

Planning Commission
Monday, July 13, 2020 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.

(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) Videoconferencing means conducting a meeting involving participants at two or more locations through the use of audio-video equipment which allows participants at each location to hear and see each meeting participant at each other location, including public input. Interaction between meeting participants shall be possible at all meeting locations.

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; or

(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.

(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; contents; when available; right to modify; duties concerning notice; videoconferencing or telephone conferencing authorized; emergency meeting without notice; appearance before public body.

(1) Each public body shall give reasonable advance publicized notice of the time and place of each meeting by a method designated by each public body and recorded in its minutes. Such notice shall be transmitted to all members of the public body and to the public. 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 (a) twenty-four hours before the scheduled commencement of the meeting or (b) 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 meeting of a state agency, state board, state commission, state council, or state committee, of an advisory committee of any such state entity, of an organization created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a public power district having a chartered territory of more than one county in this state, of the governing body of a public

power and irrigation district having a chartered territory of more than one county in this state, of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, or of a community college board of governors may be held by means of videoconferencing or, in the case of the Judicial Resources Commission in those cases specified in section 24-1204, by telephone conference, if:

- (a) Reasonable advance publicized notice is given;
- (b) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio or visual recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if videoconferencing or telephone conferencing was not used;
- (c) At least one copy of all documents being considered is available to the public at each site of the videoconference or telephone conference;
- (d) At least one member of the state entity, advisory committee, board, council, or governing body is present at each site of the videoconference or telephone conference, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site; and
- (e)(i) Except as provided in subdivision (2)(e)(ii) of this section, no more than one-half of the state entity's, advisory committee's, board's, council's, or governing body's meetings in a calendar year are held by videoconference or telephone conference; or
- (ii) 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, such organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conferencing.

Videoconferencing, telephone conferencing, or conferencing by other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(3) A meeting of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of an entity formed under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, of a community college board of governors, of the governing body of a public power district, of the governing body of a public power and irrigation district, or of the Nebraska Brand Committee may be held by telephone conference call if:

- (a) The territory represented by the educational service unit, member educational service units, community college board of governors, public power district, public power and irrigation district, Nebraska Brand Committee, or member public agencies of the entity or pool covers more than one county;
- (b) Reasonable advance publicized notice is given which identifies each telephone conference location at which there will be present: (i) A member of the educational service unit board, council, community college board of governors, governing body of a public power district, governing body of a public power and irrigation district, Nebraska Brand Committee, or entity's or pool's governing body; or (ii) A nonvoting designee designated under subdivision (3)(f) of this section;
- (c) All telephone conference meeting sites identified in the notice are located within public buildings used by members of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or entity or pool or at a place which will accommodate the anticipated audience;
- (d) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if a telephone conference call was not used;

(e) At least one copy of all documents being considered is available to the public at each site of the telephone conference call;

(f) At least one member of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or governing body of the entity or pool is present at each site of the telephone conference call identified in the public notice, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site;

(g) The telephone conference call lasts no more than five hours; and

(h) No more than one-half of the board's, council's, governing body's, committee's, entity's, or pool's meetings in a calendar year are held by telephone conference call, except that:

(i) 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 telephone conference call if the governing body's quarterly meetings are not held by telephone conference call or videoconferencing; and

(ii) 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 may hold more than one-half of its meetings by telephone conference call if the organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conference call.

Nothing in this subsection shall prevent the participation of consultants, members of the press, and other nonmembers of the governing body at sites not identified in the public notice. Telephone conference calls, 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 means of electronic or telecommunication equipment. 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 other than a member of the public body to appear before the public body by means of video or telecommunications equipment.

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, 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. 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 may require any member of the public desiring to address the body to identify himself or herself.

(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 a telephone conference call 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;

(f) Reasonable arrangements are made to provide viewing at other in-state locations for a videoconference meeting if requested fourteen days in advance and if economically and reasonably available in the area; and

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

(8) Public bodies shall make available at the meeting or the in-state location for a telephone conference call or videoconference, 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. 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.

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.

Effective Date – September 1, 2019

Distributed by the League of Nebraska Municipalities



2. Minutes of June 8, 2020, meeting.

PLANNING COMMISSION
June 8, 2020

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened on June 8, 2020, at 7 p.m.

Format of this meeting was by teleconference in open and public session in order to comply with social distancing guidelines due to the COVID-19 outbreak and was intended to follow the authorization of Executive Order No. 20-24, an extension of Executive Order No. 20-03, issued by Governor Ricketts on May 19, 2020.

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 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 Hoefer announced that a copy of the Open Meetings Act was attached to the agenda packet and was accessible on the city's website, www.columbusne.us. Participating in the teleconference meeting were Members Steve Anderson, Bob Elsasser, Kim Hoefer, Chad Kucera, Fernando Lopez, Jr., Josh Mueller, Brent Ogle, and Kristy Spawn. Member Colleen Bray was absent. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, City Planner Trevor Harlow, Community Development Director Dan Curtis, and Assistant City Clerk Michaela Luckey. Also participating in the teleconference was Mayor Bulkley.
2. **Minutes of May 11, 2020, meeting:** The minutes were approved with a motion by Elsasser and a second by Lopez. Anderson, Elsasser, Hoefer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Bray was absent.

Bray joined the meeting.
3. **Public hearing - Application of Habitat for Humanity of Columbus for preliminary plat of New Hope 2nd Subdivision (41 Avenue between 13 and 14 Streets):** Richard Snyder, on behalf of the applicant, stated that the preliminary plat consists of 14 lots located at 41 Avenue between 12 and 14 Streets and includes construction of a new street to be named Habitat Drive. A rezoning request will be submitted for the west two lots to be zoned "R-2" (Urban-Family Residential District) with all other lots to be zoned "R-1" (Single-Family Residential District). Lynelle Nore, 4005 12 Street, inquired about the price range for the homes that Habitat for Humanity will build on these lots. Lori Peters, Habitat for Humanity, indicated that the homes will be in the \$125,000 range. Gary McDuffee, 1162 Solar Place, questioned the layout of the lots and where the new street will be located. Snyder stated that the proposed Habitat Drive will be between 13 and

14 Street. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the preliminary plat of New Hope 2nd Subdivision with a motion by Lopez and a second by Mueller as it is amenable with the adjacent land use and is in accordance with the Land Development Ordinance. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".

- 4. Public hearing - Application of EKEA, LLC for Planned Unit Development (PUD) in an "R-1" (Single-Family Residential District) zone located west of 41 Avenue at 11 and 12 Streets:** Hoefler requested to be excused from discussion on this agenda item and allowed to abstain from voting. Hoefler was excused from discussion and allowed to abstain from voting on this agenda item with a motion by Anderson and a second by Kucera. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler abstained from voting. Andrew Willis, on behalf of the applicant, stated that the PUD request will allow the side setbacks to be reduced from 10 feet to 7 feet and the rear setbacks from 25 feet to 20 feet. In response to Lynelle Nore, 4005 12 Street, Willis verified the location, stated that this development is not part of the Habitat for Humanity development, and that the homes will be in the \$240,000 price range. The public hearing closed with a motion by Lopez and a second by Mueller. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler abstained from voting. A recommendation was made to the mayor and council to approve the Planned Unit Development application of EKEA, LLC allowing side setbacks of 7 feet and rear setbacks of 20 feet with a motion by Anderson and a second by Bray. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler abstained from voting.
- 5. Public hearing - Application of Columbus Retail, LLC for special use permit to allow convenience storage in a "B-2" (General Commercial District) zone located at 3620 23 Street (Continued from May 11, 2020):** Connor Works, Columbus Retail, LLC, stated that this development is in the old Wal-Mart building and will include inside storage, a call center, and retail space. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Kucera. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the special use permit application of Columbus Retail, LLC with a motion by Lopez and a second by Elsasser as it is a good use for the building. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
- 6. Proposed update to sign regulations in the Land Development Ordinance:** Vasicek stated that staff including Bogus, Curtis, Harlow, and herself have been working on an update of the current Land Development Ordinance and will be bringing sections to the Planning Commission for review. It was noted that the City of Kearney recently updated their sign regulations and it was used as a guide in

this proposed update. Harlow reviewed the key revisions outlined in his memo. Discussion was held and concurrence was for Planning Commission members to take time to review the proposed update and email questions to Vasicek to compile and respond to all members. It was noted that informational meetings will be scheduled to receive public comments prior to adopting the revised Land Development Ordinance.

7. **Building report for May 2020:** The building report was approved as presented with a motion by Elsasser and a second by Kucera. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted “Aye” and none voted “Nay”.
8. **Report of Nominating Committee:** Mueller presented the report of the nominating committee recommending Steve Anderson as Chair and Fernando Lopez as Vice Chair. Steve Anderson was elected as Chair and Fernando Lopez as Vice Chair with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted “Aye” and None voted “Nay”.
9. **Adjournment:** The meeting adjourned at 7:49 p.m.

OFFICE OF THE CITY CLERK
: Michaela Luckey

- 3. Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Eighth Addition (south and west of the 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, July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the preliminary plat of Meadow Ridge Eighth Addition, Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND Part of 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 Northeast corner of Lot 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E on the East line of Lots 2, 3, and 4 of said Meadow Ridge Third Addition, 300.00 feet to the Northeast corner of Lot 7 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska; thence S 02°12'26" E on the East line of said Lot 7, 72.65 feet to a point of curvature; thence Southeasterly on a 260.00 foot radius curve to the left 315.59 feet of which said curve has a chord bearing of S 36°58'50" E, 296.57 feet; thence S 71°45'14" E on the North line of Lot 11 of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska and Lot 11 of said Meadow Ridge Fourth Addition, 63.01 feet to a point of curvature on said North line; thence Southeasterly on a 101.00 foot radius curve to the right 79.50 feet of which said curve has a chord bearing of S 49°14'07" E, 77.47 feet to a point on the East line of Lot 8 of said Administrative Replat; thence S 30°16'11" E, 190.72 feet to a point of curvature on the East line of Lot 9 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska; thence Southeasterly on a 100.00 foot radius curve to the left, 73.26 feet of which said curve has a chord bearing of S 51°15'24" E, 71.63 feet to the Northeast corner of Lot 10 of said Meadow Ridge Subdivision; thence S 27°18'16" W on the Southeasterly line of said Lot 10, 178.29 feet to the Southeast corner of said Lot 10; thence S 88°11'46" W on the South line of said Lot 10, 40.00 feet; thence S 59°43'49" W, 150.00 feet; thence N 30°16'11" W and parallel to the West line of said Meadow Ridge Subdivision, 334.13 feet; thence N 58°21'19" W, 238.97 feet; thence N 38°59'45" W, 158.89 feet; thence N 02°45'57" W, 278.30 feet; thence N 02°13'23" W and parallel to the West line of said Meadow Ridge Third Addition, 300.00 feet to a point on the Westerly extension of the North line of Lot 4 of said Meadow Ridge Third Addition; thence N 88°07'45" E on said North line, 285.01 feet to the Point of Beginning, containing 8.24 acres, more less (south and west of the intersection of 42 Street and 54 Avenue) and at said time and place you may appear and be heard.

Dated this 2 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline, City Clerk

Publish: 07:02:2020
One Affidavit of Publication

The City of **Columbus**

MEMORANDUM

DATE: July 8, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Meadow Ridge Eighth Addition - Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Meadow Ridge Eighth Addition as it is amenable with the adjacent land use consisting of residential development, future land use, and is in accordance with the Land Development Ordinance 96-08.

DISCUSSION:

The addition includes the replat and extension of 11 residential lots to west. The additions being replated are:

- Lots 9 and 10 of Meadow Ridge Addition
- Lots 2, 3 and 4 of Meadow Ridge Third Addition
- Lots 7, 8, 9, and 10 of Meadow Ridge Fourth Addition
- Meadow Ridge Addition Administrative Replat which includes:
 - Lot 8 of Meadow Ridge Addition
 - Lot 11 of Meadow Ridge Fourth Addition

A 30-foot drainage easement must allow above and underground flow of stormwater runoff. No structures shall such as sheds, garages, or outlot buildings may be built in this easement. Any potential stormwater runoff blockage, such as, from a driveway, cart path, landscaping, and so forth must allow the passage of the stormwater volume and rate required from any and all adjacent and upstream subdivisions.

FISCAL IMPACT:

None

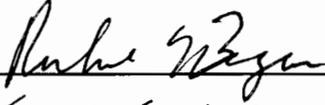
ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: _____ Dan Curtis

SIGNATURE:

By: _____ 

Approved By: _____ 

MAJOR SUBDIVISION/ADDITION APPLICATION
PRELIMINARY

FILED

JUN 18 2020

CITY CLERK
COLUMBUS, NEBR.

DATE: June 15, 2020

NAME OF SUBDIVISION: Meadow Ridge Eighth Addition

NAME OF APPLICANT: Meadow Ridge Properties, LLC

ADDRESS OF APPLICANT: 4811 37th Street

Columbus, NE 68601

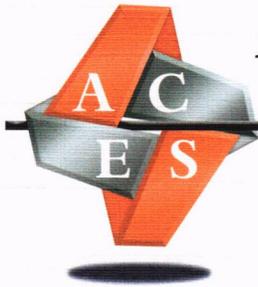
NUMBER OF LOTS IN SUBDIVISION: 11

ADDRESS OF SUBDIVISION: Lots 9 & 10, Meadow Ridge Addition; Lots 2, 3, & 4, Meadow Ridge Third Addition; Lots 7, 8, 9, & 10, Meadow Ridge Fourth Addition; Administrative Replat of Lot 8, Meadow Ridge Addition & Lot 11, Meadow Ridge Fourth Addition, City of Columbus; AND Part of the SW ¼, SE ¼, Section 11, T17N, R1W and Part of the NW ¼, NE ¼, Section 14, T17N, R1W, Platte County, Nebraska

I hereby apply for a major subdivision and have paid the \$125 application fee, \$100 review fee, and \$10 per lot review fee.

Leanne R. Ritter *LRR*

Owner or Owner's Representative



ADVANCED CONSULTING ENGINEERING SERVICES

133 W. Washington Street · P.O. Box 218
West Point, NE 68788
Office: 402-372-1923 · Fax: 402-372-6960

Michaela Lucky
PO Box 1677
Columbus, NE 68602

June 15, 2020

RE: Preliminary Plat – Meadow Ridge Eighth Subdivision
Columbus, Nebraska
ACES# S-071-103

Enclosed for your review and comment is a copy of the preliminary plat for Meadow Ridge Eighth Subdivision.

This is a replat of Lots 9 & 10 of Meadow Ridge Addition; Lots 2, 3 & 4 of Meadow Ridge Third Addition; Lots 7, 8, 9, 10 of Meadow Ridge Fourth Addition; The Administrative Replat of Lot 8 of Meadow Ridge Addition & Lot 11 of Meadow Ridge Fourth Addition, all to the City of Columbus; AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W and Part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska.

The purpose of this replat is to increase the property area of each of the lots listed above. We are only adding a strip of land on the west side of these lots. We are not changing or adding to any utilities or street paving.

If you have any questions, please contact our office at 402-372-1923.

Sincerely,

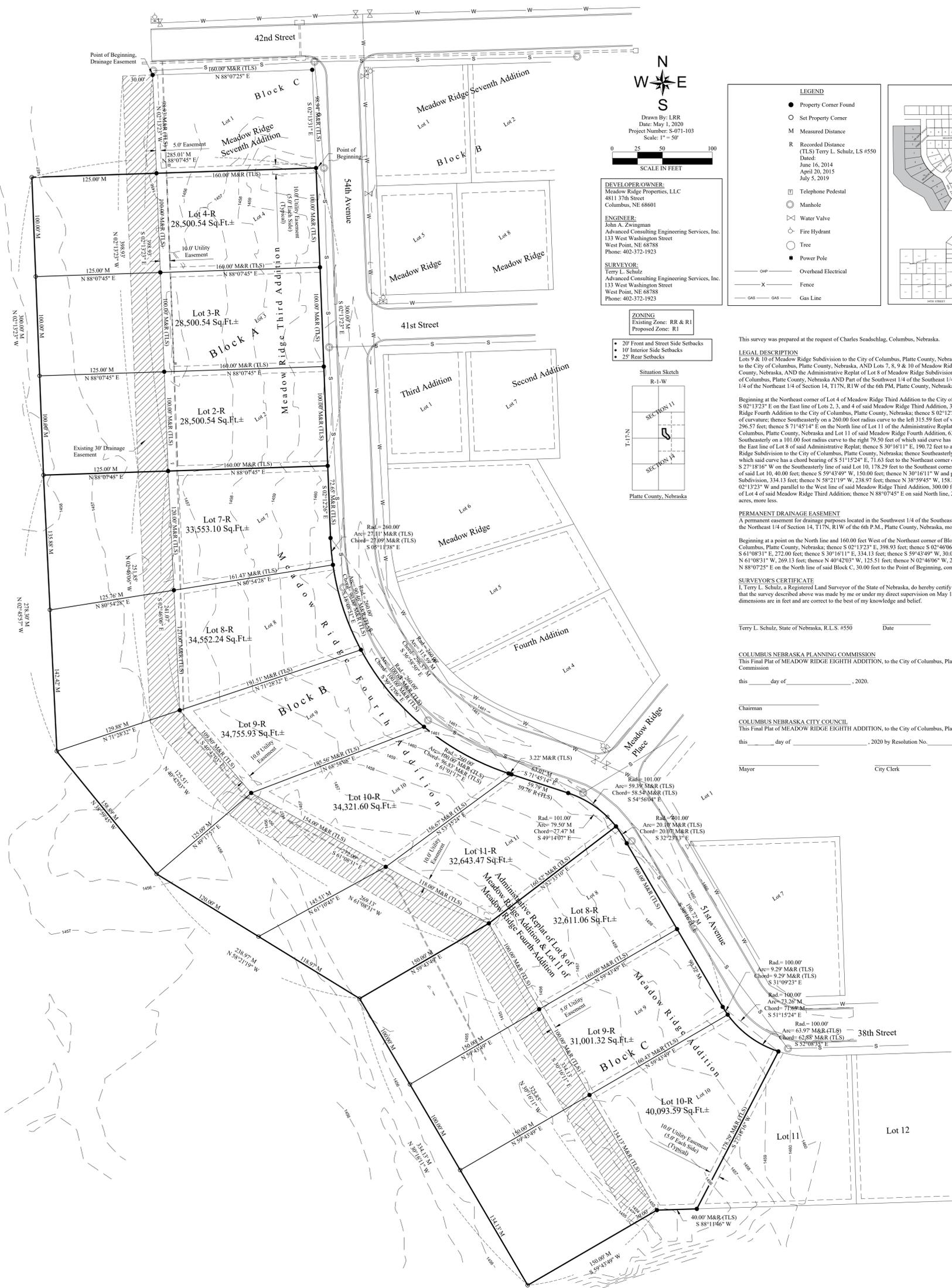
Leanne R. Ritter
Advanced Consulting Engineering Services

Enclosures

Preliminary Plat

Meadow Ridge Eighth Addition

A Replat of Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND
A Replat of Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND
A Replat of Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND
A Replat of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND
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 1, 2020
Project Number: S-071-103
Scale: 1" = 50'

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

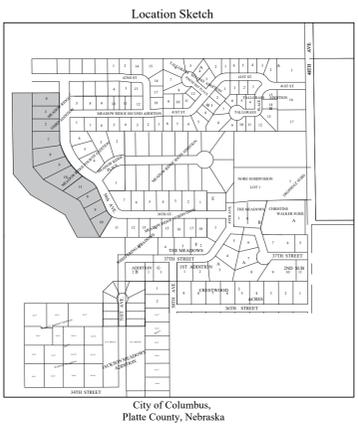
SURVEYOR:
Terry L. Schulz
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

ZONING:
Existing Zone: RR & R1
Proposed Zone: R1

• 20' Front and Street Side Setbacks
• 10' Interior Side Setbacks
• 25' Rear Setbacks



LEGEND table with symbols for Property Corner Found, Set Property Corner, Measured Distance, Recorded Distance, Telephone Pedestal, Manhole, Water Valve, Fire Hydrant, Tree, Power Pole, Overhead Electrical, Fence, Gas Line.



