3919 25 Street PO Box 400
Columbus NE 68602-0400
Ph: 402/563-9617
Fax: 402/563-9618
DD: 402/942-9513

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10. **Public hearing - Application of CMR Holdings, LLC to rezone property north of 53 Street and approximately 1/2 mile east of 33 Avenue from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone a tract of land located in Lot 2, Eagleview 1st Subdivision, in the E 1/2 of the E 1/2 of the SW 1/4 and the W 1/4 of the W 1/2 of the SE 1/4 of Section 6, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the southwest corner of the SE 1/4 of Section 6, T17N, R1E of the 6th P.M., Platte County, Nebraska, and assuming the south line of said SE 1/4 to have a bearing of S 89°27'33" E; thence S 89°27'33" E, on said south line, a distance of 135.57 feet; thence N 00°32'27" E, a distance of 50.00 feet, to the point of beginning, said point being on the south line of Lot 2, Eagleview 1st Subdivision; thence northwesterly on the arc of a 265.00-foot radius non-tangent curve concave southwesterly, a distance of 213.10 feet, said curve having a long chord bearing of N 24°41'52" W, a distance of 207.40 feet; thence N 00°07'24" E, parallel with the east line of the W 1/4 of the W 1/2 of the SE 1/4, a distance of 1913.81 feet; thence N 89°18'39" W, a distance of 360.52 feet; thence N 62°03'23" W, a distance of 138.36 feet; thence S 00°08'46" W, a distance of 230.64 feet; thence N 89°51'14" W, a distance of 224.98 feet, to the west line of Lot 2, Eagleview 1st Subdivision; thence N 00°08'40" E, on said west line, a distance of 654.48 feet, to the northwest corner of Lot 2, Eagleview 1st Subdivision; thence S 89°18'11" E, on the north line of Lot 2, Eagleview 1st Subdivision, a distance of 992.76 feet, to the northeast corner of Lot 2, Eagleview 1st Subdivision; thence S 00°07'24" W, on the east line of Lot 2, Eagleview 1st Subdivision, a distance of 425.00 feet; thence N 89°52'36" W, a distance of 225.00 feet; thence S 00°07'24" W, parallel with the east line of Lot 2, Eagleview 1st Subdivision, a distance of 1870.13 feet; thence southeasterly, on the arc of a 100.00-foot radius curve concave northeasterly, a distance of 72.17 feet, said curve having a long chord bearing S 20°33'07" E, a distance of 70.61 feet; thence southeasterly, on the arc of a 350.00-foot radius curve, concave southwesterly, a distance of 245.05 feet, to a point on the south line of Lot 2, Eagleview 1st Subdivision, said curve having a long chord bearing of S 21°10'11" E, a distance of 240.07 feet; thence N 89°27'33" W, on the south line of Lot 2, Eagleview 1st Subdivision, a distance of 85.06 feet, to the point of beginning, said tract containing 14.61 acres, more or less (north of 53 Street and approximately 1/2 mile east of 33 Avenue) from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and at said time and place you may appear and be heard.

City of Columbus, Nebraska
Janelle Kline, City Clerk

Publish: 07:29:21
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: 08/03/2021
FROM: Dan Curtis
TO: City Administrator Tara Vasicek
RE: Rezone property in future Eagle View 2nd from RR to R-1

RECOMMENDATION:

I recommend approval of this rezoning from RR to R-1. R-1 is compatible with the area and I believe a good use of the property.

DISCUSSION:

We have received an application to rezone property in the proposed Eagle View 2nd Sub. from RR to R-1 for the construction of single-family homes. I believe R-1 is a good fit for the area and recommend approval.

FISCAL IMPACT:

None.

ALTERNATIVE:

Deny the Rezoning

CONCURRENCE:

SIGNATURE:

By: Daniel Curtis

Approved By: 

RE-ZONING APPLICATION

The following Application needs to be completed fully and submitted to the City Clerk at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered. Please complete the following:

1. Applicant's Name: CMR HOLDINGS, LLC
Applicant's Address: 3308 87th Street, Columbus, NE 68601

2. Property Owner: CMR HOLDINGS, LLC
Address of Property: Rural Agricultural land lying north of 53rd Street
approximately ½ mile east of 33rd Avenue, Columbus,
Platte County, Nebraska.
Legal Description of Property: See Attached Exhibit A.
Present Zoning Classification RR (Rural Residential District)
Requested Zoning Classification R-1 (Single-Family Residential District)

3. Set forth a description of the reason for the Re-zoning Application:
Applicant is developing Eagleview Second Subdivision which currently consists
of 14 residential Lots, which lots and the roadway from 53rd Street he is seeking
to rezone from R-R to R-1.