This survey was prepared at the request of Charles Seadschlag, Columbus, Nebraska.
LEGAL DESCRIPTION:
Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND Part of 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 Northeast corner of Lot 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, thence S 02°13'23" E on the East line of Lots 2, 3, and 4 of said Meadow Ridge Third Addition, 300.00 feet to the Northeast corner of Lot 7 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska; thence S 02°12'26" E on the East line of said Lot 7, 72.65 feet to a point of curvature; thence Southeast on a 260.00 foot radius curve to the left 315.59 feet of which said curve has a chord bearing of S 36°58'50" E, 296.57 feet; thence S 71°45'14" E on the North line of Lot 11 of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska and Lot 11 of said Meadow Ridge Fourth Addition, 63.01 feet to a point of curvature on said North line; thence Southeast on a 101.00 foot radius curve to the right 79.50 feet of which said curve has a chord bearing of S 49°14'07" E, 77.47 feet to a point on the East line of Lot 8 of said Administrative Replat; thence S 30°16'11" E, 190.72 feet to a point of curvature on the East line of Lot 9 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska; thence Southeast on a 100.00 foot radius curve to the left, 73.26 feet of which said curve has a chord bearing of S 51°15'24" E, 71.63 feet to the Northeast corner of Lot 10 of said Meadow Ridge Subdivision; thence S 27°18'16" W on the Southeast line of said Lot 10, 178.29 feet to the Southeast corner of said Lot 10; thence S 88°11'46" W on the South line of said Lot 10, 40.00 feet; thence S 59°43'49" W, 150.00 feet; thence N 30°16'11" W and parallel to the West line of said Meadow Ridge Subdivision, 334.13 feet; thence N 58°21'19" W, 238.97 feet; thence N 38°59'45" W, 158.89 feet; thence N 02°45'57" W, 278.30 feet; thence N 02°13'23" W and parallel to the West line of said Meadow Ridge Third Addition, 300.00 feet to a point on the Westerly extension of the North line of Lot 4 of said Meadow Ridge Third Addition; thence N 88°07'45" E on said North line, 285.01 feet to the Point of Beginning, containing 8.24 acres, more or less.

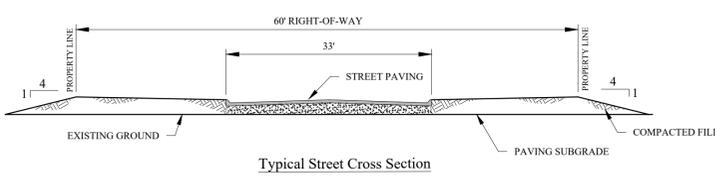
PERMANENT DRAINAGE EASEMENT
A permanent easement for drainage purposes located in the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W and the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska, more particularly described as follows:

Beginning at a point on the North line and 160.00 feet West of the Northeast corner of Block C of Meadow Ridge Seventh Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E, 398.93 feet; thence S 02°46'06" E, 241.07 feet; thence S 40°42'03" E, 109.80 feet; thence S 61°08'31" E, 272.00 feet; thence S 30°16'11" E, 334.13 feet; thence S 59°43'49" W, 30.00 feet; thence N 30°16'11" W, 325.85 feet; thence N 61°08'31" W, 269.13 feet; thence N 40°42'03" W, 125.51 feet; thence N 02°46'06" W, 251.85 feet; thence N 02°13'23" W, 398.93 feet; thence N 88°07'45" E on the North line of said Block C, 30.00 feet to the Point of Beginning, containing 0.94 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 18, 2020; 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 Final Plat of MEADOW RIDGE EIGHTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the Planning Commission
this ___ day of ___, 2020.
Chairman
COLUMBUS NEBRASKA CITY COUNCIL
This Final Plat of MEADOW RIDGE EIGHTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council
this ___ day of ___, 2020 by Resolution No. ___.
Mayor City Clerk



4. **Public hearing - Application of Habitat for Humanity of Columbus for final plat and development agreement of New Hope 2nd Subdivision (41 Avenue between 13 and 14 Streets).**

**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, July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and development agreement of New Hope 2nd Subdivision, Lot 2, Sharp Subdivision to the City of Columbus, Platte County, Nebraska, excepting therefrom a tract of land, more particularly described as follows: beginning at the southeast corner of said Lot 2; thence S 89°55'57" W, 150.00 feet on the south line of said Lot 2; thence N 00°01'04" E, 134.68 feet; thence N 89°59'26" E, 150.00 feet to the east line of said Lot 2; thence S 00°01'04" W, 134.53 feet on the east line of said Lot 2 to the point of beginning, containing 3.87 acres more or less (41 Avenue between 13 and 14 Streets) and at said time and place you may appear and be heard.

Dated this 2 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 07:02:2020
One Affidavit of Publication

The City of **Columbus**

MEMORANDUM

DATE: July 8, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: New Hope 2nd Subdivision - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of New Hope 2nd Subdivision as it is consistent with the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on June 8, 2020, and City Council on June 15, 2020.

DISCUSSION:

The addition consists of 14 residential lots. The roadway is between conventional named streets and therefore is able to be named Habitat Drive. The intersection of Habitat Drive and 41st Avenue would be paved as part of this project in which the east half is general obligation costs.

FISCAL IMPACT:

Maintenance costs of added street and utilities.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: _____ Dan Curtis

SIGNATURE:

By: _____ 

Approved By: _____ 

FILED

JUN 24 2020

**CITY CLERK
COLUMBUS, NEBR.**

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION**

PRELIMINARY PLAT / FINAL

(CIRCLE ONE)

DATE: June 24,
~~May 8,~~ 2020

NAME OF SUBDIVISION: New Hope^{2nd} Subdivision

NAME OF APPLICANT: Habitat for Humanity of Columbus, NE.

ADDRESS OF APPLICANT: P.O. Box 1792, 3602 16th Street

PHONE NUMBER: 402-564-4663 APPLICANT E-MAIL: info@hfhcolumbusne.org

NUMBER OF LOTS IN SUBDIVISION: 14 lots

ADDRESS OF SUBDIVISION: Between 13th and 14th Streets on 41st Avenue Just North of Reese Industries in Southwest Columbus

I hereby apply for a Major Subdivision / Addition and have paid with the preliminary application \$125.00 application fee, \$100.00 reviewing fee plus \$10.00 per lot review fee. I understand that a \$25.00 map update fee will be invoiced once approved.

Michael J. Smith
Owner or Owner's Representative

Ed Schumacher
Attorney / Legal Counsel for Applicant

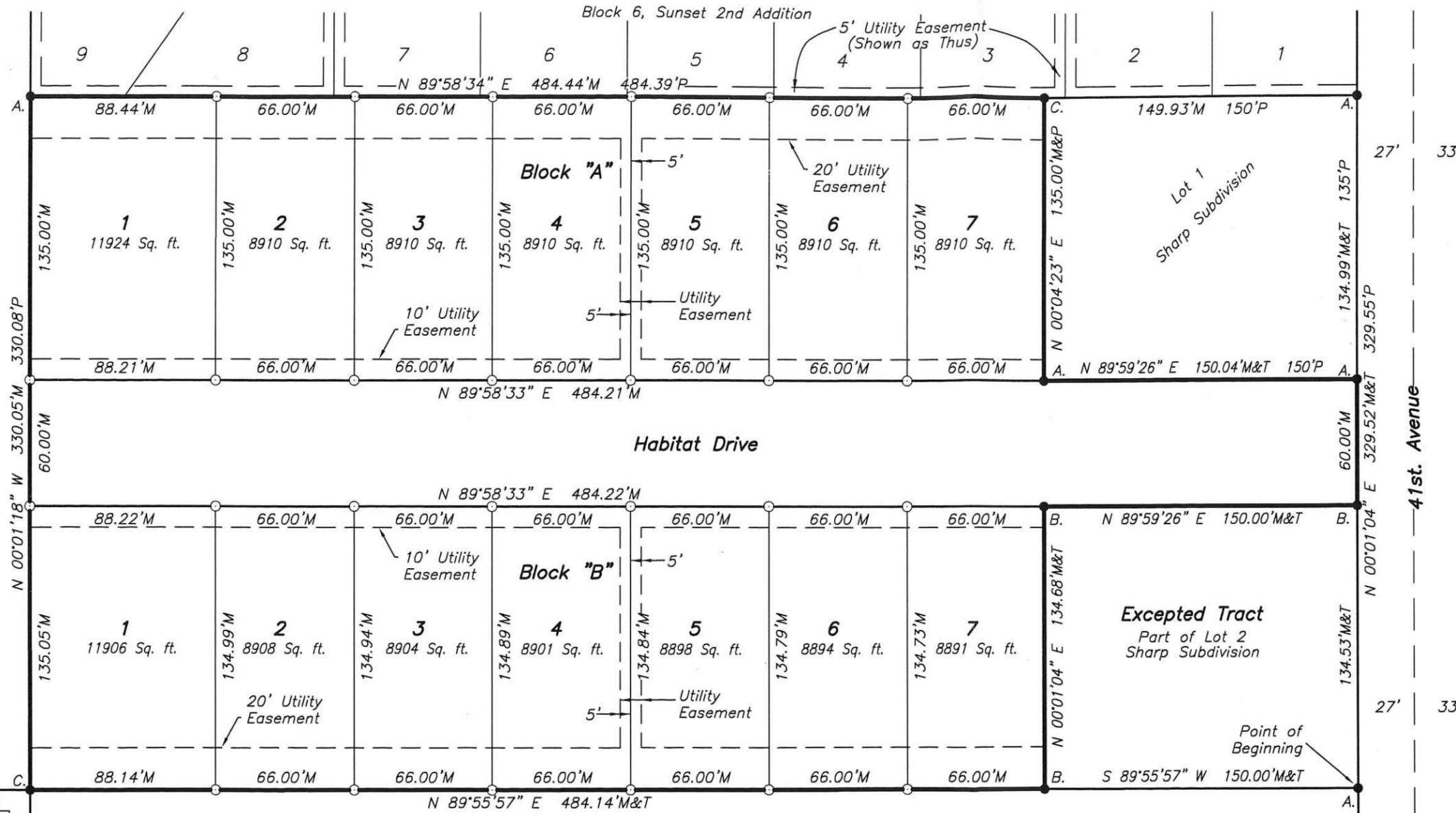
Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

FINAL PLAT OF NEW HOPE 2ND SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA



-Legend-

- Found Monument
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- M Measured this Survey
- T Recorded Measurement T.A. Tremel, L.S. #455
- P Plat Measurement



14th Street

41st Avenue

Note: All Bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W.

School Board:
 This Final Plat of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by Columbus School District

on _____ Day of _____, 2020.

Secretary _____

President _____

Planning Commission:
 This Final Plat of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the Planning Commission

on _____ Day of _____, 2020.

Chairman _____

City Council:
 This Final Plat of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was

approved by Resolution _____ by the City Council
 on _____ Day of _____, 2020.

Mayor _____

City Clerk _____

Surveyor:
 Thomas A. Tremel, R.L.S.
 1 Driftwood Drive
 Columbus, NE 68601
 Phone: 402.276.3690

Developer:
 Habitat for Humanity of
 Columbus NE., Inc.,
 Attn.: Lori Peters
 PO Box 1792
 Columbus, NE 68602
 Office Phone: 402.564.4663
 Cell Phone: 402.942.4582

Engineer:
 Richard Snyder
 126 Lakeshore Drive
 Columbus, NE 68601
 Phone: 402.910.4181

Field Notes:

- A) Found 1" iron pipe.
- B) Found 5/8" rebar with PSC.
- C) Found 3/4" iron pipe.

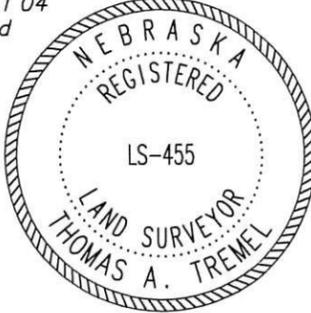
Description:

Lot 2 Sharp Subdivision to the City of Columbus, Platte County, Nebraska excepting therefrom a tract of land, more particularly described as follows: beginning at the Southeast corner of said Lot 2; thence S 89°55'57" W, 150.00 ft. on the South line of said Lot 2; thence N 00°01'04" E, 134.68 ft.; thence N 89°59'26" E, 150.00 ft. to the East line of said Lot 2; thence S 00°01'04" W, 134.53 ft. on the East line of said Lot 2 to the point of beginning. The above described tract of land contains 3.87 acres more or less.

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
 Thomas A. Tremel, L.S. #455
 June 24, 2020



FINAL PLAT - NEW HOPE 2ND SUBDIVISION
 CITY OF COLUMBUS
 PLATTE COUNTY, NEBRASKA



TMT	TMT/MGT	04/22/2020
DRAWN	SURVEYED	DATE

No. 1 Driftwood Drive - Columbus, NE 68601
 Phone (402) 563-4589 - Fax (402) 563-3922

DRAFT

Please return to:
Clark Grant
1464 27th Avenue
Columbus, NE. 68601
402-564-3274
clark@grantattorney.com

New Hope II SUBDIVISION
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 2020__, by and between Habitat for Humanity of Columbus, NE., (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 New Hope II SUBDIVISION, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

WHEREAS, the CITY requires public improvements in the Area to be Developed; and,

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers, water, and storm sewers to be constructed within, the Area to be Developed, to the sanitary sewer, water, and storm sewer system of the City.

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 3.87 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 Subdivider as set forth herein, at Subdivider’s expense, subject to the exceptions and clarifications detailed herein:

A. The Subdivider will install water, sanitary and storm sewer systems and street improvements, including sidewalks and trails in accordance with city standards. The Subdivider will be responsible for the design, financing and construction of said public infrastructure improvements as detailed herein.

B. Concrete paving of internal streets, dedicated per plat (Exhibit “A”), all of said paving to be thirty three (33) feet in width and six (6) inches thick, and shall be constructed according to city standards. The entire cost of paving and storm sewer system improvements except for intersections shall be paid by the Subdivider, with exception of intersection pavement and pavement in excess of thirty-three (33) feet in width and six (6) inches in thickness, the oversized cost shall be paid for by the City, subject to final approval of plans and specifications by the City.

C. The sanitary sewer system, including, but not limited to: mains, manholes and related appurtenances shall be constructed according to city standards in dedicated street rights-of-way and easements, per plat (Exhibit “A”), same to be located on sanitary sewer plan prepared by a Nebraska Licensed Civil Engineer. The entire cost of sanitary sewer system improvements shall be paid by the Subdivider, with exception of sanitary sewer mains located in a dedicated right-of-way or easement area that are greater than eight (8) inches. In such case the cost over 8-inches shall be paid for by the City subject to the final approval of the plans and specifications by the City.

D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances shall be constructed according to city standards in dedicated street rights-of-way and easements, per plat (Exhibit “A”) to be located on storm water system plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider will be responsible for the design, financing and construction of said storm sewer system improvements. The entire cost of storm sewer improvements shall be paid by the Subdivider, with exception of storm sewer mains in dedicated right-of-way that are greater than 12-inches. In such case the, the cost over 12-inches shall be paid for by the City subject to the final approval of plans and specifications by the City.

E. The water distribution system, including, but not limited to: mains, hydrants and valves shall be constructed according to city standards within dedicated street rights-of-way and easement per plat (Exhibit “A”) on water plan prepared by a Nebraska Licensed Civil Engineer.

The Subdivider will be responsible for the design, financing and construction of said water distribution improvements. The entire cost of the water distribution improvements shall be paid by the Subdivider, with exception of water mains in a dedicated right-of-way or easement area that are greater than six (6) inches. In such case, the cost over 6-inches shall be paid for by the City subject to the final approval of plans and specifications by the City.

F. Natural gas distribution mains shall be located within dedicated street rights-of-way dedicated per plat (Exhibit "A"), which Subdivider will arrange to be installed by the local gas franchisee. Any additional cost participation required by the local gas franchisee for the installation of gas mains, if any, shall be borne by the Subdivider.

G. Subdivider will arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup 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.

H. Subdivider will arrange for street lighting for public streets dedicated per plat (Exhibit "A") to be provided by Loup Power District at Subdivider's cost and at no cost to the City.

I. Subdivider will install the concrete sidewalk four feet wide and four inches thick in accordance with the American's with Disability Act and per City Code on each lot within the Area to be Developed or shall contract with the builder to construct the same at the time each lot is developed. If Subdivider fails to do so, the lot owner along with the Subdivider shall be responsible for installing the sidewalk. If any lot remains a common area lot or is located adjacent to a designated arterial or collector, Subdivider shall install the sidewalk for said lot(s) as part of the initial construction.

J. Grading for the Area to be Developed shall be completed by the Subdivider at the Subdivider's expense pursuant to the drainage plan elevations to be provided by Snyder Engineering Company Inc. and submitted with the Final Plat. Post construction storm water management systems shall be installed and maintained and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, a Subdivider's expense. Subdivider agrees to 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 Subdivider shall provide a copy of the NOI and SWPPP to the City as part of the City's Municipal Storm Sewer Separation System requirements.

K. Subdivider agrees to pay all costs necessary to extend sanitary sewer system, water system, paving and storm sewer on Habitat Drive, and agree to share costs of Habitat Drive with the abutting property.

L. Subdivider agrees to not object to the creation of a paving district to widen 41st Avenue.

M. Subdivider agrees to complete and submit to the City a Floodplain Development Permit prior to any disturbance or work within the FEMA designated floodplain.

SECTION II

Subdivider and City covenant and agree that the Subdivider will abide by and incorporate into all of its construction 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 plans submitted by the 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 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.

SECTION VI

The Subdivider shall install all public improvements within a time period of two (2) years after the signing of this Development Agreement, except that sidewalks directly in front of houses shall be constructed before the Occupancy Certificate is issued or within four (4) years after the signing of this Development Agreement, whichever comes first. Any extension of this time period shall be made by favorable recommendation of Planning Commission and approval by the City Council.

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

5. **Public hearing - Application of Habitat for Humanity of Columbus to rezone property located at Habitat Drive and 41 Avenue from "R-1" (Single-Family Residential District) to "R-2" (Urban-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, July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Lot 1, Block A and Lot 1, Block B, New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska (Habitat Drive and 41 Avenue) from "R-1" (Single-Family Residential District) to "R-2" (Urban-Family Residential District) and at said hearing, and at said time and place you may appear and be heard.

Dated this 2 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 07:02:2020
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: June 26, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning Proposed Lot 1, Block A and Proposed Lot 1, Block B, New Hope 2nd Subdivision.

RECOMMENDATION:

I recommend approval of the rezoning from R-1 to R-2.

DISCUSSION:

We have received an application to rezone proposed Lot 1, Block A, and proposed Lot 1, Block B, New Hope 2nd Subdivision from R-1 to R-2. I believe R-2 zoning is compatible with the area and recommend approval.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: _____



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: Habitat for Humanity of Columbus, Ne., Inc., a
Nebraska non-profit corporation
Applicant's Address: 3602 16th Street, PO Box 1792
Columbus, NE 68602-1792
2. Property Owner: Habitat for Humanity of Columbus, Ne., Inc., a
Nebraska non-profit corporation
Address of Property: Habitat Drive and 41st Avenue
Columbus, NE 68601

Legal Description of Property:

Lot 1, Block A and Lot 1, Block B, New Hope 2nd Subdivisioin to the City of Columbus, Platte County, Nebraska

Present Zoning Classification: R-1 (Single-Family Residential)
Requested Zoning Classification: R-2 (Urban-Family Residential)

3. Set forth a description of the nature and operating characteristics of the proposed use:

Duplexes or two unit town homes.
4. Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.

See attached zoning map, plat map, and assessor's map

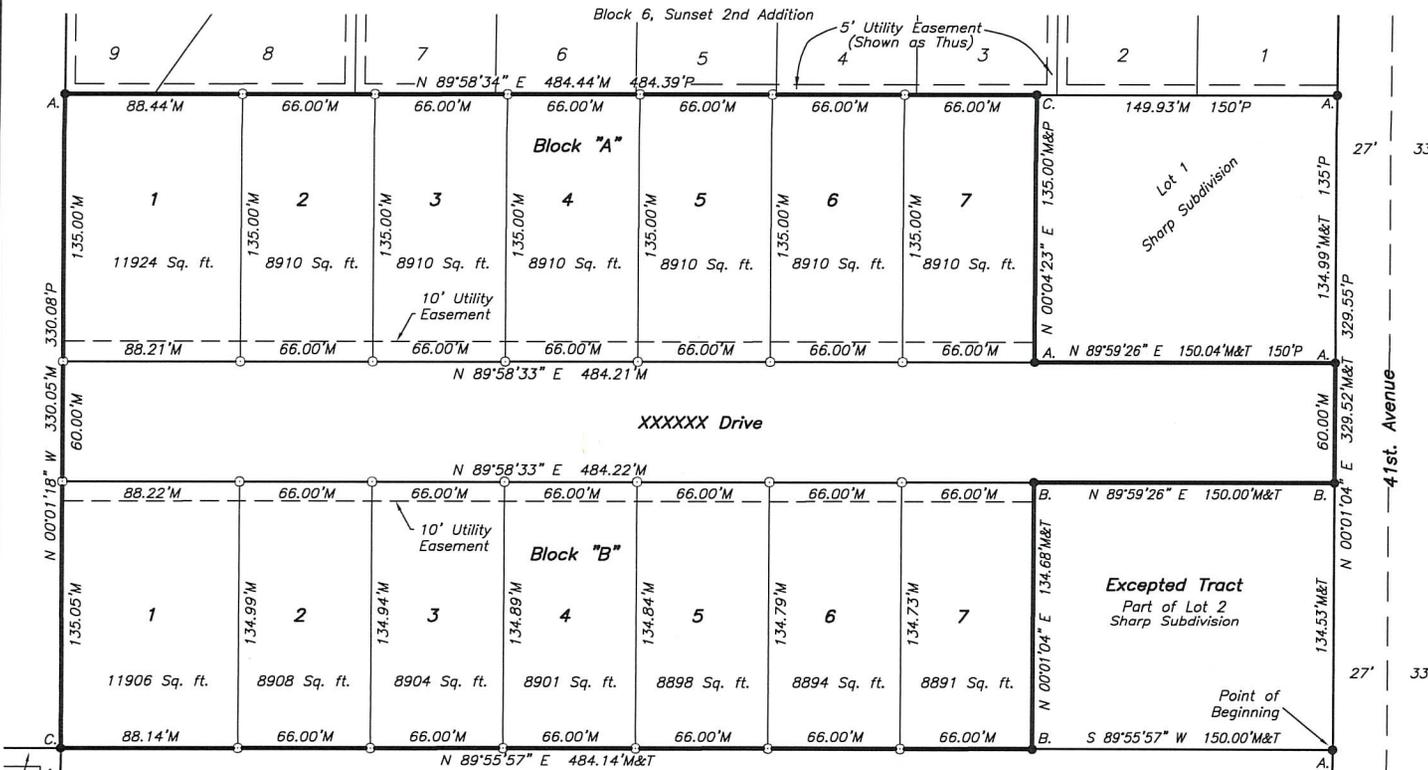
I, the undersigned, am the owner of the property described in this Application or the property owner's authorized agent.

Dated this 9th day of June, 2020.



Property Owner/Authorized Agent

FINAL PLAT OF NEW HOPE 2ND SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA



-Legend-

- Found Monument
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- M Measured this Survey
- T Recorded Measurement T.A. Tremel, L.S. #455
- P Plat Measurement

1" = 60'

Note: All Bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W.

School Board:
This Final Plat of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by Columbus School District
on ____ Day of _____, 2020.

Secretary _____
President _____

Planning Commission:
This Final Plat of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the Planning Commission
on ____ Day of _____, 2020.

Chairman _____

City Council:
This Final Plat of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by Resolution _____ by the City Council
on ____ Day of _____, 2020.

Mayor _____
City Clerk _____

Field Notes:
A) Found 1" iron pipe.
B) Found 5/8" rebar with PSC.
C) Found 3/4" iron pipe.

Description:
Lot 2 Sharp Subdivision to the City of Columbus, Platte County, Nebraska excepting therefrom a tract of land, more particularly described as follows: beginning at the Southeast corner of said Lot 2; thence S 89°55'57" W, 150.00 ft. on the South line of said Lot 2; thence N 00°01'04" E, 134.68 ft.; thence N 89°59'26" E, 150.00 ft. to the East line of said Lot 2; thence S 00°01'04" W, 134.53 ft. on the East line of said Lot 2 to the point of beginning. The above described tract of land contains 3.87 acres more or less.

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
XXXXXXXXXXXXXXXXXXXX

Developer:
Habitat for Humanity of
Columbus NE., Inc.,
Attn.: Lori Peters
PO Box 1792
Columbus, NE 68602
Office Phone: 402.564.4663
Cell Phone: 402.942.4582

Surveyor:
Thomas A. Tremel, R.L.S.
1 Driftwood Drive
Columbus, NE 68601
Phone: 402.276.3690

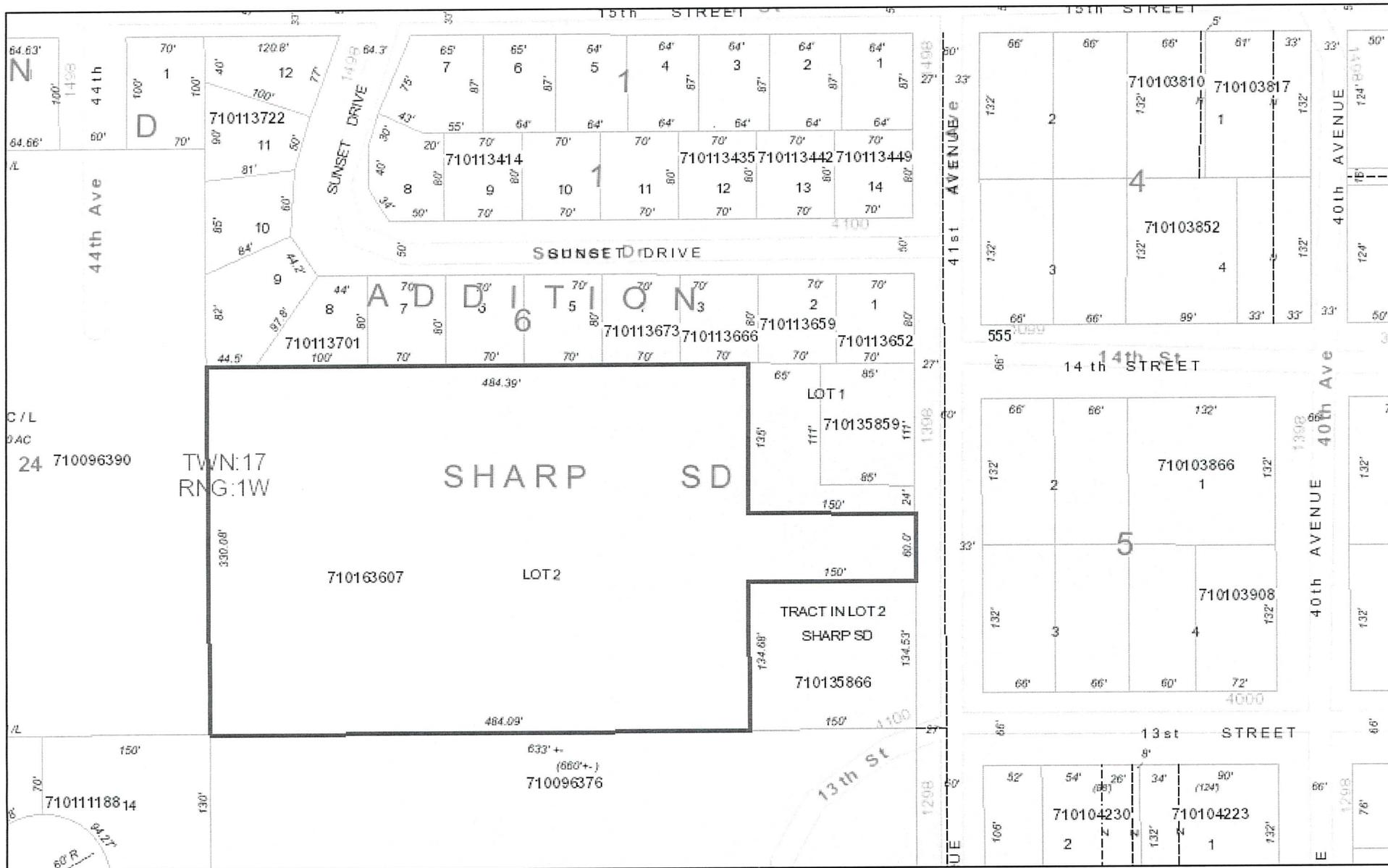
Engineer:
Richard Snyder
126 Lakeshore Drive
Columbus, NE 68601
Phone: 402.910.4181

FINAL PLAT - NEW HOPE 2ND SUBDIVISION
CITY OF COLUMBUS
PLATTE COUNTY, NEBRASKA

TMT	TMT / MGT	04/22/2020
DRAWN	SURVEYED	DATE



No. 1 Driftwood Drive - Columbus, NE 68601
Phone (402) 563-4589 - Fax (402) 563-3922

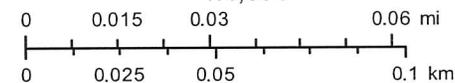


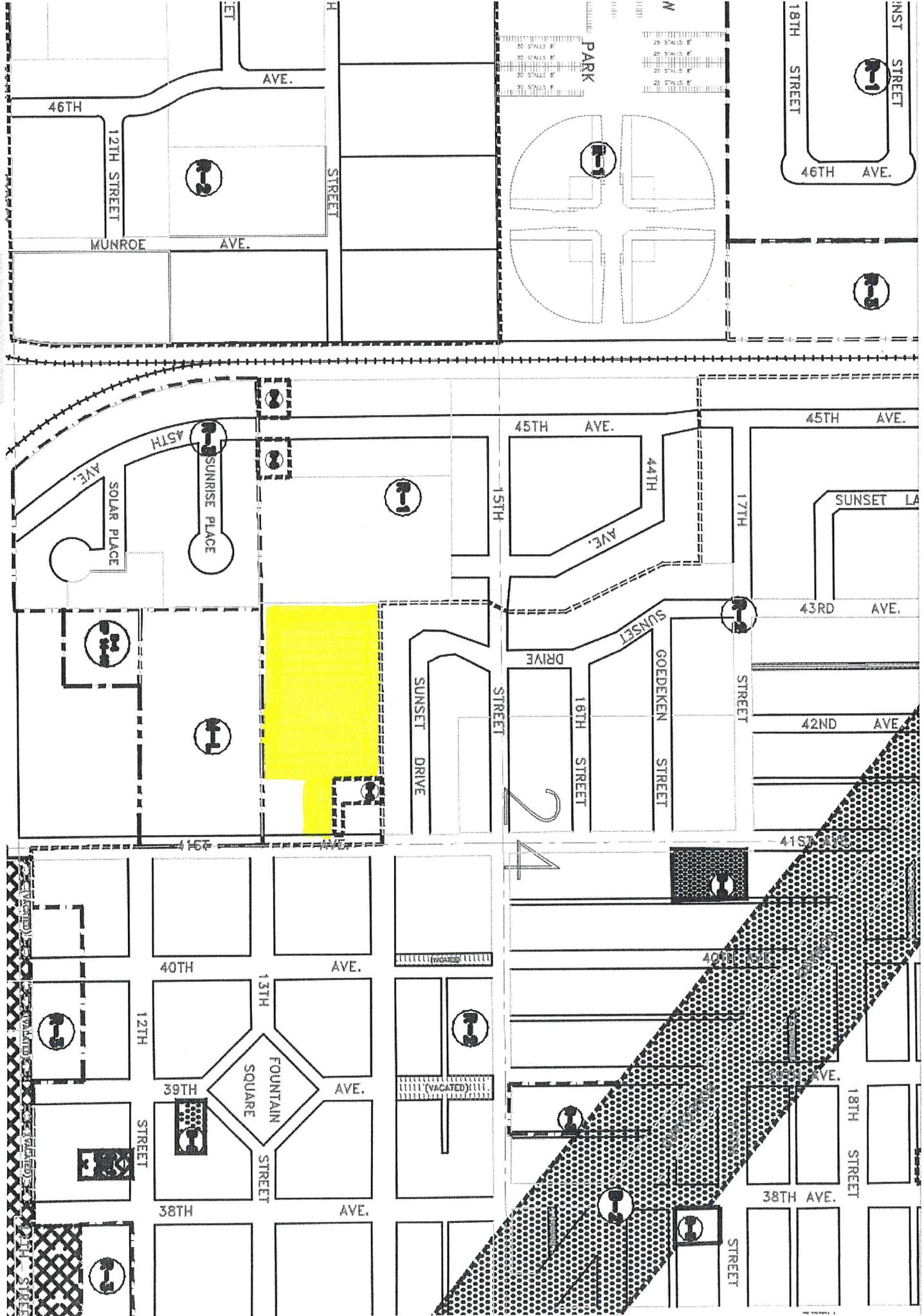
May 26, 2020

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,990

- Lot Lines
- ▭ Sections
- ▭ Parcels
- ▭ Townships





6. **Public hearing - Application of Allsman Enterprises, LLC to rezone property located at 53 Avenue and Highway 81 from "B-2" (General Commercial District) to "R-1" (Single-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan.**

**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, July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Lot 4, Block B, Westbrook Addition to the City of Columbus, Platte County, Nebraska (53 Avenue and Highway 81) from "B-2" (General Commercial District) to "R-1" (Single-Family Residential District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

Dated this 2 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 07:02:2020
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: June 26, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning Lot 4, Block B, Westbrook Addition from B-2 to R-1

RECOMMENDATION:

If the Planning Commission and City Council believe this is the best use for the property, the rezoning should be approved and the Future Land Use amended accordingly.

DISCUSSION:

We have received an application to rezone Lot 4, Block B, Westbrook Addition from B-2 to R-1. In conjunction with the rezoning, the property is currently going through the Minor Subdivision process in order to divide the lot into four lots. As you can see by the enclosed attachment, the property is surrounded by B-2 zoning is designated as heavy commercial on the Future Land Use map.

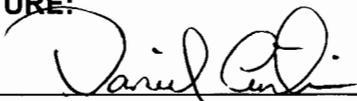
FISCAL IMPACT:

None

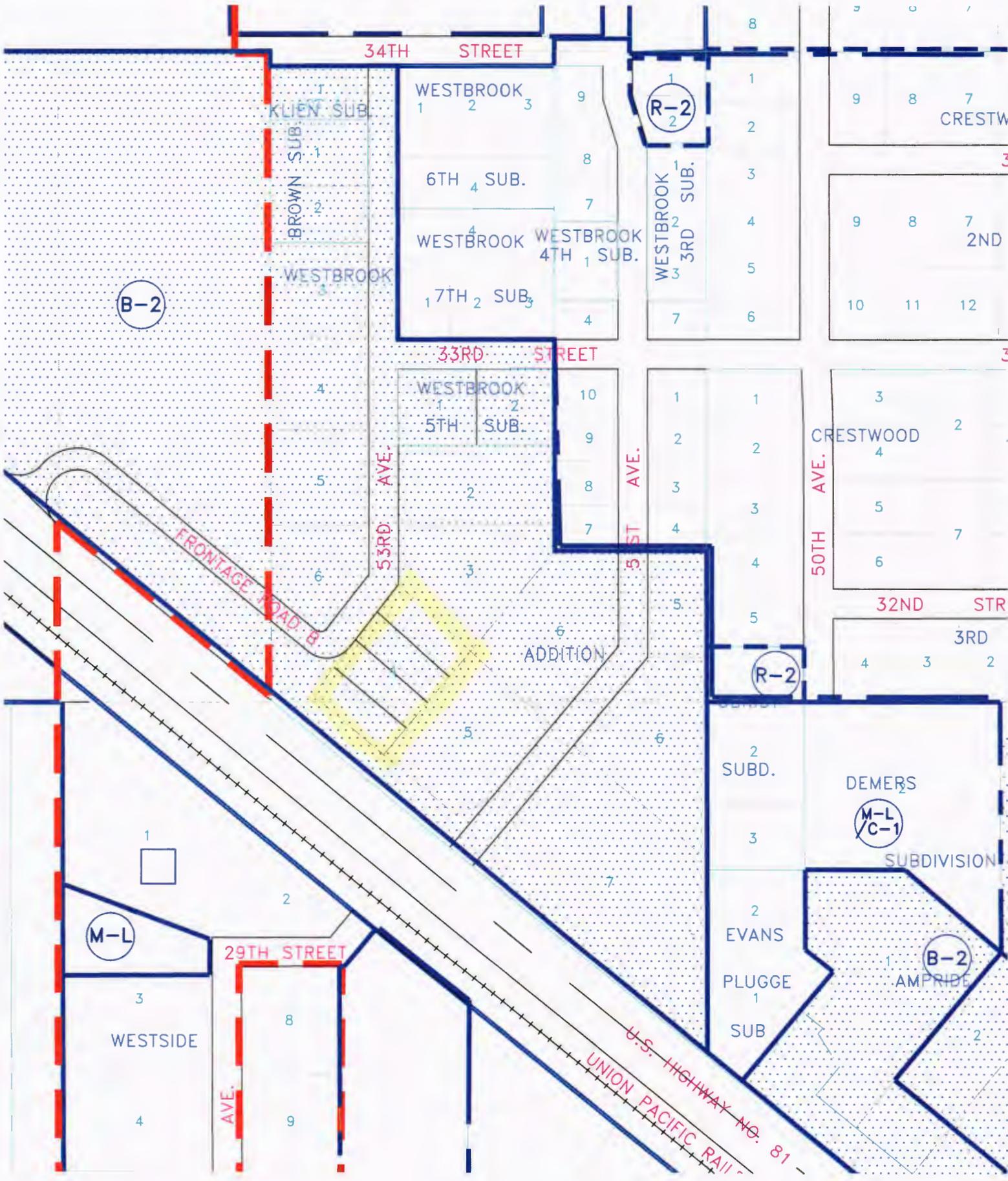
ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: 

Approved By: 



34TH STREET

KLIEN SUB.

WESTBROOK
1 2 3 9

R-2

CRESTW

6TH SUB.

BROWN SUB.

WESTBROOK WESTBROOK
4TH 1 SUB.

WESTBROOK
1 2 3 3RD SUB.

B-2

17TH SUB.

33RD STREET

WESTBROOK
1 2 5TH SUB.

CRESTWOOD

FRONTAGE ROAD B

53RD AVE.

51ST AVE.

50TH AVE.

32ND STR

ADDITION

R-2

DEMERS

M-L
C-1

SUBDIVISION

M-L

29TH STREET

EVANS

PLUGGE

B-2

WESTSIDE

SUB

AMPRIDE

U.S. HIGHWAY NO. 81
UNION PACIFIC RAIL

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: Allsman Enterprises, LLC, a Nebraska Limited Liability Company

Applicant's Address: 663 Louis Place
Columbus, NE 68601

2. Property Owner: C. Ronald Lambert and Charlotte K. Lambert

Address of Property: 53rd Avenue and Highway 81
Columbus, NE 68601

Legal Description of Property:

Lot 4, Block B, Westbrook Addition to the City of Columbus, Platte County, Nebraska

Present Zoning Classification: B-2 (General Commercial)
Requested Zoning Classification: R-1 (Single-Family Residential)

3. Set forth a description of 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 attached Kenneth Barry Subdivision Plat, Assessor Map and Zoning Map.