Set forth the nature and operating characteristics of the proposed use:
Single family residences.

4. Please attach any graphic information, including site plans, elevations or other
drawings, necessary to describe the proposed use to the approving agencies.
See copy of subdivision plat attached as Exhibit B.

I, the undersigned, am the property owner of the property described in this Application
or the property owner's authorized agent.

Dated this 22nd day of June, 2021.

CMR HOLDINGS, LLC, Applicant



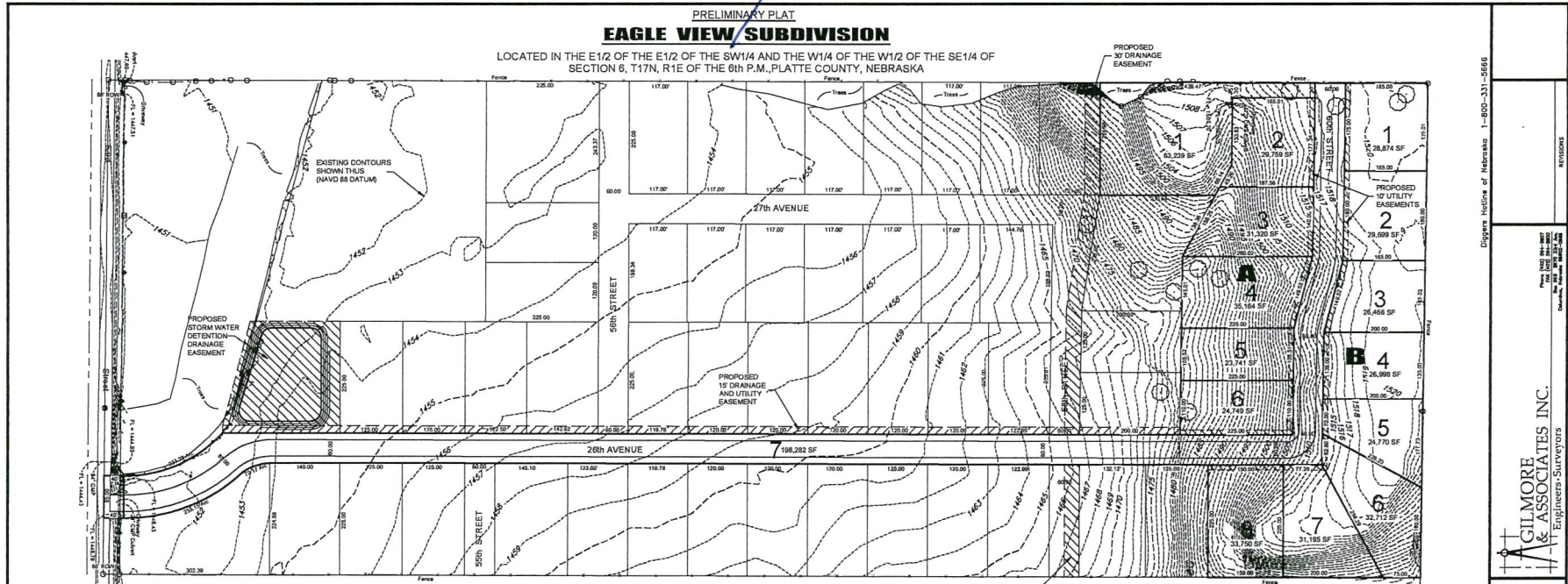
Thomas M. Maul, Authorized Agent

APPLICATION FILED BY:
THOMAS M. MAUL, ATTORNEY REPRESENTING OWNER/AGENT
SEND COPIES OF NOTICES TO ATTORNEY

Exhibit B

PRELIMINARY PLAT
EAGLE VIEW SUBDIVISION

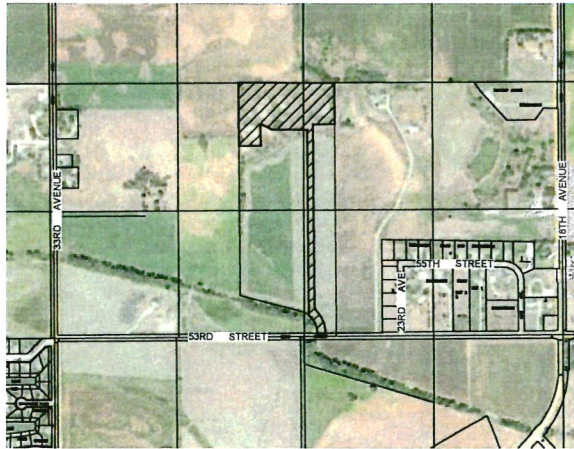
LOCATED IN THE E 1/2 OF THE E 1/2 OF THE SW 1/4 AND THE W 1/4 OF THE SE 1/4 OF SECTION 6, T17N, R1E OF THE 6th P.M., PLATTE COUNTY, NEBRASKA