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

Dated this 15th day of June, 2020

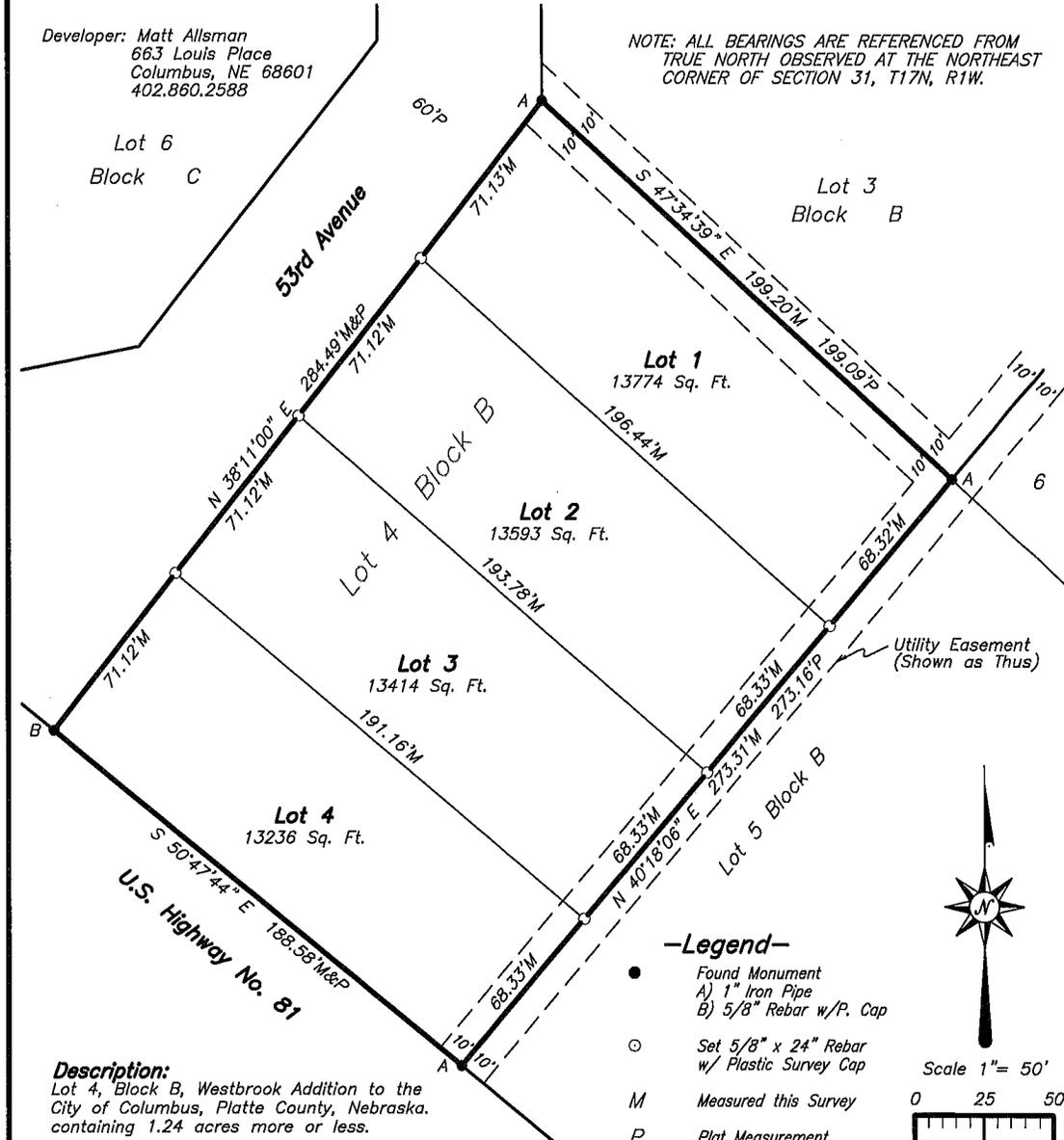


Property Owner/Authorized Agent

KENNETH BARRY SUBDIVISION
TO THE CITY OF COLUMBUS A MINOR SUBDIVISION OF LOT 4, BLOCK B,
WESTBROOK ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA

Developer: Matt Allsman
 663 Louis Place
 Columbus, NE 68601
 402.860.2588

NOTE: ALL BEARINGS ARE REFERENCED FROM
 TRUE NORTH OBSERVED AT THE NORTHEAST
 CORNER OF SECTION 31, T17N, R1W.



Lot 6
 Block C

Lot 3
 Block B

Lot 1
 13774 Sq. Ft.

Lot 2
 13593 Sq. Ft.

Lot 3
 13414 Sq. Ft.

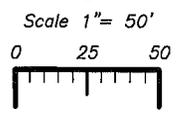
Lot 4
 13236 Sq. Ft.

U.S. Highway No. 81

Utility Easement
 (Shown as Thus)

-Legend-

- Found Monument
- A) 1" Iron Pipe
- B) 5/8" Rebar w/P. Cap
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- M Measured this Survey
- P Plat Measurement



Description:
 Lot 4, Block B, Westbrook Addition to the
 City of Columbus, Platte County, Nebraska,
 containing 1.24 acres more or less.

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

Thomas A. Tremel
 Thomas A. Tremel, L.S. #455
 June 12, 2020



City of Columbus Approval:
 Kenneth Barry Subdivision to the City of Columbus, Platte County, Nebraska,
 was approved on _____ Day of _____, 2020.

 City Administrator

 City Clerk

KENNETH BARRY SUBDIVISION		
COLUMBUS NEBRASKA		
MINOR SUBDIVISION		
TAT	TAT/MGT	06/11/2020
DRAWN	SURVEYED	DATE



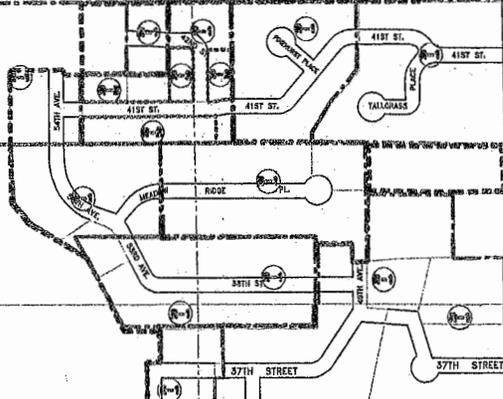
No. 1 Driftwood Drive - Columbus, NE 68601
 Phone (402) 563-4569 - Fax (402) 563-3922

LOST CREEK FLOOD CONTROL PROJECT

LOST CREEK PARKWAY

RR

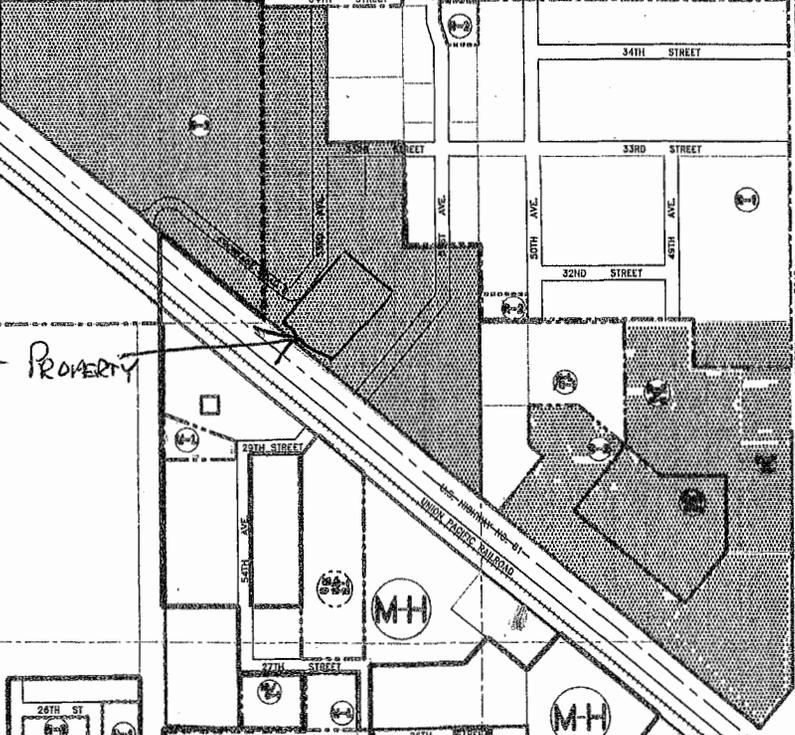
RR
SP
08-19



RR

MH

SUBJECT PROPERTY

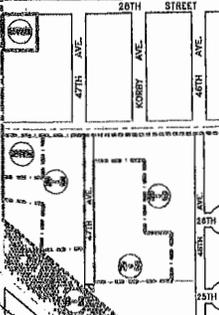
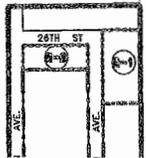


RR

MH

MH

R-1



7. **Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1604 16 Street to 3185 53 Avenue.**

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

You are hereby notified that four public hearings before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the applications for permits to move four houses and at said time and place you may appear and be heard. The houses will be moved from: 1622 16 Street to 3173 53 Avenue on August 3, 2020, at 9 a.m.; 1702 16 Street to 3167 53 Avenue on August 3, 2020, at 9 a.m.; 1604 16 Street to 3185 53 Avenue on August 17, 2020, at 9 a.m.; and 1614 16 Street to 3179 53 Avenue on August 17, 2020, at 9 a.m. Moving route is from 16 Street east to 16 Avenue, north on 16 Avenue to 23 Street, west on 23 Street to 18 Avenue, north on 18 Avenue to Lost Creek Parkway, west on Lost Creek Parkway to 63 Avenue, south on 63 Avenue to Highway 81, southeast on Highway 81 to 53 Avenue.

Dated this 2 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 07:02:20
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: June 26, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Four House Moving Applications

RECOMMENDATION:

If after the Public Hearing and discussion the Planning Commission and City Council believe these homes are a good fit for the neighborhood then the moving permits should be approved.

DISCUSSION:

We have received four applications to move four existing houses from 1604, 1614, 1622 and 1702 16th Street to 3167, 3173, 3179 and 3185 53rd Ave. In conjunction with the moving, you also have a request to rezone the property from B-2 to R-1 and the existing lot is currently going through the Minor Subdivision process to split the lot into four lots. In addition, the owners will need to contact the Nebraska Dept. of Environmental Quality (NDEQ) to verify if asbestos inspections and or abatement is required before the moving.

FISCAL IMPACT:

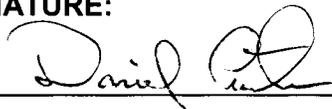
None

ALTERNATIVE:

Deny the Moving Permits

SIGNATURE:

By: _____



Approved By: _____



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 Scribs - David Scribner
ADDRESS PO Box 2
CITY David City STATE NE ZIP 68632
TELEPHONE 402-307-2855
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

TYPE OF EQUIPMENT TO BE USED IN MOVING: dollys & beams

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 Family Residence
CURRENT ADDRESS OF BUILDING: 1604 16th Str - Columbus
CURRENT LEGAL DESCRIPTION: LOT NO. 22 BLOCK NO. 5
ADDITION/SUBDIVISION Chambers
FLOOR AREA (Sq. Feet) 876

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

LOCATION TO BE MOVED TO

ADDRESS 3185 53rd Ave. Columbus
LEGAL DESCRIPTION: LOT NO. 1 BLOCK NO. 1 ADDITION/SUBDIVISION Westbrook
LOT SIZE: 71.13 x 196.44 = 13,774 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1.5

PROPOSED USE OF THE BUILDING AT THE NEW SITE: Single family home

BUILDING OWNER

NAME Allsman Enterprises LLC - Matt & Katy Allsman
ADDRESS 643 Louis Place
CITY Columbus STATE NE ZIP 68601
TELEPHONE 402-800-2588 402-270-1088

MOVING DATE

DATE: 8-17-2020 TIME WHICH THE BUILDING WILL BE MOVED: 9am

LENGTH OF TIME REQUIRED FOR MOVING: 4 hours

ROUTE (Attach map):

HEIGHT & WIDTH

HEIGHT (When Loaded): 26 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 0 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.
- 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.
- 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.
- 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.

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:

TELEPHONE: *Frank Cook for poster*
 ELECTRICAL: *Don Geller*
 CABLE TV: *Daniel*
 NATURAL GAS: *[Signature]*
 POLICE DEPARTMENT: *[Signature]*
 STREET DEPARTMENT: *Cliff*
 FIRE DEPARTMENT: *Walt*

DATE
6/24/20
6-18-2020
6-22-2020
6-18-2020
6-18-2020
6-18-2020
6-18-2020

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____
 RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:

 COUNTY SHERIFF DEPARTMENT _____

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,

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: _____

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE:

Jan A. Cromwell

6-25-2020

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

COUNTY SHERIFF DEPARTMENT

[Signature]

6/25/20

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.

NOTICE OF MOVING ROUTE

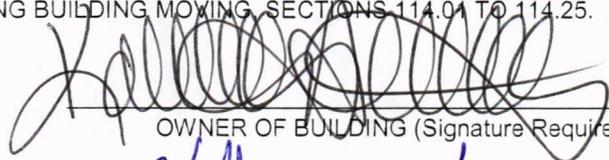
- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before 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.

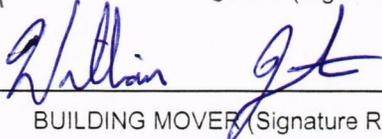
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS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

DATE _____



 OWNER OF BUILDING (Signature Required)

FEES _____



 BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Andy woehrer

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: _____



Parcel Information	
Parcel ID:	710083496
Map Number	CHA-MBE-00-0005-00240
State Geo Code	2405-00-0-10330-005-0240
Cadastral #	6-21
Images	Photo #1 Sketch #1
Current Owner:	ST BONAVENTURE'S CHURCH OF COLUMBUS 1565 18 AVE COLUMBUS, NE 68601
Situs Address:	1604 16 ST
Tax District:	1
School District:	COLUMBUS 1, 71-0001
Account Type:	Residential
Legal Description:	LOT 22 BLK 5 CHAMBERS COLUMBUS
Lot Width:	54.00
Lot Depth:	132.00
Lot Size:	7128.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$93,855	\$19,600	\$0	\$74,255
2018	\$84,640	\$19,600	\$0	\$65,040

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,679.86	1.893994
2018		1.92369

2019 Tax Levy	
Description	Rate
COLUMBUS 1	1.04998900
PLATTE COUNTY	0.20786400
COLUMBUS 1 BOND	0.16896500
ESU #7	0.01500000
COLUMBUS CITY	0.31518600
LOWER LOUP NRD	0.03573600
CENTRAL COMMUNITY COLLEGE	0.09304200
AG SOCIETY	0.00821200

5 Year Sales History
No previous sales information is available (for the past 5 years).

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	12,001-100,000
Zoning:	Single Family	Lot Size:	<10,000 sq. ft.

PARCEL PAYMENT INFORMATION FOR PARCEL 0710083498

Property Owner	Legal Description
ST BONAVENTURE'S CHURCH OF COLUMBUS 1565 18 AVE COLUMBUS, NE 68601	LOT 22 BLK 5 CHAMBERS COLUMBUS

Statement Information	Date Paid	Receipt	Paid By	Tax Paid	Interest Paid	Advertising	Distress	Total Paid
2019-00002554 - Real Estate Taxable Value: 93,855 Net Tax: 1,679.86 Tax Paid: 839.93 Outstanding Tax: 839.93	05/05/2020	20201313	kg mail 4/29/2020	839.93	0.00	0.00	0.00	839.93
		1						
	Not Paid in Full							
2018-00002550 - Real Estate Taxable Value: 84,640 Net Tax: 1,555.00 Tax Paid: 1,555.00 Outstanding Tax: 0.00	04/18/2019	00806141	LW ONLINE	777.50	0.00	0.00	0.00	777.50
	08/22/2019	00820324	LW ONLINE	777.50	0.00	0.00	0.00	777.50
			8.21.19					
				1,555.00	0.00	0.00	0.00	1,555.00
2017-00002572 - Real Estate Taxable Value: 79,220 Net Tax: 1,439.70 Tax Paid: 1,439.70 Outstanding Tax: 0.00	04/17/2018	00707345	SN	719.85	0.00	0.00	0.00	719.85
	08/17/2018	00721736	AZ MAIL 8.17.18	719.85	0.00	0.00	0.00	719.85
				1,439.70	0.00	0.00	0.00	1,439.70
2016-00002586 - Real Estate Taxable Value: 79,220 Net Tax: 1,448.42 Tax Paid: 1,448.42 Outstanding Tax: 0.00	04/14/2017	00605743	PR MAIL	724.21	0.00	0.00	0.00	724.21
	08/22/2017	00619718	SE THANK YOU	724.21	0.00	0.00	0.00	724.21
				1,448.42	0.00	0.00	0.00	1,448.42
2015-00002586 - Real Estate Taxable Value: 79,220 Net Tax: 1,461.96 Tax Paid: 1,461.96 Outstanding Tax: 0.00	05/03/2016	00511539	MAIL JJ 5/2	730.98	0.00	0.00	0.00	730.98
	09/08/2016	00524880	LW MAIL 9.1.16	730.98	0.00	0.00	0.00	730.98
				1,461.96	0.00	0.00	0.00	1,461.96
2014-00010877 - Real Estate Taxable Value: 85,000 Net Tax: 1,603.12 Tax Paid: 1,603.12 Outstanding Tax: 0.00	04/20/2015	00406229	SE MAIL	801.56	0.00	0.00	0.00	801.56
	08/28/2015	00422627	PR MAIL 8-27	801.56	0.00	0.00	0.00	801.56
				1,603.12	0.00	0.00	0.00	1,603.12
2013-00010711 - Real Estate Taxable Value: 85,000 Net Tax: 1,601.34 Tax Paid: 1,601.34 Outstanding Tax: 0.00	04/15/2014	00305648	JJR THANK YOU	800.67	0.00	0.00	0.00	800.67
	08/27/2014	00321153	SN MAIL	800.67	0.00	0.00	0.00	800.67
				1,601.34	0.00	0.00	0.00	1,601.34
2012-00010681 - Real Estate Taxable Value: 85,000 Net Tax: 1,605.64 Tax Paid: 1,605.64 Outstanding Tax: 0.00	04/30/2013	00209719	SE THANK YOU	802.82	0.00	0.00	0.00	802.82
	08/20/2013	00218910	SK THANK YOU	802.82	0.00	0.00	0.00	802.82
				1,605.64	0.00	0.00	0.00	1,605.64
2011-00010549 - Real Estate Taxable Value: 0 Net Tax: 0.00 Tax Paid: 0.00 Outstanding Tax: 0.00	No Payments Made							
2010-00004383 - Real Estate Taxable Value: 0 Net Tax: 0.00 Tax Paid: 0.00 Outstanding Tax: 0.00	No Payments Made							

TAX STATEMENT

Property Description

LOT 22 BLK 5 CHAMBERS COLUMBUS

1604 16 ST COLUMBUS NE 68601

PLATTE COUNTY

TAX YEAR	: 2019
STATEMENT	: 2554
TAX TYPE	: Real Estate
PARCEL ID	: 0710083496

Date Taxes Are Due	:	12/31/2019
1st Half Delinquent	:	05/01/2020
2nd Half Delinquent	:	09/01/2020
<hr/>		
Net Amount Due	:	1,679.86
1st Half Payment	:	839.93
2nd Half Payment	:	839.93
<hr/>		
Total Value	:	93,855
Homestead Value	:	0
Taxable Value	:	93,855
<hr/>		
Total Tax	:	1,777.62
Homestead Credit	:	0.00
Non-Ag Tax Credit	:	-97.76
Ag-Land Tax Credit	:	0.00
Unused Tax Credit	:	0.00
Penalty	:	0.00
<hr/>		
NET AMOUNT DUE		1,679.86

ST BONAVENTURE'S CHURCH OF COLUMBUS
1565 18 AVE
COLUMBUS, NE 68601

Description	Tax Rate	Prior Tax	Current Tax
PLATTE COUNTY	0.20786400	175.27	195.09
AG SOCIETY	0.00821200	9.32	7.71
COLUMBUS 1	1.04998900	888.72	985.47
COLUMBUS 1 BOND	0.16896500	169.27	158.58
ESU #7	0.01500000	12.70	14.08
CENTRAL COMMUNITY	0.09304200	81.22	87.33
LOWER LOUP NRD	0.03573600	24.95	33.54
COLUMBUS CITY	0.31518600	266.77	295.82
<hr/>			
Tax Credit		-73.22	-97.76
Totals	1.89399400	1,555.00	1,679.86



Parcel ID : 0710083496
District ID : 1
District Name: 1TCM-L

MESSAGES

Homestead Credits and State Tax Credits are Reimbursed by the State of Nebraska

IMPORTANT: Examine the notice before payment. The treasurer is not responsible for payments on the wrong property.

1ST HALF PAYMENT

2019 Real Estate Statement



ST BONAVENTURE'S CHURCH OF COLUMBUS
1565 18 AVE
COLUMBUS, NE 68601

Statement : 2554
District ID: 1
Parcel ID : 0710083496

Delinquent on 05/01/2020	
Total Due :	1,679.86
1st Half :	839.93
Call 402 563-4913 For Current Interest	

Make Checks Payable To:
PLATTE COUNTY TREASURER
402 563-4913 2610 14th ST Columbus NE 68601



2ND HALF PAYMENT

2019 Real Estate Statement



ST BONAVENTURE'S CHURCH OF COLUMBUS
1565 18 AVE
COLUMBUS, NE 68601

Statement : 2554
District ID: 1
Parcel ID : 0710083496

Delinquent on 09/01/2020	
Total Due :	1,679.86
2nd Half :	839.93
Call 402 563-4913 For Current Interest	

Make Checks Payable To:
PLATTE COUNTY TREASURER
402 563-4913 2610 14th ST Columbus NE 68601



REMIT THIS PORTION WITH 1ST HALF PAYMENT

REMIT THIS PORTION WITH 2ND HALF PAYMENT

5/13/2020

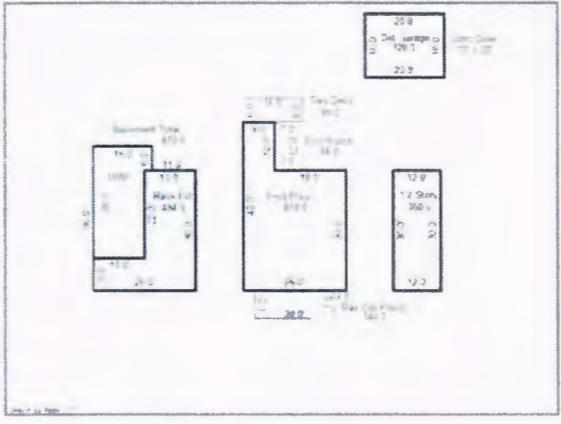
Platte County Assessor



Residential Datasheet			
Zoning:	Single Family	Style:	100% 1 1/2 Story Finished
Year Built:	1900	Bathrooms:	1.00
Exterior:	100% Frame, Siding, Metal	Heating/Cooling:	100% Warmed & Cooled Air
Bedrooms:	3	Min Finish:	494 sq. ft
Plumbing Fixtures:	5	Part Finish:	0 sq. ft
Basement Size:	870 sq. ft	Garage 1:	Detached Garage (SF)
Building Size:	1,236 sq. ft	Garage 1 Size:	320 sq. ft
Quality:	Average		

Dwelling Data		
Description	Units	Value
Raised Slab Porch with Roof	140	\$3,570
Raised Enclosed Porch, Solid Walls	84	\$4,610
SYNTHETIC DECK	90	\$2,700
Driveway 20 x 12	240	\$405

Photo/Sketch

1604 16th street
 moving to
 (3185 53rd Ave)

Dropped pin



Dropped pin
 Near 1600-1798 16th St, Columbus, NE 68601
 6 min

16th Street to 16th Avenue

16th Avenue to Highway

Highway to 18th ave

18th ave to lost creek pkwy

Lost creek pkwy to 63 ave

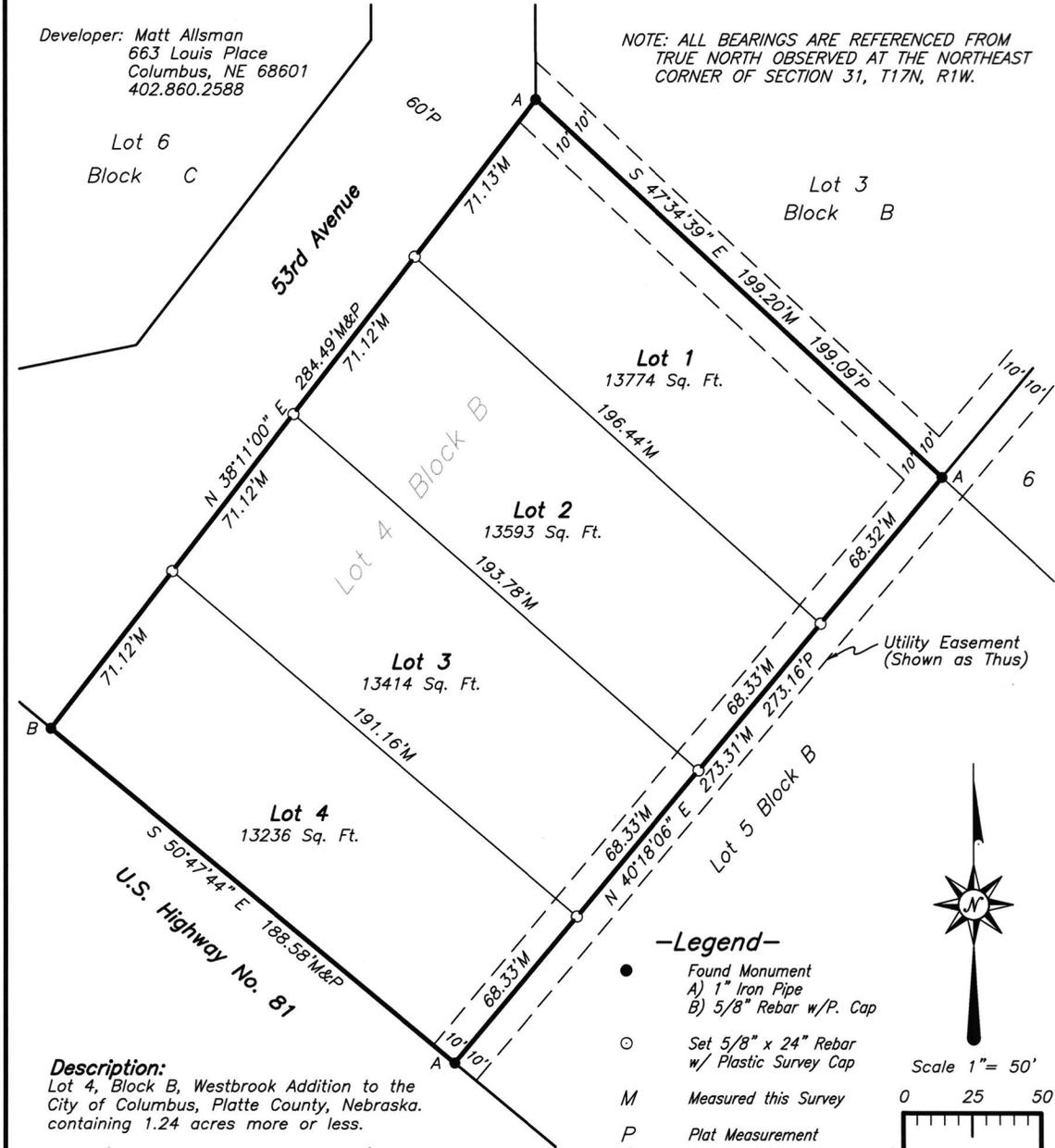
63 ave to highway 81

Highway 81 to 53 ave

KENNETH BARRY SUBDIVISION
TO THE CITY OF COLUMBUS A MINOR SUBDIVISION OF LOT 4, BLOCK B,
WESTBROOK ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA

Developer: Matt Allsman
 663 Louis Place
 Columbus, NE 68601
 402.860.2588

NOTE: ALL BEARINGS ARE REFERENCED FROM
 TRUE NORTH OBSERVED AT THE NORTHEAST
 CORNER OF SECTION 31, T17N, R1W.



- Legend-**
- Found Monument
 A) 1" Iron Pipe
 B) 5/8" Rebar w/P. Cap
 - Set 5/8" x 24" Rebar w/ Plastic Survey Cap
 - M Measured this Survey
 - P Plat Measurement



Description:
 Lot 4, Block B, Westbrook Addition to the
 City of Columbus, Platte County, Nebraska.
 containing 1.24 acres more or less.

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

Thomas A. Tremel
 Thomas A. Tremel, L.S. #455
 June 12, 2020



City of Columbus Approval:
 Kenneth Barry Subdivision to the City of Columbus, Platte County, Nebraska,
 was approved on _____ Day of _____, 2020.

 City Administrator City Clerk

KENNETH BARRY SUBDIVISION			
COLUMBUS NEBRASKA			
MINOR SUBDIVISION			No. 1 Driftwood Drive - Columbus, NE 68601 Phone (402) 563-4589 - Fax (402) 563-3922
TAT	TAT/MGT	06/11/2020	
DRAWN	SURVEYED	DATE	

Dan's Tree Service

*2667 East 14th Ave.
Columbus, NE 68601
402-910-8383*

To: City of Columbus
2424 14th Street
Columbus, NE 68601
Phone #402-562-4220

6/22/2020

Attn: Katy Allsman

Katy, please see pricing below for the tree work needed at your moving project.

Dan's Tree Service has been hired and will do our best quality and provide you with trimming only trees necessary for the moving of your homes from 16th Street in Columbus to the ending destination of the lots by Howard Boulevard on the dates required.

Thank you!



Dan Eschliman

Dan's Tree Service

dan@extremetree.net

402-910-8383

8. **Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1614 16 Street to 3179 53 Avenue.**

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

You are hereby notified that four public hearings before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the applications for permits to move four houses and at said time and place you may appear and be heard. The houses will be moved from: 1622 16 Street to 3173 53 Avenue on August 3, 2020, at 9 a.m.; 1702 16 Street to 3167 53 Avenue on August 3, 2020, at 9 a.m.; 1604 16 Street to 3185 53 Avenue on August 17, 2020, at 9 a.m.; and 1614 16 Street to 3179 53 Avenue on August 17, 2020, at 9 a.m. Moving route is from 16 Street east to 16 Avenue, north on 16 Avenue to 23 Street, west on 23 Street to 18 Avenue, north on 18 Avenue to Lost Creek Parkway, west on Lost Creek Parkway to 63 Avenue, south on 63 Avenue to Highway 81, southeast on Highway 81 to 53 Avenue.

Dated this 2 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 07:02:20
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: June 26, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Four House Moving Applications

RECOMMENDATION:

If after the Public Hearing and discussion the Planning Commission and City Council believe these homes are a good fit for the neighborhood then the moving permits should be approved.

DISCUSSION:

We have received four applications to move four existing houses from 1604, 1614, 1622 and 1702 16th Street to 3167, 3173, 3179 and 3185 53rd Ave. In conjunction with the moving, you also have a request to rezone the property from B-2 to R-1 and the existing lot is currently going through the Minor Subdivision process to split the lot into four lots. In addition, the owners will need to contact the Nebraska Dept. of Environmental Quality (NDEQ) to verify if asbestos inspections and or abatement is required before the moving.

FISCAL IMPACT:

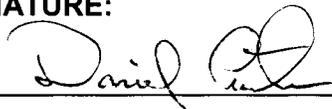
None

ALTERNATIVE:

Deny the Moving Permits

SIGNATURE:

By: _____



Approved By: _____



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 Scribs - David Scribner
ADDRESS PO Box 2
CITY DAVID CITY STATE NE ZIP 68632
TELEPHONE 402-367-2855
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

TYPE OF EQUIPMENT TO BE USED IN MOVING: dollys & beams

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 Family Residence
CURRENT ADDRESS OF BUILDING: 11614 116th Str, Columbus
CURRENT LEGAL DESCRIPTION: LOT NO. 20 BLOCK NO. 5
ADDITION/SUBDIVISION Chambers
FLOOR AREA (Sq. Feet) 7168

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

LOCATION TO BE MOVED TO

ADDRESS 3179 53rd Ave, Columbus
LEGAL DESCRIPTION: LOT NO. 2 BLOCK NO. ADDITION/SUBDIVISION Westbrook
LOT SIZE: 71.12 x 193.78 = 13,593 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1

PROPOSED USE OF THE BUILDING AT THE NEW SITE: Single family home

BUILDING OWNER

NAME Allsman Enterprises LLC - Matt & Katy Allsman
ADDRESS 1663 Louis Place
CITY Columbus STATE NE ZIP 68601
TELEPHONE 402-800-2588 402-270-1088

MOVING DATE

DATE: 8-17-2020 TIME WHICH THE BUILDING WILL BE MOVED: 9am

LENGTH OF TIME REQUIRED FOR MOVING: 4 hours

ROUTE (Attach map):

HEIGHT & WIDTH

HEIGHT (When Loaded): 22 FEET 6 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): 24 FEET 0 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.
- 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.
- 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.
- 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.

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:

TELEPHONE: John East for protest

ELECTRICAL: Don Gellman

CABLE TV: David Schul

NATURAL GAS: [Signature]

POLICE DEPARTMENT: [Signature]

STREET DEPARTMENT: Chita Bulmer

FIRE DEPARTMENT: [Signature]

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____

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

COUNTY SHERIFF DEPARTMENT _____

DATE 6/22/20

6-18-2020

6-22-20

6-18-2020

6-18-2020

6-18-2020

6-18-2020

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,

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: _____

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____

Jane L. Cromwell 6-25-2020

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

COUNTY SHERIFF DEPARTMENT

[Signature]

6/25/20

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.

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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.

NOTICE OF MOVING ROUTE

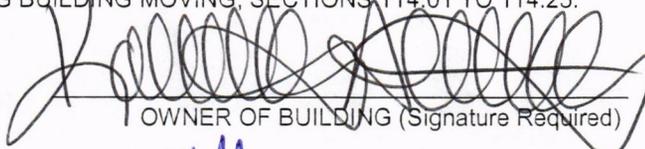
- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before 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.

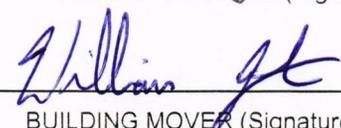
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS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

DATE _____



 OWNER OF BUILDING (Signature Required)

FEES _____



 BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Andy Woehrer

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: _____



Parcel Information	
Parcel ID:	710083482
Map Number	CHA-MBE-00-0005-00220
State Geo Code	2405-00-0-10330-005-0220
Cadastral #	6-21
Images	Photo #1 Sketch #1
Current Owner:	ST BONAVENTURE'S CHURCH OF COLUMBUS 1565 18 AVE COLUMBUS, NE 68601
Situs Address:	1614 16 ST
Tax District:	1
School District:	COLUMBUS 1, 71-0001
Account Type:	Residential
Legal Description:	LOT 20 BLK 5 CHAMBERS COLUMBUS
Lot Width:	52.00
Lot Depth:	132.00
Lot Size:	6864.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$67,495	\$18,875	\$0	\$48,620
2018	\$61,460	\$18,875	\$0	\$42,585

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,208.06	1.893994
2018		1.92369

2019 Tax Levy	
Description	Rate
COLUMBUS 1	1.04998900
PLATTE COUNTY	0.20786400
COLUMBUS 1 BOND	0.16896500
ESU #7	0.01500000
COLUMBUS CITY	0.31518600
LOWER LOUP NRD	0.03573600
CENTRAL COMMUNITY COLLEGE	0.09304200
AG SOCIETY	0.00821200

Sales Information			
Sale Date	Sale Price	Book & Page	Grantor
09/21/2016	\$63,400.00	235 / 1317	TSCHANTRE/DENISE

PARCEL PAYMENT INFORMATION FOR PARCEL 0710063482

Property Owner

Legal Description

ST BONAVENTURE'S CHURCH OF COLUMBUS
1565 18 AVE
COLUMBUS, NE 68601

LOT 20 BLK 5 CHAMBERS COLUMBUS

Statement Information	Date Paid	Receipt	Paid By	Tax Paid	Interest Paid	Advertising	Distress	Total Paid
2019-0002552 - Real Estate Taxable Value: 67,495 Net Tax: 1,208.06 Tax Paid: 604.03 Outstanding Tax: 604.03	05/05/2020	20201313 2	kg mail 4/29/2020	604.03	0.00	0.00	0.00	604.03
Not Paid in Full								
2018-0002558 - Real Estate Taxable Value: 61,460 Net Tax: 1,129.14 Tax Paid: 1,129.14 Outstanding Tax: 0.00	04/18/2019	00806145	LW ONLINE	564.57	0.00	0.00	0.00	564.57
	08/22/2019	00820327	LW ONLINE 8.21.19	564.57	0.00	0.00	0.00	564.57
				1,129.14	0.00	0.00	0.00	1,129.14
2017-0002570 - Real Estate Taxable Value: 58,155 Net Tax: 1,056.86 Tax Paid: 1,056.86 Outstanding Tax: 0.00	04/17/2018	00707342	SN	528.43	0.00	0.00	0.00	528.43
	08/17/2018	00721733	AZ MAIL 8.17.18	528.43	0.00	0.00	0.00	528.43
				1,056.86	0.00	0.00	0.00	1,056.86
2016-0002584 - Real Estate Taxable Value: 58,155 Net Tax: 1,063.26 Tax Paid: 1,063.26 Outstanding Tax: 0.00	04/14/2017	00605744	PR MAIL	531.63	0.00	0.00	0.00	531.63
	08/22/2017	00619717	SE THANK YOU	531.63	0.00	0.00	0.00	531.63
				1,063.26	0.00	0.00	0.00	1,063.26
2015-0002584 - Real Estate Taxable Value: 58,155 Net Tax: 1,073.22 Tax Paid: 1,073.22 Outstanding Tax: 0.00	12/29/2015	00501641	SN	1,073.22	0.00	0.00	0.00	1,073.22
2014-0001462 - Real Estate Taxable Value: 54,460 Net Tax: 1,027.14 Tax Paid: 1,027.14 Outstanding Tax: 0.00	12/26/2014	00401583	SN	1,027.14	0.00	0.00	0.00	1,027.14
2013-0001294 - Real Estate Taxable Value: 54,460 Net Tax: 1,025.98 Tax Paid: 1,025.98 Outstanding Tax: 0.00	12/23/2013	00301330	JMS BY CK# 4142	1,025.98	0.00	0.00	0.00	1,025.98
2012-0001263 - Real Estate Taxable Value: 54,460 Net Tax: 1,028.74 Tax Paid: 1,028.74 Outstanding Tax: 0.00	12/27/2012	00201564	SE THANK YOU	1,028.74	0.00	0.00	0.00	1,028.74
2011-0001125 - Real Estate Taxable Value: 54,460 Net Tax: 998.20 Tax Paid: 998.20 Outstanding Tax: 0.00	12/30/2011	00101947	SE THANK YOU	998.20	0.00	0.00	0.00	998.20
2010-0001124 - Real Estate Taxable Value: 54,460 Net Tax: 982.22 Tax Paid: 982.22 Outstanding Tax: 0.00	12/22/2010	00001124	SN	982.22	0.00	0.00	0.00	982.22

TAX STATEMENT

Property Description

LOT 20 BLK 5 CHAMBERS COLUMBUS

1614 16 ST COLUMBUS NE 68601

PLATTE COUNTY

TAX YEAR	: 2019
STATEMENT	: 2552
TAX TYPE	: Real Estate
PARCEL ID	: 0710083482

Date Taxes Are Due	:	12/31/2019
1st Half Delinquent	:	05/01/2020
2nd Half Delinquent	:	09/01/2020
<hr/>		
Net Amount Due	:	1,208.06
1st Half Payment	:	604.03
2nd Half Payment	:	604.03
<hr/>		
Total Value	:	67,495
Homestead Value	:	0
Taxable Value	:	67,495
<hr/>		
Total Tax	:	1,278.36
Homestead Credit	:	0.00
Non-Ag Tax Credit	:	-70.30
Ag-Land Tax Credit	:	0.00
Unused Tax Credit	:	0.00
Penalty	:	0.00
<hr/>		
NET AMOUNT DUE		1,208.06

ST BONAVENTURE'S CHURCH OF COLUMBUS
1565 18 AVE
COLUMBUS, NE 68601

Description	Tax Rate	Prior Tax	Current Tax
PLATTE COUNTY	0.20786400	127.28	140.31
AG SOCIETY	0.00821200	6.77	5.54
COLUMBUS 1	1.04998900	645.32	708.69
COLUMBUS 1 BOND	0.16896500	122.91	114.04
ESU #7	0.01500000	9.22	10.12
CENTRAL COMMUNITY	0.09304200	58.97	62.80
LOWER LOUP NRD	0.03573600	18.12	24.12
COLUMBUS CITY	0.31518600	193.71	212.74
<hr/>			
Tax Credit		-53.16	-70.30
Totals	1.89399400	1,129.14	1,208.06



Parcel ID : 0710083482
District ID : 1
District Name: 1TCM-L

MESSAGES

Homestead Credits and State Tax Credits are Reimbursed by the State of Nebraska

IMPORTANT: Examine the notice before payment. The treasurer is not responsible for payments on the wrong property.