OWNER/DEVELOPER:
 CMR Holdings, LLC
 32226 150th Street
 Columbus, NE 68601
 Email: jambermark13@gmail.com

SURVEYOR/ENGINEER:
 Gilmore & Associates, Inc.
 2670 33rd Avenue
 PO Box 565, Columbus, NE 68602
 Ph: 402-564-2057
 Email: bikel@gilmore-engineering.com

ZONING:
 EXISTING: R-R
 PROPOSED: R-1



KEY MAP
 1" = 600'

LEGAL DESCRIPTION

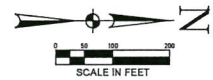
A tract of land located in the E 1/2 of the SW 1/4 and the W 1/4 of the SE 1/4 of Section 6, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
 Commencing at the southwest corner of the SE 1/4 of Section 6, T17N, R1E of the 6th P.M., Platte County, Nebraska, and assuming the south line of said SE 1/4 to have a bearing of S 89°27'33" E, a distance of 40.00 feet, thence northwesterly on the arc of a 265.00-foot radius curve concave southerly, a distance of 223.28 feet, said curve having a long chord bearing of N 2°30'40" W, a distance of 218.73 feet, thence N 0°07'24" E, parallel with the east line of the W 1/4 of the SE 1/4, a distance of 1913.81 feet, thence N 89°18'30" W, a distance of 360.00 feet, thence N 62°03'23" W, a distance of 138.36 feet, thence S 0°08'46" W, a distance of 220.64 feet, thence N 89°51'14" W, a distance of 224.88 feet, to the west line of the E 1/2 of the SE 1/4, thence N 0°08'07" E, on said west line, a distance of 64.48 feet, to the northwest corner of the E 1/2 of the SW 1/4, thence S 89°18'11" E, on the north line of the SW 1/4 and the north line of the SE 1/4, a distance of 992.78 feet, to the northeast corner of the W 1/4 of the SE 1/4 of the SE 1/4, thence N 0°07'24" W, on the east line of the W 1/4 of the SE 1/4 of the SE 1/4, a distance of 425.00 feet, thence N 89°52'30" W, a distance of 225.00 feet, thence S 0°07'24" W, parallel with the west line of the W 1/4 of the SE 1/4 of the SE 1/4, a distance of 1870.13 feet, thence southeasterly, on the arc of a 100.00-foot radius curve concave northeasterly, a distance of 72.17 feet, said curve having a long chord bearing S 20°33'07" E, a distance of 70.81 feet, thence southeasterly, on the arc of a 350.00-foot radius curve, concave southeasterly, a distance of 225.15 feet, said curve having a long chord bearing of S 20°20'35" E, a distance of 249.53 feet, thence S 0°03'27" W, a distance of 40.00 feet, to a point on the south line of the SE 1/4, thence N 89°27'33" W, on the south line of the SE 1/4, a distance of 85.00 feet, to the point of beginning, said tract containing 14.71 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Lynn D. Bikel, a Registered Land Surveyor of the State of Nebraska, hereby certify that this Preliminary Plat of EAGLE VIEW SUBDIVISION was made under my direction.



Lynn D. Bikel, Nebraska L.S. #497
 Gilmore & Associates, Inc.



CITY COUNCIL APPROVAL

This preliminary plat of EAGLE VIEW SUBDIVISION to the City of Columbus, Nebraska, approved by the City Council this _____ day of _____, 2021.

Mayor _____ City Clerk _____

PLANNING COMMISSION

This preliminary plat of EAGLE VIEW SUBDIVISION to the City of Columbus, Nebraska, approved by the Planning Commission this _____ day of _____, 2021.

Chairman _____

COUNTY BOARD OF SUPERVISORS

(STATE OF NEBRASKA)
 COUNTY OF PLATTE | SS

The foregoing preliminary plat approved by the Platte County, Nebraska Board of Supervisors on this _____ day of _____, 2021.

County Clerk _____

Digitally signed by Nebraska 1-800-331-5666

GILMORE & ASSOCIATES, INC.
 Engineers-Surveyors

EAGLE VIEW SUBDIVISION-A MAJOR SUB.
 PT S 1/2, SEC. 6, T17N, R1E
 PLATTE COUNTY, NEBRASKA
 PRELIMINARY PLAT

DRAWN BY: LDB
 DATE: 09/02/2021
 SCALE: AS SHOWN
 PROJ.: 211.864
 SHEET: 1 of 1

11. **Public hearing - Application of RJ House Moving, on behalf of Randy Anderson, to move house from 1865 42 Avenue to 1654 39 Avenue.**

NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF COLUMBUS, NEBRASKA

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, August 9, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application for a permit to move a house from 1865 42 Avenue to 1654 39 Avenue on November 16, 2021, at 6 a.m. and at said time and place you may appear and be heard. Moving route is from 1865 42 Avenue to 42 Avenue, south to 17 Street, east to 41 Avenue, north to Howard Boulevard, southeast on Howard Boulevard to 39 Avenue, then south to 1654 39 Avenue.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 07:29:21
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: August 3, 2021
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Randy Anderson House Moving

RECOMMENDATION:

I recommend approval of the permit to move a house from 1865 42nd Ave to 1654 39th Ave. The house has been inspected and is suitable for moving. The house will be updated including egress windows, smoke detectors plumbing and electrical.

DISCUSSION:

We have received an application for a house moving permit from RJ House Moving to move a house from 1865 42nd Ave to 1654 39th Ave.

FISCAL IMPACT:

None

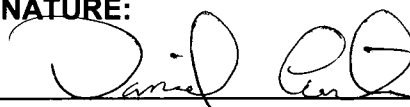
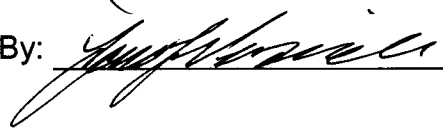
ALTERNATIVE:

Deny the Permit

SIGNATURE:

By: _____

Approved By: _____

#2

CITY OF COLUMBUS
APPLICATION FOR BUILDING MOVING

A PERMIT IS HEREBY REQUESTED TO MOVE THE FOLLOWING BUILDING OR STRUCTURE OUT OF, WITHIN OR THROUGH THE CITY OF COLUMBUS, IN ACCORDANCE WITH TITLE XI, CHAPTER 114 OF THE COLUMBUS CITY CODE, ANY CHANGES FROM THE APPROVED MOVING DATE AND TIME MUST BE SUBMITTED IN WRITING TO THE BUILDING OFFICIAL.

BUILDING MOVER AND EQUIPMENT

NAME Row Techna D.B.A R.J. House moving
ADDRESS 3040 X RD
CITY BRAINARD STATE NE 68626 ZIP
TELEPHONE 402-890-7520
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

TYPE OF EQUIPMENT TO BE USED IN MOVING: BEAMS + DOLLIES

Please attach a certificate from the County Treasurer showing that all taxes and special assessments then due against the building and lot on which the building stands have been paid. Check if attached.

BUILDING TO BE MOVED

DESCRIPTION OF THE BUILDING: single story frame house
CURRENT ADDRESS OF BUILDING: 1865-47 AVE
CURRENT LEGAL DESCRIPTION: LOT NO. 107 BLOCK NO. _____
ADDITION/SUBDIVISION BELMONT
FLOOR AREA (Sq. Feet) 876 SF

A photograph of the building is required. Check if attached.

LOCATION TO BE MOVED TO

ADDRESS: 1654-39 AVE
LEGAL DESCRIPTION; LOT NO. 22 BLOCK NO. _____ ADDITION/SUBDIVISION BELMONT
LOT SIZE: 40 X 125 = 5000 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1

PROPOSED USE OF THE BUILDING AT THE NEW SITE: home

BUILDING OWNER

NAME Renee Anderson
ADDRESS 275-24 AVE
CITY Columbus STATE Nebr ZIP 68601
TELEPHONE 402-910-3040



Bible Baptist Church

1771 43rd Avenue
Columbus, NE 68601
(402) 563-3849

Service Times

9:45 am
Sunday School

11:00 am
Sunday Morning
Worship

7:30 pm
Sunday Evening
Worship

7:30 pm
Wednesday Bible
Study

BIBLE BAPTIST CHURCH PURCHASED LOTS 107 AND 108, BELMONT

ADDITION, 1865 – 42ND AVENUE, IN COLUMBUS, NEBRASKA ON
JUNE 25, 2021.

BIBLE BAPTIST CHURCH IS ASKING RANDY L ANDERSON TO REMOVE
THE HOUSE BUILDING THAT IS ON THE LOTS, TO CREATE MORE PARKING
AREAS FOR THE CHURCH.