1ST HALF PAYMENT
2019 Real Estate Statement



ST BONAVENTURE'S CHURCH OF COLUMBUS
1565 18 AVE
COLUMBUS, NE 68601

Statement : 2552
District ID: 1
Parcel ID : 0710083482

Delinquent on 05/01/2020	
Total Due :	1,208.06
1st Half :	604.03
Call 402 563-4913 For Current Interest	

Make Checks Payable To:
PLATTE COUNTY TREASURER
402 563-4913 2610 14th ST Columbus NE 68601



REMIT THIS PORTION WITH 1ST HALF PAYMENT

2ND HALF PAYMENT
2019 Real Estate Statement



ST BONAVENTURE'S CHURCH OF COLUMBUS
1565 18 AVE
COLUMBUS, NE 68601

Statement : 2552
District ID: 1
Parcel ID : 0710083482

Delinquent on 09/01/2020	
Total Due :	1,208.06
2nd Half :	604.03
Call 402 563-4913 For Current Interest	

Make Checks Payable To:
PLATTE COUNTY TREASURER
402 563-4913 2610 14th ST Columbus NE 68601



REMIT THIS PORTION WITH 2ND HALF PAYMENT

5/13/2020

Platte County Assessor

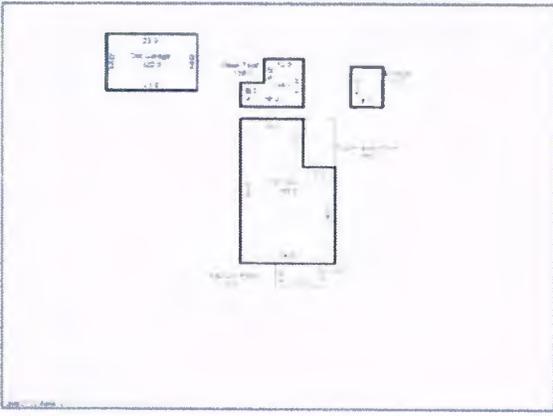


Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	12,001-100,000
Zoning:	Single Family	Lot Size:	<10,000 sq. ft.

Residential Datasheet			
Zoning:	Single Family	Style:	100% One Story
Year Built:	1910	Bathrooms:	1.00
Exterior:	100% Frame, Siding, Metal	Heating/Cooling:	100% Warmed & Cooled Air
Bedrooms:	2	Min Finish:	0 sq. ft
Plumbing Fixtures:	5	Part Finish:	0 sq. ft
Basement Size:	156 sq. ft	Garage 1:	Detached Garage (SF)
Building Size:	768 sq. ft	Garage 1 Size:	322 sq. ft
Quality:	Average		

Dwelling Data		
Description	Units	Value
Wood Deck with Roof	78	\$2,840
Raised Enclosed Porch, Knee Walls w/Ro	96	\$6,400

Outbuilding Data			
Description	Units	Year Built	Cost
Tool Shed	80		\$350

Photo/Sketch	
	

1614 16th Street
 moving to
 (3179 53rd Ave)

Dropped pin



©2020 Google

Dropped pin

Near 1600-1798 16th St, Columbus, NE 68601

6 min

16th Street to 16th Avenue

16th Avenue to Highway

Highway to 18th ave

18th ave to lost creek pkwy

Lost creek pkwy to 63 ave

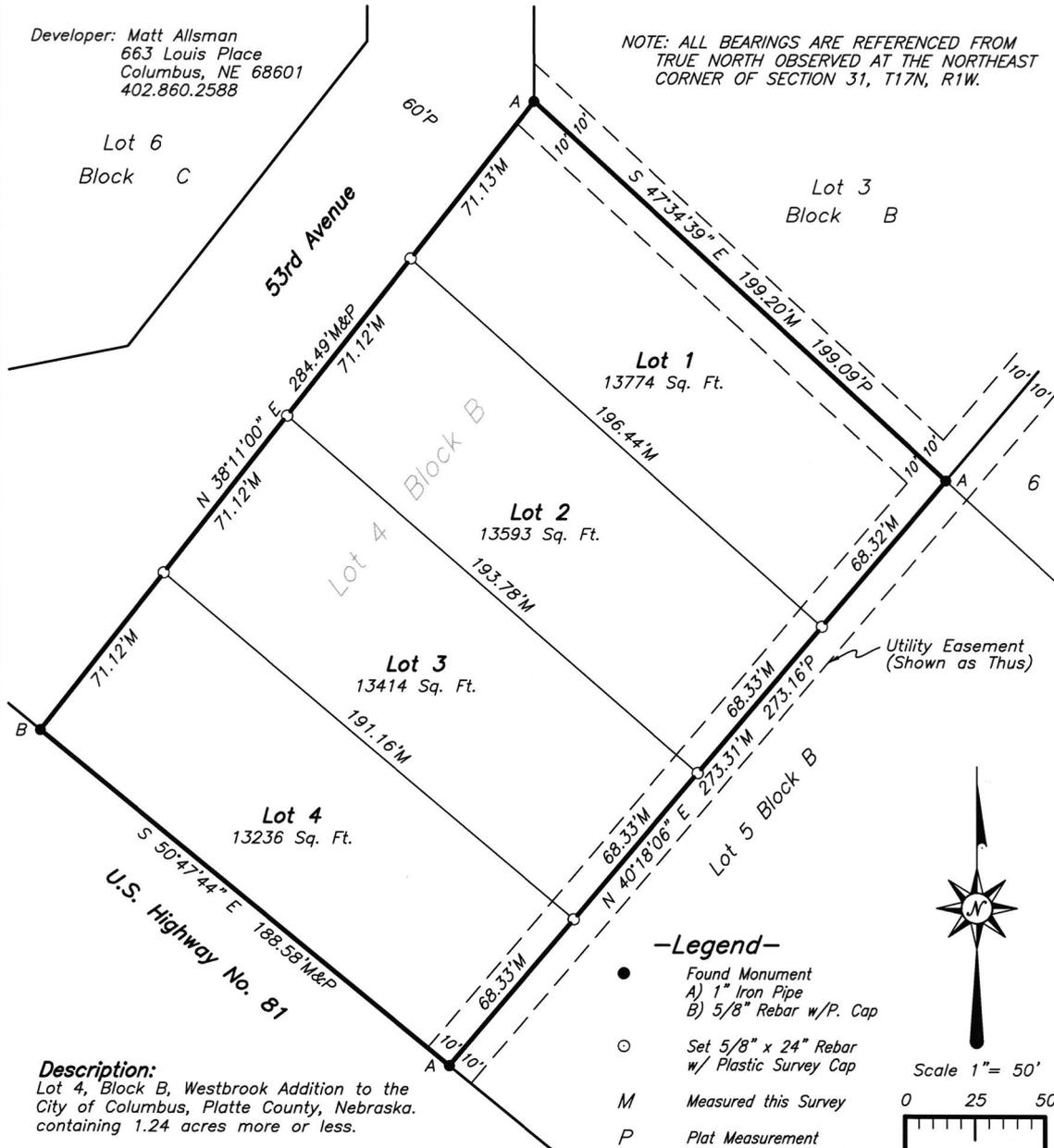
63 ave to highway 81

Highway 81 to 53 ave

KENNETH BARRY SUBDIVISION
TO THE CITY OF COLUMBUS A MINOR SUBDIVISION OF LOT 4, BLOCK B,
WESTBROOK ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA

Developer: Matt Allsman
 663 Louis Place
 Columbus, NE 68601
 402.860.2588

NOTE: ALL BEARINGS ARE REFERENCED FROM TRUE NORTH OBSERVED AT THE NORTHEAST CORNER OF SECTION 31, T17N, R1W.



Description:
 Lot 4, Block B, Westbrook Addition to the City of Columbus, Platte County, Nebraska, containing 1.24 acres more or less.

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

Thomas A. Tremel
 Thomas A. Tremel, L.S. #455
 June 12, 2020



City of Columbus Approval:
 Kenneth Barry Subdivision to the City of Columbus, Platte County, Nebraska,
 was approved on _____ Day of _____, 2020.

 City Administrator

 City Clerk

KENNETH BARRY SUBDIVISION			
COLUMBUS NEBRASKA			
MINOR SUBDIVISION			No. 1 Driftwood Drive - Columbus, NE 68601 Phone (402) 563-4589 - Fax (402) 563-3922
TAT DRAWN	TAT/MGT SURVEYED	06/11/2020 DATE	

Dan's Tree Service

*2667 East 14th Ave.
Columbus, NE 68601
402-910-8383*

To: City of Columbus
2424 14th Street
Columbus, NE 68601
Phone #402-562-4220

6/22/2020

Attn: Katy Allsman

Katy, please see pricing below for the tree work needed at your moving project.

Dan's Tree Service has been hired and will do our best quality and provide you with trimming only trees necessary for the moving of your homes from 16th Street in Columbus to the ending destination of the lots by Howard Boulevard on the dates required.

Thank you!



Dan Eschliman

Dan's Tree Service

dan@extremetree.net

402-910-8383

9. **Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1622 16 Street to 3173 53 Avenue.**

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

You are hereby notified that four public hearings before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the applications for permits to move four houses and at said time and place you may appear and be heard. The houses will be moved from: 1622 16 Street to 3173 53 Avenue on August 3, 2020, at 9 a.m.; 1702 16 Street to 3167 53 Avenue on August 3, 2020, at 9 a.m.; 1604 16 Street to 3185 53 Avenue on August 17, 2020, at 9 a.m.; and 1614 16 Street to 3179 53 Avenue on August 17, 2020, at 9 a.m. Moving route is from 16 Street east to 16 Avenue, north on 16 Avenue to 23 Street, west on 23 Street to 18 Avenue, north on 18 Avenue to Lost Creek Parkway, west on Lost Creek Parkway to 63 Avenue, south on 63 Avenue to Highway 81, southeast on Highway 81 to 53 Avenue.

Dated this 2 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 07:02:20
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: June 26, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Four House Moving Applications

RECOMMENDATION:

If after the Public Hearing and discussion the Planning Commission and City Council believe these homes are a good fit for the neighborhood then the moving permits should be approved.

DISCUSSION:

We have received four applications to move four existing houses from 1604, 1614, 1622 and 1702 16th Street to 3167, 3173, 3179 and 3185 53rd Ave. In conjunction with the moving, you also have a request to rezone the property from B-2 to R-1 and the existing lot is currently going through the Minor Subdivision process to split the lot into four lots. In addition, the owners will need to contact the Nebraska Dept. of Environmental Quality (NDEQ) to verify if asbestos inspections and or abatement is required before the moving.

FISCAL IMPACT:

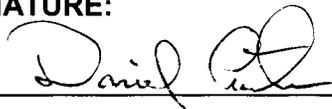
None

ALTERNATIVE:

Deny the Moving Permits

SIGNATURE:

By: _____



Approved By: _____



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 Scribs-David Scribner
ADDRESS PO Box 2
CITY Dayton STATE NE ZIP 68632
TELEPHONE 402-307-2855
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

TYPE OF EQUIPMENT TO BE USED IN MOVING: dollys & beams

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 Family Residence
CURRENT ADDRESS OF BUILDING: 1122 11th Str.
CURRENT LEGAL DESCRIPTION: LOT NO. 18 BLOCK NO. 5
ADDITION/SUBDIVISION Chambers
FLOOR AREA (Sq. Feet) 984

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

LOCATION TO BE MOVED TO

ADDRESS: 373 53rd Ave. Columbus
LEGAL DESCRIPTION: LOT NO. 3 BLOCK NO. ADDITION/SUBDIVISION Westbrook
LOT SIZE: 71.13 x 191.16 = 13,414 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1

PROPOSED USE OF THE BUILDING AT THE NEW SITE: single family home

BUILDING OWNER

NAME Allsman Enterprises - Matt & Katy Allsman
ADDRESS 1463 Lewis Place
CITY Columbus STATE NE ZIP 68601
TELEPHONE 402-860-2588 402-270-1088

MOVING DATE

DATE: 8-3-2020 TIME WHICH THE BUILDING WILL BE MOVED: 9.00 am

LENGTH OF TIME REQUIRED FOR MOVING: 4 hours

ROUTE (Attach map):

HEIGHT & WIDTH

HEIGHT (When Loaded): 22 FEET 6 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): 24 FEET 0 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.
- 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.
- 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.
- 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.

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: _____

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: Jane R. Cromwell 6-25-2020

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

COUNTY SHERIFF DEPARTMENT

[Signature]

6/25/20

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.

NOTICE OF MOVING ROUTE

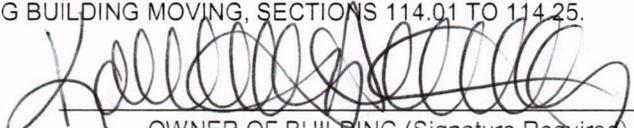
- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before 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.

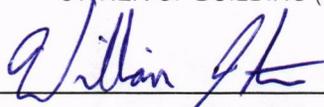
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS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

DATE _____



 OWNER OF BUILDING (Signature Required)

FEES _____



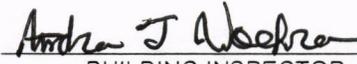
 BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Andy Woehrer

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: _____



Parcel Information	
Parcel ID:	710083468
Map Number	CHA-MBE-00-0005-00200
State Geo Code	2405-00-0-10330-005-0200
Cadastral #	6-21
Images	Photo #1 Sketch #1
Current Owner:	ST BONAVENTURE'S CHURCH OF COLUMBUS A NEBRASKA NON-PORFIT CORPORATION 1565 18 AVE COLUMBUS, NE 68601
Situs Address:	1622 16 ST
Tax District:	1
School District:	COLUMBUS 1, 71-0001
Account Type:	Residential
Legal Description:	LOT 18 BLK 5 CHAMBERS COLUMBUS
Lot Width:	52.00
Lot Depth:	132.00
Lot Size:	6864.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$65,680	\$18,875	\$0	\$46,805
2018	\$59,910	\$18,875	\$0	\$41,035

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,175.56	1.893994
2018		1.92369

2019 Tax Levy	
Description	Rate
COLUMBUS 1	1.04998900
PLATTE COUNTY	0.20786400
COLUMBUS 1 BOND	0.16896500
ESU #7	0.01500000
COLUMBUS CITY	0.31518600
LOWER LOUP NRD	0.03573600
CENTRAL COMMUNITY COLLEGE	0.09304200
AG SOCIETY	0.00821200

5 Year Sales History
No previous sales information is available (for the past 5 years).

PARCEL PAYMENT INFORMATION FOR PARCEL 0710083468

Property Owner

Legal Description

ST BONAVENTURE'S CHURCH OF COLUMBUS
A NEBRASKA NON-PORFIT CORPORATION
1565 18 AVE
COLUMBUS, NE 68601

LOT 18 BLK 5 CHAMBERS COLUMBUS

Statement Information	Date Paid	Receipt	Paid By	Tax Paid	Interest Paid	Advertising	Distress	Total Paid
2019-00002550 - Real Estate	05/05/2020	20201313 4	kg mail 4/29/2020	587.78	0.00	0.00	0.00	587.78
Taxable Value: 65,680	Not Paid in Full							
Net Tax: 1,175.56								
Tax Paid: 587.78								
Outstanding Tax: 587.78								
2018-00002556 - Real Estate	04/18/2019	00806140	LW ONLINE	550.33	0.00	0.00	0.00	550.33
Taxable Value: 59,910	08/22/2019	00820323	LW ONLINE 8.21.19	550.33	0.00	0.00	0.00	550.33
Net Tax: 1,100.66								
Tax Paid: 1,100.66								
Outstanding Tax: 0.00								
2017-00002558 - Real Estate	04/17/2018	00707339	SN	473.33	0.00	0.00	0.00	473.33
Taxable Value: 52,090	08/17/2018	00721731	AZ MAIL 8.17.18	473.33	0.00	0.00	0.00	473.33
Net Tax: 946.66								
Tax Paid: 946.66								
Outstanding Tax: 0.00								
2016-00002582 - Real Estate	04/14/2017	00605747	PR MAIL	476.19	0.00	0.00	0.00	476.19
Taxable Value: 52,090	08/22/2017	00619719	SE THANK YOU	476.19	0.00	0.00	0.00	476.19
Net Tax: 952.38								
Tax Paid: 952.38								
Outstanding Tax: 0.00								
2015-00002582 - Real Estate	05/03/2016	00511537	MAIL JJ 5/2	480.64	0.00	0.00	0.00	480.64
Taxable Value: 52,090	09/08/2016	00524881	LW MAIL 9.1.16	480.64	0.00	0.00	0.00	480.64
Net Tax: 961.28								
Tax Paid: 961.28								
Outstanding Tax: 0.00								
2014-00010876 - Real Estate	04/20/2015	00406230	SE MAIL	453.59	0.00	0.00	0.00	453.59
Taxable Value: 48,100	08/28/2015	00422625	PR MAIL 8-27	453.59	0.00	0.00	0.00	453.59
Net Tax: 907.18								
Tax Paid: 907.18								
Outstanding Tax: 0.00								
2013-00002189 - Real Estate	04/28/2014	00308854	SL THANK YOU	453.08	0.00	0.00	0.00	453.08
Taxable Value: 48,100	04/28/2014	00308856	SL THANK YOU	453.08	0.00	0.00	0.00	453.08
Net Tax: 906.16								
Tax Paid: 906.16								
Outstanding Tax: 0.00								
2012-00002149 - Real Estate	No Payments Made							
Taxable Value: 0								
Net Tax: 0.00								
Tax Paid: 0.00								
Outstanding Tax: 0.00								
2011-00002127 - Real Estate	04/26/2012	00108279	SN	440.82	0.00	0.00	0.00	440.82
Taxable Value: 48,100	08/28/2012	00120634	RW THANK YOU	440.82	0.00	0.00	0.00	440.82
Net Tax: 881.64								
Tax Paid: 881.64								
Outstanding Tax: 0.00								
2010-00002167 - Real Estate	04/26/2011	00007184	SN	433.76	0.00	0.00	0.00	433.76
Taxable Value: 48,100	08/25/2011	00019380	JM THANK YOU	433.76	0.00	0.00	0.00	433.76
Net Tax: 867.52								
Tax Paid: 867.52								
Outstanding Tax: 0.00								

TAX STATEMENT

Property Description

LOT 18 BLK 5 CHAMBERS COLUMBUS

1622 16 ST COLUMBUS NE 68601

PLATTE COUNTY

TAX YEAR	: 2019
STATEMENT	: 2550
TAX TYPE	: Real Estate
PARCEL ID	: 0710083468

Date Taxes Are Due	:	12/31/2019
1st Half Delinquent	:	05/01/2020
2nd Half Delinquent	:	09/01/2020
<hr/>		
Net Amount Due	:	1,175.56
1st Half Payment	:	587.78
2nd Half Payment	:	587.78
<hr/>		
Total Value	:	65,680
Homestead Value	:	0
Taxable Value	:	65,680
<hr/>		
Total Tax	:	1,243.98
Homestead Credit	:	0.00
Non-Ag Tax Credit	:	-68.42
Ag-Land Tax Credit	:	0.00
Unused Tax Credit	:	0.00
Penalty	:	0.00
<hr/>		
NET AMOUNT DUE		1,175.56

ST BONAVENTURE'S CHURCH OF COLUMBUS
 A NEBRASKA NON-PORFIT CORPORATION
 1565 18 AVE
 COLUMBUS, NE 68601

Description	Tax Rate	Prior Tax	Current Tax
PLATTE COUNTY	0.20786400	124.05	136.53
AG SOCIETY	0.00821200	6.60	5.39
COLUMBUS 1	1.04998900	629.05	689.64
COLUMBUS 1 BOND	0.16896500	119.81	110.98
ESU #7	0.01500000	8.99	9.85
CENTRAL COMMUNITY	0.09304200	57.49	61.11
LOWER LOUP NRD	0.03573600	17.66	23.47
COLUMBUS CITY	0.31518600	188.83	207.01
Tax Credit		-51.82	-68.42
Totals	1.89399400	1,100.66	1,175.56



Parcel ID : 0710083468
 District ID : 1
 District Name: TCM-L

MESSAGES

Homestead Credits and State Tax Credits are Reimbursed by the State of Nebraska

IMPORTANT: Examine the notice before payment. The treasurer is not responsible for payments on the wrong property.