SINCERELY,

MERLIN D GEHRING, TREASURER

The application shall be submitted to the City Clerk along with the required fee at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The City Clerk shall then schedule the application for public hearing before the Planning Commission and before the City Council. The Building Official will report on the application for a moving permit to the Planning Commission, which shall investigate the matter. The Planning Commission, following ten days notice as required by the Notice provisions set forth in Section 114.12 of Columbus City Code, shall hold a public hearing and following such public hearing, shall recommend to the City Council the granting or denial of the permit. The City Council, after the ten day notice and publication requirements of Section 114.12 of Columbus City Code have been complied with, shall hold a public hearing thereon, and following such public hearing shall grant or deny the permit.

NOTIFICATIONS AS REQUIRED

NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE: <u>Robert Jones Frontier</u>	<u>7-12-21</u>
ELECTRICAL: <u>Ade Casper (Loop Power District)</u>	<u>7-9-21</u>
CABLE TV: <u>Dave Schuff</u>	<u>7-14-21</u>
NATURAL GAS: <u>Danny Willets (Blue Hills)</u>	<u>7-13-21</u>
POLICE DEPARTMENT: <u>[Signature]</u>	<u>7-15-21</u>
STREET DEPARTMENT: <u>Clara B.</u>	<u>7-12-21</u>
FIRE DEPARTMENT: <u>on next page -></u>	<u>7-12-21</u>
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE:	
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:	
<u>NOT APPLICABLE</u>	
COUNTY SHERIFF DEPARTMENT <u>on next page -></u>	<u>7-12-21</u>

REQUIRED HEARING NOTICE AND PUBLICATION

Prior to consideration of a building moving application by the Planning Commission and by the City Council, notice of public hearing before the Planning Commission and before the City Council shall be provided as follows:

1. Posted Notice: Notice shall be posted in a conspicuous place on or near the property to which said house or building is to be moved (unless it is being moved outside the City) and on or near the building to be moved at least ten (10) days prior to the date of such public hearing. Each notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width, with black letters of not less than one and one-half inches (1 1/2") in height on yellow or white background. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same. It shall be the duty of the applicant to make sure the signs are laminated or otherwise protected from the weather so that they remain visible and legible for said ten-day period of time and in the event any sign is removed, the applicant to make sure the signs remain posted for the ten day period of time and In the event any sign is removed, mutilated, destroyed or changed, it shall be the duty of the applicant to promptly post a new sign for the remainder of the ten-day period.

3. Notice of Publication: At least ten days before the date of the hearing the City Clerk at the expense of the applicant, shall have published in a daily newspaper having a general circulation in the City of Columbus a notice of the time, place and subject matter of such hearing. Said notice shall also contain the designated moving route. Notice by Personal Service or Mail: The applicant for such moving permit shall either personally serve or mail to the owners of all real estate within 300 feet of the real estate onto which the building is to be moved a written notice of the request for moving permit, setting forth the legal description and address of the location of the property onto which the building is to be moved, along with the date, time and place of such hearing at least ten days prior to the date of such hearing. X

4. Affidavit of Compliance: The applicant shall be responsible for filing with the City Clerk on the date of the hearing an Affidavit of Hearing Notice Compliance. Said Affidavit shall verify that all notice requirements of this section have been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office,

The application shall be submitted to the City Clerk along with the required fee at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The City Clerk shall then schedule the application for public hearing before the Planning Commission and before the City Council. The Building Official will report on the application for a moving permit to the Planning Commission, which shall investigate the matter. The Planning Commission, following ten days notice as required by the Notice provisions set forth in Section 114.12 of Columbus City Code, shall hold a public hearing and following such public hearing, shall recommend to the City Council the granting or denial of the permit. The City Council, after the ten day notice and publication requirements of Section 114.12 of Columbus City Code have been complied with, shall hold a public hearing thereon, and following such public hearing shall grant or deny the permit.

NOTIFICATIONS AS REQUIRED

NOTIFICATION ACKNOWLEDGED BY:

DATE

TELEPHONE: _____

ELECTRICAL: _____

CABLE TV: _____

NATURAL GAS: _____

POLICE DEPARTMENT: _____

STREET DEPARTMENT: _____

FIRE DEPARTMENT: _____

7-12-21

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____

RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:

NOT APPLICABLE

COUNTY SHERIFF DEPARTMENT _____

7/12/21

REQUIRED HEARING NOTICE AND PUBLICATION

Prior to consideration of a building moving application by the Planning Commission and by the City Council, notice of public hearing before the Planning Commission and before the City Council shall be provided as follows:

1. Posted Notice: Notice shall be posted in a conspicuous place on or near the property to which said house or building is to be moved (unless it is being moved outside the City) and on or near the building to be moved at least ten (10) days prior to the date of such public hearing. Each notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width, with black letters of not less than one and one-half inches (1 1/2") in height on yellow or white background. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same. It shall be the duty of the applicant to make sure the signs are laminated or otherwise protected from the weather so that they remain visible and legible for said ten-day period of time and in the event any sign is removed, the applicant to make sure the signs remain posted for the ten day period of time and In the event any sign is removed, mutilated, destroyed or changed, it shall be the duty of the applicant to promptly post a new sign for the remainder of the ten-day period.

3. Notice of Publication: At least ten days before the date of the hearing the City Clerk, at the expense of the applicant, shall have published in a daily newspaper having a general circulation in the City of Columbus a notice of the time, place and subject matter of such hearing. Said notice shall also contain the designated moving route. Notice by Personal Service or Mail: The applicant for such moving permit shall either personally serve or mail to the owners of all real estate within 300 feet of the real estate onto which the building is to be moved a written notice of the request for moving permit, setting forth the legal description and address of the location of the property onto which the building is to be moved, along with the date, time and place of such hearing at least ten days prior to the date of such hearing.

4. Affidavit of Compliance: The applicant shall be responsible for filing with the City Clerk on the date of the hearing an Affidavit of Hearing Notice Compliance. Said Affidavit shall verify that all notice requirements of this section have been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office,

MOVING DATE

DATE: 11-16-21 TIME WHICH THE BUILDING WILL BE MOVED: begin at 6:AM

LENGTH OF TIME REQUIRED FOR MOVING: 8 hrs. conclude at 2 P.M.

ROUTE (Attach map):

see map

HEIGHT & WIDTH

HEIGHT (When Loaded): 18 FEET - INCHES

Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building. The notices required under Section 114.12 shall include the proposed request to exceed the height limitation and shall set forth the loaded height of the building to be moved. After public hearings before each such body, the Planning Commission and the City Council shall take such action as set forth in Section 114.08. The Planning Commission and the Mayor and City Council shall take into consideration those factors set forth in Sections 114.14 and 114.15 of the City Code.

WIDTH (including any overhang or extension): 26 FEET - INCHES

The maximum width is the narrowest street or road width on the designated route. The street or road width shall be defined as the maintained surface. The width includes the eaves or any other extension of the building.

In addition, the following documents must accompany this application:

- 1. A signed statement from electric, telephone and cable companies and also from any railroad, telegraph or other utility company that has lines crossing the proposed route that said move meets with their approval. If said move will interfere with said utility company, the signed statement must contain the nature and duration of the interference, the portions of the City to be affected and whether said utility company has approved the move.
- 2. Certification from the Police Chief or designee that he or his designee has reviewed the date, time, and route along with any recommendations for the move.
- KS 3. Verification that the Building Official has inspected the building to determine the feasibility of moving it and compliance with Chapter 14 of the City Code once relocated, and that following such inspection he has approved the building for the move subject to a list of what, if any, changes, alterations or corrections need to be made to the building once relocated. The building permit obtained for said relocated building shall require said list of changes, alterations or corrections to be complied with.
- KS 4. Verification that the Building Official has ascertained that the size, condition, proposed use and proposed construction alterations are in accordance with the Zoning Regulations of the City.
- 5. Verification that a building permit has been applied for and approved for the relocated building.
- y 6. A signed statement from a tree service insured and registered with the City of Columbus as provided for in Section 96-11 of the Columbus City Code stating that any needed trimming of trees or shrubbery will not damage or otherwise disturb said trees or shrubbery.

JEREMY

NOTICE OF MOVING ROUTE

- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before the scheduled move and shall contain the designated moving route and include notification that electrical power to the businesses or residences along the moving route may be affected by the move. The notice shall contain the name, address and telephone number of the following: the building owner, the building mover, and the utility companies. The notice shall also set forth the date of the move, an alternate date for such move, and a time frame within which the move is to take place.
- (B) The applicant shall be responsible for filing an Affidavit of Publication provided by the Columbus Telegram with the City Clerk. The affidavit shall be filed before the move commences and shall verify that the notice requirement of this section has been complied with.

INDEMNIFICATION AND HOLD HARMLESS

By signing and submitting this application, as the building mover I understand and agree that should my permit/license be granted: I shall fully protect the City for damages sustained to persons or property, resulting from the moving of any building or parts thereof within the City and shall indemnify and keep the City harmless from any and all suits, costs, judgments, exactions, executions and liabilities as to personal injuries or property damage in connection with, or related to, either directly or indirectly, any building move or the issuance of such permit/license.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS OF THE CITY COAD REGULATING BUILDING MOVING, SECTIONS 114.01 TO 114.25.