1ST HALF PAYMENT

2019 Real Estate Statement



ST BONAVENTURE'S CHURCH OF COLUMBUS
 A NEBRASKA NON-PORFIT CORPORATION
 1565 18 AVE
 COLUMBUS, NE 68601

Statement : 2550
 District ID: 1
 Parcel ID : 0710083468

Delinquent on 05/01/2020
Total Due : 1,175.56
1st Half : 587.78
Call 402 563-4913 For Current Interest

Make Checks Payable To:
 , PLATTE COUNTY TREASURER
 402 563-4913 2610 14th ST Columbus NE 68601



2ND HALF PAYMENT

2019 Real Estate Statement



ST BONAVENTURE'S CHURCH OF COLUMBUS
 A NEBRASKA NON-PORFIT CORPORATION
 1565 18 AVE
 COLUMBUS, NE 68601

Statement : 2550
 District ID: 1
 Parcel ID : 0710083468

Delinquent on 09/01/2020
Total Due : 1,175.56
2nd Half : 587.78
Call 402 563-4913 For Current Interest

Make Checks Payable To:
 , PLATTE COUNTY TREASURER
 402 563-4913 2610 14th ST Columbus NE 68601



REMIT THIS PORTION WITH 1ST HALF PAYMENT

REMIT THIS PORTION WITH 2ND HALF PAYMENT

5/13/2020

Platte County Assessor

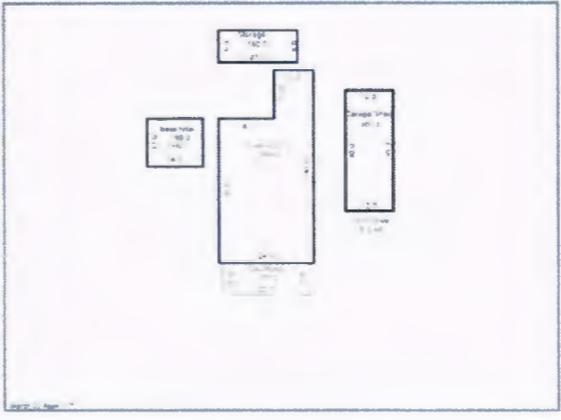


Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	12,001-100,000
Zoning:	Single Family	Lot Size:	<10,000 sq. ft.

Residential Datasheet			
Zoning:	Single Family	Quality:	Average
Year Built:	1905	Style:	100% One Story
Exterior:	100% Frame Siding	Bathrooms:	1.00
Bedrooms:	0	Heating/Cooling:	100% Warmed & Cooled Air
Plumbing Fixtures:	5	Min Finish:	0 sq. ft
Basement Size:	168 sq. ft	Part Finish:	0 sq. ft
Building Size:	984 sq. ft		

Dwelling Data		
Description	Units	Value
Slab Porch with Roof	176	\$3,180
Driveway 9 x 48	432	\$680

Outbuilding Data			
Description	Units	Year Built	Cost
Tool Shed/Garage	360		\$905

Photo/Sketch	
	

1622 16th street
 moving to
 (3173 53rd Ave)

Dropped pin



©2020 Google

Dropped pin

Near 1600-1798 16th St, Columbus, NE 68601

6 min

16th Street to 16th Avenue

16th Avenue to Highway

Highway to 18th ave

18th ave to lost creek pkwy

Lost creek pkwy to 63 ave

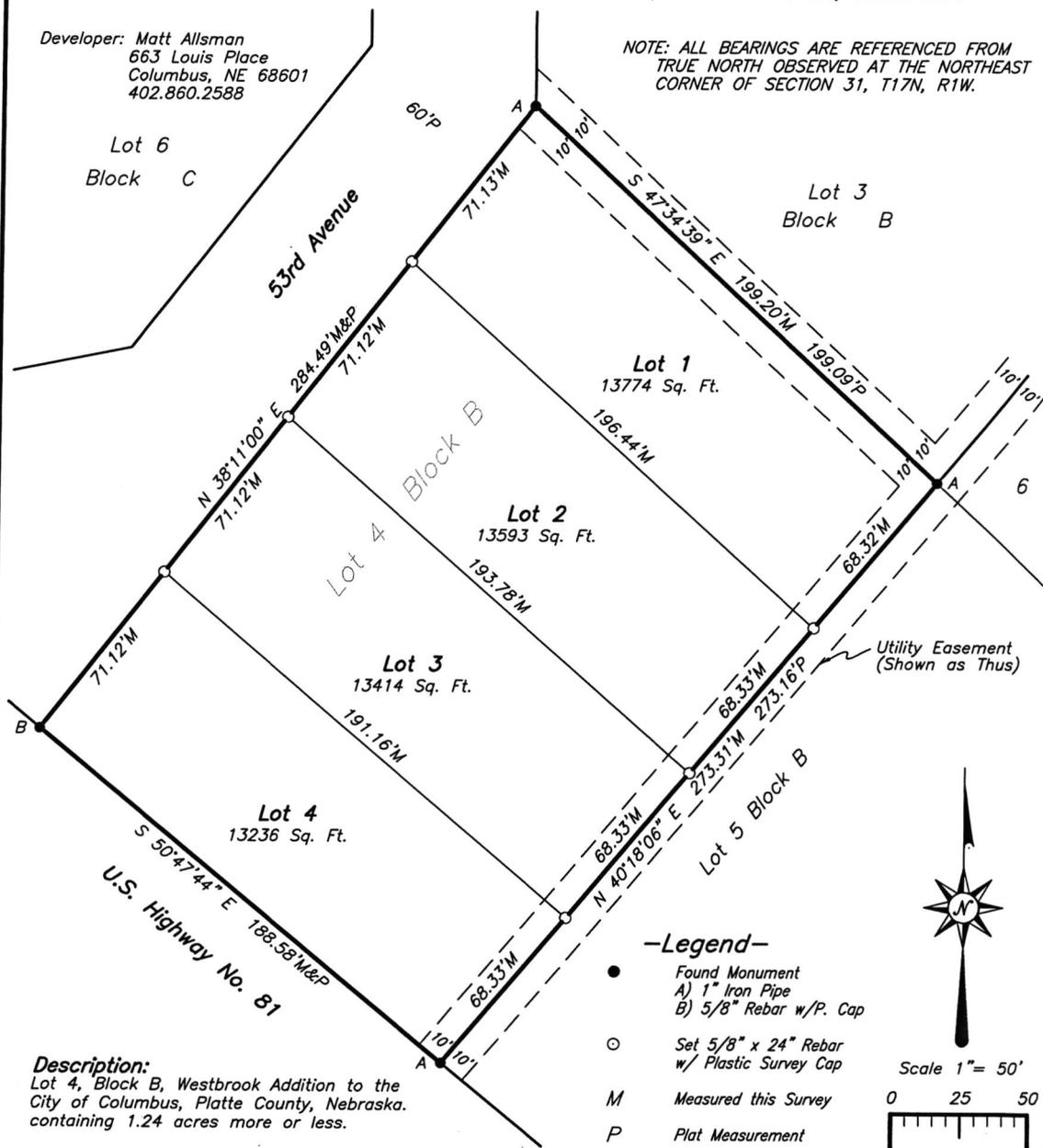
63 ave to highway 81

Highway 81 to 53 ave

KENNETH BARRY SUBDIVISION
 TO THE CITY OF COLUMBUS A MINOR SUBDIVISION OF LOT 4, BLOCK B,
 WESTBROOK ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA

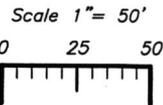
Developer: Matt Allsman
 663 Louis Place
 Columbus, NE 68601
 402.860.2588

NOTE: ALL BEARINGS ARE REFERENCED FROM
 TRUE NORTH OBSERVED AT THE NORTHEAST
 CORNER OF SECTION 31, T17N, R1W.



-Legend-

- Found Monument
- A) 1" Iron Pipe
- B) 5/8" Rebar w/P. Cap
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- M Measured this Survey
- P Plat Measurement



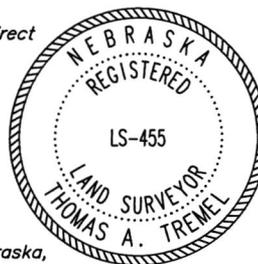
Description:

Lot 4, Block B, Westbrook Addition to the City of Columbus, Platte County, Nebraska, containing 1.24 acres more or less.

Surveyor's Statement:

I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this subdivision was surveyed under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
 Thomas A. Tremel, L.S. #455
 June 12, 2020



City of Columbus Approval:

Kenneth Barry Subdivision to the City of Columbus, Platte County, Nebraska,
 was approved on _____ Day of _____, 2020.

 City Administrator

 City Clerk

**KENNETH BARRY SUBDIVISION
 COLUMBUS NEBRASKA
 MINOR SUBDIVISION**

TAT DRAWN	TAT/MGT SURVEYED	06/11/2020 DATE
--------------	---------------------	--------------------



No. 1 Driftwood Drive - Columbus, NE 68601
 Phone (402) 563-4589 - Fax (402) 563-3922

Dan's Tree Service

2667 East 14th Ave.

Columbus, NE 68601

402-910-8383

To: City of Columbus

6/22/2020

2424 14th Street

Columbus, NE 68601

Phone #402-562-4220

Attn: Katy Allsman

Katy, please see pricing below for the tree work needed at your moving project.

Dan's Tree Service has been hired and will do our best quality and provide you with trimming only trees necessary for the moving of your homes from 16th Street in Columbus to the ending destination of the lots by Howard Boulevard on the dates required.

Thank you!



Dan Eschliman

Dan's Tree Service

dan@extremetree.net

402-910-8383

10. **Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1702 16 Street to 3167 53 Avenue.**

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

You are hereby notified that four public hearings before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the applications for permits to move four houses and at said time and place you may appear and be heard. The houses will be moved from: 1622 16 Street to 3173 53 Avenue on August 3, 2020, at 9 a.m.; 1702 16 Street to 3167 53 Avenue on August 3, 2020, at 9 a.m.; 1604 16 Street to 3185 53 Avenue on August 17, 2020, at 9 a.m.; and 1614 16 Street to 3179 53 Avenue on August 17, 2020, at 9 a.m. Moving route is from 16 Street east to 16 Avenue, north on 16 Avenue to 23 Street, west on 23 Street to 18 Avenue, north on 18 Avenue to Lost Creek Parkway, west on Lost Creek Parkway to 63 Avenue, south on 63 Avenue to Highway 81, southeast on Highway 81 to 53 Avenue.

Dated this 2 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 07:02:20
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: June 26, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Four House Moving Applications

RECOMMENDATION:

If after the Public Hearing and discussion the Planning Commission and City Council believe these homes are a good fit for the neighborhood then the moving permits should be approved.

DISCUSSION:

We have received four applications to move four existing houses from 1604, 1614, 1622 and 1702 16th Street to 3167, 3173, 3179 and 3185 53rd Ave. In conjunction with the moving, you also have a request to rezone the property from B-2 to R-1 and the existing lot is currently going through the Minor Subdivision process to split the lot into four lots. In addition, the owners will need to contact the Nebraska Dept. of Environmental Quality (NDEQ) to verify if asbestos inspections and or abatement is required before the moving.

FISCAL IMPACT:

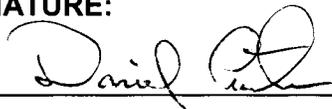
None

ALTERNATIVE:

Deny the Moving Permits

SIGNATURE:

By: _____



Approved By: _____



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 Scribos - David Scribner
ADDRESS PO Box 2
CITY David City STATE NE ZIP 68632
TELEPHONE 402-307-2855
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

TYPE OF EQUIPMENT TO BE USED IN MOVING: dollies & beams

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 family Residence
CURRENT ADDRESS OF BUILDING: 1707 11th Str, Columbus
CURRENT LEGAL DESCRIPTION: LOT NO. 17 BLOCK NO. 5
ADDITION/SUBDIVISION Chambers
FLOOR AREA (Sq. Feet) 9160

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

LOCATION TO BE MOVED TO

ADDRESS: 3167 53rd Ave, Columbus
LEGAL DESCRIPTION; LOT NO. 4 BLOCK NO. ADDITION/SUBDIVISION Westbrook
LOT SIZE: 71.12 x 188.58 = 13,236 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1.5 story
PROPOSED USE OF THE BUILDING AT THE NEW SITE: single-family home

BUILDING OWNER

NAME Allsman Enterprises, LLC - Katy & Matt Allsman
ADDRESS 1663 Lewis Place
CITY Columbus STATE Nebraska ZIP 68601
TELEPHONE 402-270-1088 402-860-2588
Katy

MOVING DATE

DATE: 8-3-2020 TIME WHICH THE BUILDING WILL BE MOVED: 9am

LENGTH OF TIME REQUIRED FOR MOVING: 4 hours

ROUTE (Attach map):

HEIGHT & WIDTH

HEIGHT (When Loaded): 22 FEET 6 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): 24 FEET 0 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.
- 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.
- 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.
- 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.

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><i>Paul Kent for further</i></u>	<u><i>6/22/20</i></u>
ELECTRICAL:	<u><i>Don Kellbren</i></u>	<u><i>6-18-2020</i></u>
CABLE TV:	<u><i>Donald</i></u>	<u><i>6-22-2020</i></u>
NATURAL GAS:	<u><i>Don Kellbren</i></u>	<u><i>6-18-2020</i></u>
POLICE DEPARTMENT:	<u><i>[Signature]</i></u>	<u><i>6-18-2020</i></u>
STREET DEPARTMENT:	<u><i>Chris Behr</i></u>	<u><i>6-18-2020</i></u>
FIRE DEPARTMENT:	<u><i>[Signature]</i></u>	<u><i>6-18-2020</i></u>
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE:	_____	_____
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:	_____	_____
	_____	_____
COUNTY SHERIFF DEPARTMENT	_____	_____

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,

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: _____

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: Jane L. Cromwell 6-25-2020

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

COUNTY SHERIFF DEPARTMENT

[Signature]

6/25/20

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.

NOTICE OF MOVING ROUTE

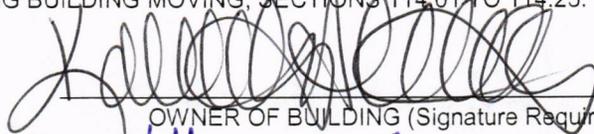
- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before 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.

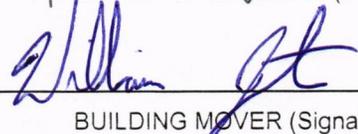
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS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

DATE _____



 OWNER OF BUILDING (Signature Required)

FEES _____



 BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Andy Woehrer

CONDITION SATISFACTORY FOR MOVING: YES NO _____



 BUILDING INSPECTOR

PLANNING COMMISSION APPROVED _____ DENIED _____ DATE _____

CITY COUNCIL APPROVED _____ DENIED _____ DATE _____

PERMIT NO. _____ ISSUED _____

WORK COMPLETED DATE: _____



Parcel Information	
Parcel ID:	710083461
Map Number	CHA-MBE-00-0005-00190
State Geo Code	2405-00-0-10330-005-0190
Cadastral #	6-21
Images	Photo #1 Sketch #1
Current Owner:	ST BONAVENTURE CHURCH OF COLUMBUS NEBRASKA 1565 18 AVE COLUMBUS, NE 68601
Situs Address:	1702 16 ST
Tax District:	1
School District:	COLUMBUS 1, 71-0001
Account Type:	Residential
Legal Description:	LOT 17 BLK 5 CHAMBERS COLUMBUS
Lot Width:	52.00
Lot Depth:	132.00
Lot Size:	6864.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$86,545	\$18,875	\$0	\$67,670
2018	\$78,175	\$18,875	\$0	\$59,300

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,549.02	1.893994
2018		1.92369

2019 Tax Levy	
Description	Rate
COLUMBUS 1	1.04998900
PLATTE COUNTY	0.20786400
COLUMBUS 1 BOND	0.16896500
ESU #7	0.01500000
COLUMBUS CITY	0.31518600
LOWER LOUP NRD	0.03573600
CENTRAL COMMUNITY COLLEGE	0.09304200
AG SOCIETY	0.00821200

5 Year Sales History
No previous sales information is available (for the past 5 years).

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	12,001-100,000
Zoning:	Single Family	Lot Size:	<10,000 sq. ft.