DATE 7-8-21

Randy Anderson
OWNER OF BUILDING (Signature Required)

FEES _____

Ron Jacobs
BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Ken Jensen

CONDITION SATISFACTORY FOR MOVING: YES X NO _____

BUILDING INSPECTOR

PLANNING COMMISSION APPROVED _____ DENIED _____ DATE _____

CITY COUNCIL APPROVED _____ DENIED _____ DATE _____

PERMIT NO. _____ ISSUED _____

WORK COMPLETED DATE: _____

we will move the house at 1865-42 AVE
forward onto 42 AVE, south to seventeenth
street, east to 41st AVE, north to Howard
Boulevard, southeast on Howard Boulevard to 39 AVE,
then south to lot 22 and west onto the lot.

PARCEL PAYMENT INFORMATION FOR PARCEL 0710079226

Property Owner		Legal Description						
FLANAGAN/CLIFFORD P 3600 S 76 ST LINCOLN, NE 68506		LOTS 107-108 BELMONT COLUMBUS						
Statement Information	Date Paid	Receipt	Paid By	Tax Paid	Interest Paid	Advertising	Distress	Total Paid
2020-00001997 - Real Estate	04/01/2021	20203924 4	Cliff Flanagan PM 3-29 Patti	642.90	0.00	0.00	0.00	642.90
Taxable Value: 70,890	06/28/2021	20205480 5	10 County Title Drop Box 6-28 Patti	642.90	0.00	0.00	0.00	642.90
Net Tax: 1,285.80								
Tax Paid: 1,285.80								
Outstanding Tax: 0.00				1,285.80	0.00	0.00	0.00	1,285.80
2019-00001998 - Real Estate	02/24/2020	20200243 0	Clifford Flanagan	617.18	0.00	0.00	0.00	617.18
Taxable Value: 68,965	07/27/2020	20201928 6	C Flanagan Mail pr	617.18	0.00	0.00	0.00	617.18
Net Tax: 1,234.36								
Tax Paid: 1,234.36								
Outstanding Tax: 0.00				1,234.36	0.00	0.00	0.00	1,234.36
2018-00002000 - Real Estate	05/21/2019	00817605	LW CECILIA LAND HOLDINGS LLC	596.12	4.80	0.00	0.00	600.92
Taxable Value: 64,895	02/24/2020	20200242 9	Clifford Flanagan	596.12	40.70	5.00	0.00	641.82
Net Tax: 1,192.24								
Tax Paid: 1,192.24								
Outstanding Tax: 0.00				1,192.24	45.50	5.00	0.00	1,242.74
2017-00002012 - Real Estate	03/07/2019	00730335	LW CECILIA LAND HOLDINGS LLC	1,035.06	97.86	5.00	0.00	1,137.92
Taxable Value: 56,955								
Net Tax: 1,035.06								
Tax Paid: 1,035.06								
Outstanding Tax: 0.00								
2016-00002025 - Real Estate	05/31/2017	00617391	LW DELPHINA LAND HOLDINGS LLC	520.66	6.19	0.00	0.00	526.85
Taxable Value: 56,955	09/21/2017	00629227	LW DELPHINA LAND HOLDINGS LLC	520.66	4.19	0.00	0.00	524.85
Net Tax: 1,041.32								
Tax Paid: 1,041.32								
Outstanding Tax: 0.00				1,041.32	10.38	0.00	0.00	1,051.70
2015-00002026 - Real Estate	06/10/2016	00517437	JJR DELPHINA LAND HOLDINGS 16002	525.53	8.26	0.00	0.00	533.79
Taxable Value: 56,955	09/20/2016	00529324	JJR DELPHINA LAND HOLDINGS 16002 3-7-19	525.53	4.03	0.00	0.00	529.56
Net Tax: 1,051.06								
Tax Paid: 1,051.06								
Outstanding Tax: 0.00				1,051.06	12.29	0.00	0.00	1,063.35
2014-00018282 - Real Estate	06/03/2015	00417375	JJR BSP VENTURES LLC 3792 3-3-17	475.70	6.20	0.00	0.00	481.90
Taxable Value: 50,445	03/17/2016	00430564	PR PTS 16002 DELPHINA LAND HOLDINGS	475.70	34.48	5.00	0.00	515.18
Net Tax: 951.40								
Tax Paid: 951.40								
Outstanding Tax: 0.00				951.40	40.68	5.00	0.00	997.08
2013-00018098 - Real Estate	05/21/2014	00317098	SE BSP VENTURES LLC PTS 3792	475.18	3.83	0.00	0.00	479.01
Taxable Value: 50,445	09/23/2014	00329384	JJR BSP VENTURES 3792 3-3-17	475.18	4.19	0.00	0.00	479.37
Net Tax: 950.36								
Tax Paid: 950.36								
Outstanding Tax: 0.00				950.36	8.02	0.00	0.00	958.38
2012-00017992 - Real Estate	06/18/2013	00217053	SE ORDER ON PP	476.45	8.95	0.00	0.00	485.40
Taxable Value: 50,445	03/14/2014	00230202	JJR BSP VENTURES LLC	476.45	33.63	5.00	0.00	515.08
Net Tax: 952.90								
Tax Paid: 952.90								
Outstanding Tax: 0.00				952.90	42.58	5.00	0.00	1,000.48

I Jeremy Tucker of Precision Tree Service
have driven the route for the proposed
Nov. 16th move of the house at
1865 - 42nd Ave.

There will not be any trees or shrubbery
that need trimmed that would cause any
damage to the trees or shrubs.

I am registered and insured for
the City of Columbus.

Signed Jeremy Tucker
Precision Tree



Built in 1934

/ 1865 - 42nd Ave - Current Location -

ID # 710079226

Mark Allen Koch
500 Edith
P. O. Box 280
Sargent, NE 68874-0280

City Of Columbus, Nebraska
City Planning Commission
P. O. Box 1677
Columbus, NE 68602-1677

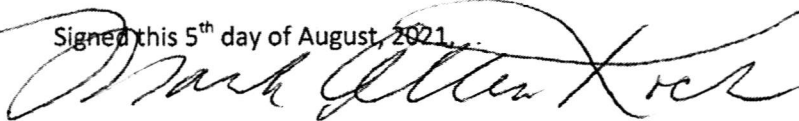
RE: Planning Commission Hearing for moving house from 1865-42nd Avenue scheduled for hearing
8/9/2021.

Sirs:

I writing to inform you that there will be an appeal of the Nebraska Court of Appeals ruling on the case #20-293 stemming from case # 18-432 in the District Court of Platte County Nebraska that challenges the manner in which the deed of trust was foreclosed upon by Clifford Flanagan and Jason Mielak. With the due process of law incomplete, the deed has a cloud of uncertainty and cannot be transferred legally. Any transfer to any other entity would be fraudulent until the cloud over the deed can be resolved. The petition for Writ of Certiorari will be filed within the Federal Rules of Timely filing(which has not expired).

Therefore, I here in request the Columbus Planning Commission to Deny the permit to move the structure until Due Process of Law is completed.

Signed this 5th day of August, 2021.



Mark Allen Koch

12. Building report for July 2021.

City of Columbus
Building Department Monthly Report - July

	2021			2020		
	July Count	Permit Fees	Value	July Count	Permit Fees	Value
Accessory Structure	3	\$376.46	\$67690.00	7	\$744.74	\$124820.00
Com Addition	1	\$1996.69	\$754900.00	0	\$0.00	\$0.00
Com Alteration	5	\$3106.40	\$947560.00	0	\$0.00	\$0.00
Com New	1	\$1987.50	\$750000.00	0	\$0.00	\$0.00
Construction Com	2	\$203.00	\$35000.00	0	\$0.00	\$0.00
Plumbing Commercial	0	\$0.00	\$0.00	2	\$502.18	\$80500.00
Construction Deck	7	\$484.12	\$66875.00	0	\$0.00	\$0.00
Demolition	1	\$25.00	\$5000.00	0	\$0.00	\$0.00
Fence	28	\$650.00	\$79700.00	0	\$0.00	\$0.00
Plumbing	0	\$0.00	\$0.00	16	\$119.00	\$86300.00
Res Addition	2	\$689.70	\$142000.00	0	\$0.00	\$0.00
Res Alteration	12	\$1618.62	\$289690.00	0	\$0.00	\$0.00
Res New Construction	1	\$1241.90	\$457000.00	0	\$0.00	\$0.00
Res Plumbing	22	\$414.00	\$53100.00	0	\$0.00	\$0.00
Res Pool	2	\$678.15	\$139000.00	0	\$0.00	\$0.00
Residential	0	\$0.00	\$0.00	51	\$9829.55	\$3217610.00
Construction Signs	1	\$30.00	\$2500.00	1	\$30.00	\$2500.00
Sprinklers	1	\$17.00	\$3000.00	0	\$0.00	\$0.00
YEAR TOTAL	89	\$13518.54	\$3793015.00	77	\$11225.47	\$3511730.00

Population: All Records
Permit.DateIssued Between 7/1/2020 12:00:00 AM
AND 7/31/2021 12:00:00 AM

13. Adjournment.