PARCEL PAYMENT INFORMATION FOR PARCEL 0710083461

Property Owner	Legal Description
ST BONAVENTURE CHURCH OF COLUMBUS NEBRASKA 1565 18 AVE COLUMBUS, NE 68601	LOT 17 BLK 5 CHAMBERS COLUMBUS

Statement Information	Date Paid	Receipt	Paid By	Tax Paid	Interest Paid	Advertising	Distress	Total Paid
2019-00002549 - Real Estate Taxable Value: 86,545 Net Tax: 1,549.02 Tax Paid: 774.51 Outstanding Tax: 774.51	05/05/2020	20201313 0	kg mail 4/29/2020	774.51	0.00	0.00	0.00	774.51
Not Paid in Full								
2016-00002555 - Real Estate Taxable Value: 78,175 Net Tax: 1,436.22 Tax Paid: 1,436.22 Outstanding Tax: 0.00	04/18/2019 08/22/2019	00806142 00820325	LW ONLINE LW ONLINE 8.21.19	718.11 718.11	0.00 0.00	0.00 0.00	0.00 0.00	718.11 718.11 1,436.22
2017-00002567 - Real Estate Taxable Value: 67,880 Net Tax: 1,233.62 Tax Paid: 1,233.62 Outstanding Tax: 0.00	04/17/2018 08/17/2018	00707338 00721730	SN AZ MAIL 8.17.18	616.81 616.81	0.00 0.00	0.00 0.00	0.00 0.00	616.81 616.81 1,233.62
2016-00002581 - Real Estate Taxable Value: 67,880 Net Tax: 1,241.08 Tax Paid: 1,241.08 Outstanding Tax: 0.00	04/14/2017 08/22/2017	00605745 00619716	PR MAIL SE THANK YOU	620.54 620.54	0.00 0.00	0.00 0.00	0.00 0.00	620.54 620.54 1,241.08
2014-00010572 - Real Estate Taxable Value: 69,040 Net Tax: 1,302.12 Tax Paid: 1,302.12 Outstanding Tax: 0.00	04/20/2015 08/28/2015	00406234 00422624	SE MAIL PR MAIL 8-27	651.06 651.06	0.00 0.00	0.00 0.00	0.00 0.00	651.06 651.06 1,302.12
2013-00010707 - Real Estate Taxable Value: 69,040 Net Tax: 1,300.66 Tax Paid: 1,300.66 Outstanding Tax: 0.00	04/15/2014 08/27/2014	00305642 00321146	JJR THANK YOU SN MAIL	650.33 650.33	0.00 0.00	0.00 0.00	0.00 0.00	650.33 650.33 1,300.66
2012-00010577 - Real Estate Taxable Value: 69,040 Net Tax: 1,304.16 Tax Paid: 1,304.16 Outstanding Tax: 0.00	04/30/2013 08/20/2013	00209717 00218911	SE THANK YOU SK THANK YOU	652.08 652.08	0.00 0.00	0.00 0.00	0.00 0.00	652.08 652.08 1,304.16
2011-00010545 - Real Estate Taxable Value: 69,040 Net Tax: 1,265.44 Tax Paid: 1,265.44 Outstanding Tax: 0.00	05/03/2012 08/24/2012	00110870 00119667	JMS BY CK#17485 MAIL SL THANK YOU	632.72 632.72	0.00 0.00	0.00 0.00	0.00 0.00	632.72 632.72 1,265.44
2010-00010533 - Real Estate Taxable Value: 69,040 Net Tax: 1,245.18 Tax Paid: 1,245.18 Outstanding Tax: 0.00	05/04/2011 08/30/2011	00009915 00021793	SE MAIL 4-27 PR MAIL	622.59 622.59	0.00 0.00	0.00 0.00	0.00 0.00	622.59 622.59 1,245.18
2009-00007500 - Real Estate Taxable Value: 69,040 Net Tax: 1,235.10 Tax Paid: 1,235.10 Outstanding Tax: 0.00	04/20/2010 08/16/2010	00904954 00917656	JMS BY MAIL RW PC TITLE	617.55 617.55	0.00 0.00	0.00 0.00	0.00 0.00	617.55 617.55 1,235.10

TAX STATEMENT

Property Description

LOT 17 BLK 5 CHAMBERS COLUMBUS

1702 16 ST COLUMBUS NE 68601

PLATTE COUNTY

TAX YEAR	: 2019
STATEMENT	: 2549
TAX TYPE	: Real Estate
PARCEL ID	: 0710083461

Date Taxes Are Due	:	12/31/2019
1st Half Delinquent	:	05/01/2020
2nd Half Delinquent	:	09/01/2020

Net Amount Due	:	1,549.02
1st Half Payment	:	774.51
2nd Half Payment	:	774.51

Total Value	:	86,545
Homestead Value	:	0
Taxable Value	:	86,545

Total Tax	:	1,639.16
Homestead Credit	:	0.00
Non-Ag Tax Credit	:	-90.14
Ag-Land Tax Credit	:	0.00
Unused Tax Credit	:	0.00
Penalty	:	0.00

NET AMOUNT DUE 1,549.02

ST BONAVENTURE CHURCH OF COLUMBUS
NEBRASKA
1565 18 AVE
COLUMBUS, NE 68601

Description	Tax Rate	Prior Tax	Current Tax
PLATTE COUNTY	0.20786400	161.88	179.90
AG SOCIETY	0.00821200	8.61	7.11
COLUMBUS 1	1.04998900	820.83	908.71
COLUMBUS 1 BOND	0.16896500	156.34	146.23
ESU #7	0.01500000	11.73	12.98
CENTRAL COMMUNITY	0.09304200	75.01	80.52
LOWER LOUP NRD	0.03573600	23.04	30.93
COLUMBUS CITY	0.31518600	246.40	272.78
Tax Credit		-67.62	-90.14
Totals	1.89399400	1,436.22	1,549.02



Parcel ID : 0710083461
District ID : 1
District Name: 1TCM-L

MESSAGES

Homestead Credits and State Tax Credits are Reimbursed by the State of Nebraska

IMPORTANT: Examine the notice before payment. The treasurer is not responsible for payments on the wrong property.

1ST HALF PAYMENT

2019 Real Estate Statement



ST BONAVENTURE CHURCH OF COLUMBUS
NEBRASKA
1565 18 AVE
COLUMBUS, NE 68601

Statement : 2549
District ID: 1
Parcel ID : 0710083461

Delinquent on 05/01/2020
Total Due : 1,549.02
1st Half : 774.51
Call 402 563-4913 For Current Interest

Make Checks Payable To:
, PLATTE COUNTY TREASURER
402 563-4913 2610 14th ST Columbus NE 68601



REMIT THIS PORTION WITH 1ST HALF PAYMENT

2ND HALF PAYMENT

2019 Real Estate Statement



ST BONAVENTURE CHURCH OF COLUMBUS
NEBRASKA
1565 18 AVE
COLUMBUS, NE 68601

Statement : 2549
District ID: 1
Parcel ID : 0710083461

Delinquent on 09/01/2020
Total Due : 1,549.02
2nd Half : 774.51
Call 402 563-4913 For Current Interest

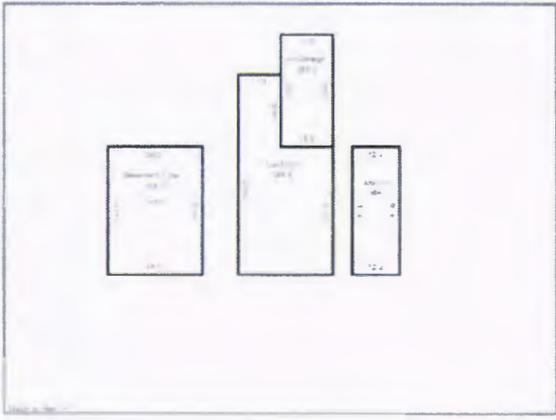
Make Checks Payable To:
, PLATTE COUNTY TREASURER
402 563-4913 2610 14th ST Columbus NE 68601



REMIT THIS PORTION WITH 2ND HALF PAYMENT

Residential Datasheet			
Zoning:	Single Family	Style:	100% 1 1/2 Story Finished
Year Built:	1931	Bathrooms:	1.00
Exterior:	100% Frame, Siding, Metal	Heating/Cooling:	100% Warmed & Cooled Air
Bedrooms:	0	Min Finish:	0 sq ft
Plumbing Fixtures:	5	Part Finish:	0 sq ft
Basement Size:	768 sq. ft	Garage 1:	Attached Garage (SF)
Building Size:	1,350 sq. ft	Garage 1 Size:	364 sq. ft
Quality:	Average		

Photo/Sketch



1702 16th street



Moving to (3167 53rd Ave)

Dropped pin



Dropped pin
 Near 1600-1798 16th St, Columbus, NE 68601
 6 min

16th Street to 16th Avenue

16th Avenue to Highway

Highway to 18th ave

18th ave to lost creek pkwy

Lost creek pkwy to 63 ave

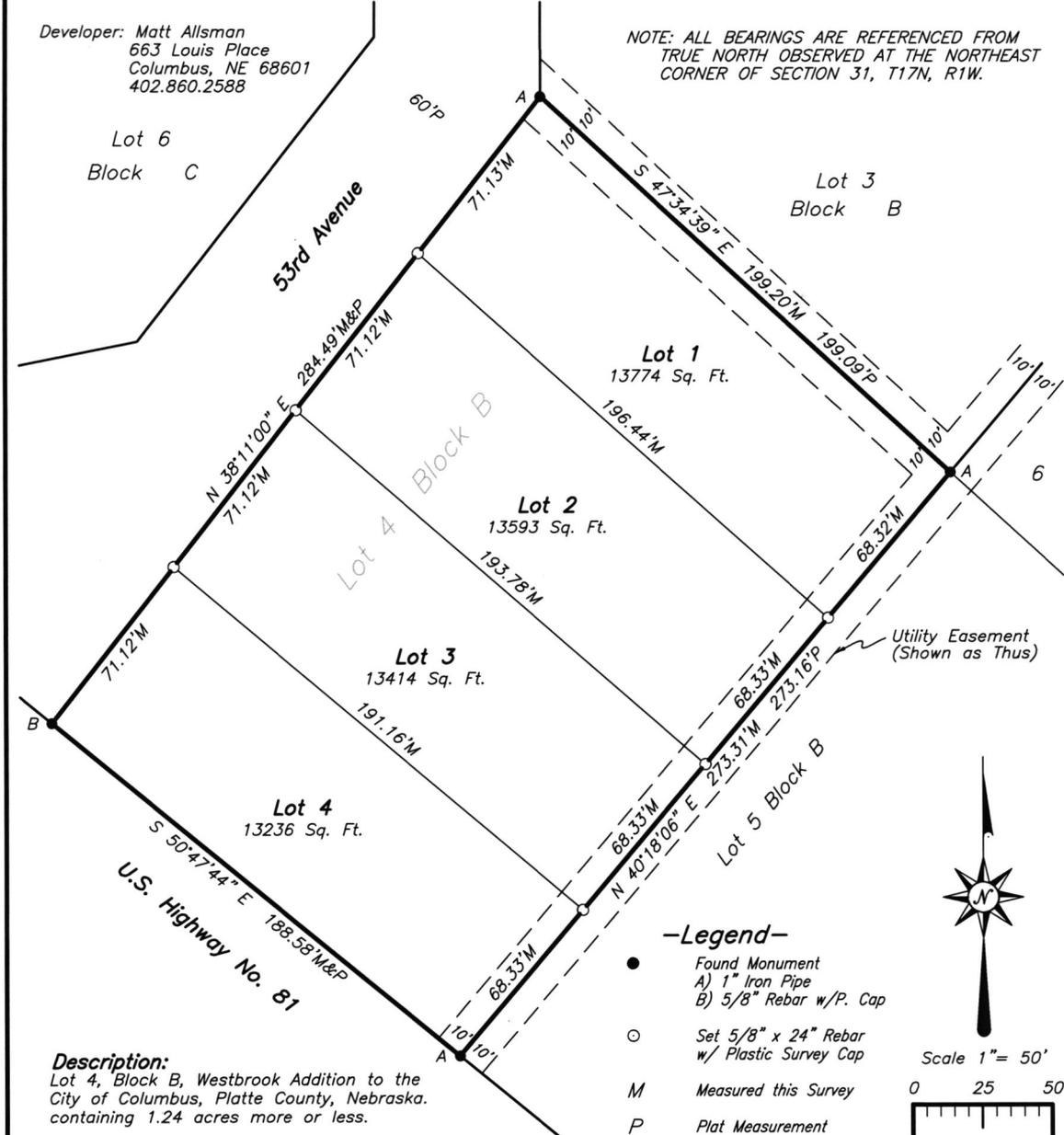
63 ave to highway 81

Highway 81 to 53 ave

KENNETH BARRY SUBDIVISION
TO THE CITY OF COLUMBUS A MINOR SUBDIVISION OF LOT 4, BLOCK B,
WESTBROOK ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA

Developer: Matt Allsman
 663 Louis Place
 Columbus, NE 68601
 402.860.2588

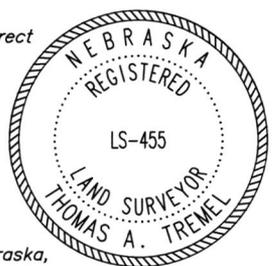
NOTE: ALL BEARINGS ARE REFERENCED FROM
 TRUE NORTH OBSERVED AT THE NORTHEAST
 CORNER OF SECTION 31, T17N, R1W.



Description:
 Lot 4, Block B, Westbrook Addition to the
 City of Columbus, Platte County, Nebraska.
 containing 1.24 acres more or less.

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

Thomas A. Tremel
 Thomas A. Tremel, L.S. #455
 June 12, 2020



City of Columbus Approval:
 Kenneth Barry Subdivision to the City of Columbus, Platte County, Nebraska,
 was approved on _____ Day of _____, 2020.

 City Administrator

 City Clerk

- Legend-**
- Found Monument
 A) 1" Iron Pipe
 B) 5/8" Rebar w/P. Cap
 - Set 5/8" x 24" Rebar
 w/ Plastic Survey Cap
 - M Measured this Survey
 - P Plat Measurement



KENNETH BARRY SUBDIVISION			
COLUMBUS NEBRASKA			
MINOR SUBDIVISION			No. 1 Driftwood Drive - Columbus, NE 68601 Phone (402) 563-4589 - Fax (402) 563-3922
TAT	TAT/MGT	06/11/2020	
DRAWN	SURVEYED	DATE	

Dan's Tree Service

*2667 East 14th Ave.
Columbus, NE 68601
402-910-8383*

To: City of Columbus
2424 14th Street
Columbus, NE 68601
Phone #402-562-4220

6/22/2020

Attn: Katy Allsman

Katy, please see pricing below for the tree work needed at your moving project.

Dan's Tree Service has been hired and will do our best quality and provide you with trimming only trees necessary for the moving of your homes from 16th Street in Columbus to the ending destination of the lots by Howard Boulevard on the dates required.

Thank you!



Dan Eschliman

Dan's Tree Service

dan@extremetree.net

402-910-8383

11. Proposed updates to Articles One, Two, and Three of the Land Development Ordinance.



The City of **Columbus**

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

Memorandum

DATE: July 8, 2020

TO: Planning Commission

FROM: Tara Vasicek, City Administrator 

RE: Unified Land Development Ordinance draft update to Articles 1, 2 & 3.

RECOMMENDATION:

No action is necessary. Discussion Only.

DISCUSSION:

City staff have reviewed and updated Articles 1, 2 and 3 of the current Land Development Ordinance. All suggested staff changes are based on research of best and common practices. Staff thought it best to show the exact changes to the current LDO, therefore you have received the changes tracked.

Article 1: General Provisions

The only suggested change is to add the Long Range Transportation Plan in addition to the Comprehensive Plan.

Article 2: Definitions

Suggested changes are tracked. All Definition suggested changes are to clarify the intent of the remaining Unified Land Development Ordinance.

Article 3: Use Types

The majority of suggested changes are to provide more clarity to use types based on experience of staff over many years working developments in Columbus.

Two-Family Residential, Mixed-Use Residential and Non-traditional residential use types were added to provide more opportunity for housing variety.

GENERAL PROVISIONS

1 ARTICLE ONE

GENERAL PROVISIONS

1-1 Title

Title 11 of the Columbus Municipal Code shall be known as the Land Development Ordinance of the City of Columbus.

1-2 Jurisdiction

The provisions of this Chapter shall be applicable to all property within the corporate limits of the City of Columbus and its extra-territorial jurisdiction as authorized by Section 16-901, Revised Statutes of Nebraska, 1943. Except as limited by §16-901 of Nebraska Revised Statutes, 1943, all existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances and ordinances authorized by §16-240 of Nebraska Revised Statutes, 1943, shall apply to the area two miles beyond and adjacent to the City's corporate boundaries to the extent shown on the Extra-Territorial Jurisdiction Map, the City's official map, with the same force and effect as if such outlying area were within the corporate limits of the City of Columbus. Boundaries of the Extra-Territorial Jurisdiction established by this ordinance shall be shown on the Extra-Territorial Jurisdiction Map maintained by the City Engineer. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of and concurrent with this ordinance. The Extra-Territorial Jurisdiction may be changed from time to time following the extension of City boundaries either by annexation or by additions brought into the City pursuant to the Subdivision Code. Such changes shall be reflected on the Extra-Territorial Map. The City Clerk and Engineer shall keep a complete record of all changes to the Extra-Territorial Jurisdiction Map.

1-3 Purpose

The purposes of the Zoning Ordinance of the City of Columbus are to:

- a. Serve the public health, safety, and general welfare of the city and its jurisdiction.
- b. Classify property in a manner that reflects its suitability for specific uses.
- c. Provide for sound, attractive development within the city and its jurisdiction.
- d. Encourage compatibility of adjacent land uses.
- e. Protect environmentally sensitive areas.
- f. Further the objectives of the Comprehensive Development Plan and Long Range Transportation Plan of the City of Columbus.

GENERAL PROVISIONS

1-4 Consistency with Comprehensive Development Plan and Long Range Transportation Plan

The City of Columbus intends that this Zoning Ordinance and any amendments to it shall be consistent with the City's Comprehensive Development Plan and Long Range Transportation Plan. Should this Ordinance become inconsistent with the adopted Comprehensive Development Plan or Long Range Transportation Plan because of subsequent amendments to that plan, it is the City's intent to amend this Ordinance to bring it into conformance with the plans.

1-5 Conflicting Provisions

The Zoning Ordinance shall be held to provide the minimum requirements necessary for the promotion of the public health, safety, and welfare. If any provision of the Zoning Ordinance conflicts with any other provision of the Zoning Ordinance, any other Ordinance of the City of Columbus, or any applicable State or Federal law, the more restrictive provision shall apply.

1-6 Relief from Other Provisions

Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, special permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

1-7 Severability of Provisions

If any chapter, section, subsection, clause, or phrase of this Zoning Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

DEFINITIONS

2 ARTICLE TWO

DEFINITIONS

2-1 Purpose

Article Two shall be known as the Definitions. The purpose of these provisions is to promote consistency and precision in the interpretation of the Zoning Ordinance. The meaning and construction of words as set forth shall apply throughout the Zoning Ordinance, unless where modified in a specific section or where the context of such words or phrases clearly indicates a different meaning or construction.

2-2 General Construction of Language

The following general rules of construction apply to the text of the Zoning Ordinance.

a. Headings

Section and subsection headings contained herein are provided for illustrative purposes only and shall not be deemed to limit, govern, modify, or otherwise affect the scope, meaning, intent of any provision of the Zoning Ordinance.

b. Illustration

In the case of any real or apparent conflict between the text of this Ordinance and any illustration explaining the text, the text shall apply.

c. Shall and May

"Shall" is always mandatory. "May" is discretionary.

d. Tenses and Numbers

Words used in the present tense include the future tense. Words used in the singular include the plural, and the plural the singular, unless the context clearly indicates the contrary.

e. Conjunctions

Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:

1. "And" indicates that all connected items or provisions apply.
2. "Or" indicates that the connected items or provisions may apply singly or in any combination.
3. "Either...or" indicates that the connected items or provisions shall apply singly but not in combination.

DEFINITIONS

f. Referenced Agencies

Unless otherwise indicated, all public officials, bodies, and agencies referred to in this Chapter are those of the City of Columbus.

2-3 Definitions of Terms

For the purposes of this Zoning Ordinance, certain terms and words are hereby defined. Certain sections contain definitions which are additional to those listed here. Where terms are not specifically defined, their ordinarily accepted meanings or meanings implied by their context shall apply.

2-4 A

1. **Abutting:** Having lot lines or district boundaries in common, including property separated by a public street or alley. Used interchangeably with adjacent.
2. **Accessory Structure:** A structure which is incidental to and customarily associated with a specific principal use or building on the same site.
3. **Accessory Use:** A use which is incidental to and customarily associated with a specific principal use on the same site.
4. **Addition:** Any construction which increases the size of a building or structure in terms of site coverage, height, length, width, or gross floor area.
5. **Agent of Owner:** Any person showing written verification that he/she is acting for, and with the knowledge and consent of, a property owner.
6. **Alley:** A public right of way which is used as a secondary means of access to abutting property.
7. **Alteration:** Any construction or physical change in the internal arrangement of spaces, the supporting members, the positioning on a site, or the appearance of a building or structure.
8. **Apartment:** A housing unit within a building designed for and suitable for occupancy by only one family. ~~Generally, apartments are generally located within multi-family residential buildings.~~
9. **Attached:** Having one or more walls in common with a principal building or connected to a principal building by an integral architectural element, such as a covered passageway; facade wall extension; or archway.

2-5 B

1. **Base District:** A district established by this Ordinance to prescribe basic regulations governing use and site development. No more than one base district shall apply to the same portion of a site.
2. **Basement:** A level of a building below street level that has at least one-half of its height ~~above~~ below the surface of adjacent ground. A basement used for independent dwelling or business purposes shall be considered a story for the purposes of height measurement.
3. **Beginning of Construction:** ~~The initial incorporation of labor and materials within the foundation of a building or structure~~ At the time the site is disturbed or altered for the project.
4. **Block ~~f~~-Face:** The property abutting one side of a street and lying between the two nearest intersection streets, or between the one nearest intersecting street ~~and~~ or a major physical

DEFINITIONS

barrier, including, but not limited to, railroads, streams, lakes, ~~or~~ the corporate limits of Columbus, or the Extra-territorial Jurisdiction of the City of Columbus.

5. Bufferyard: A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.
6. Building: A structure having a roof and built to provide shelter, support, or enclosure for persons or property.
7. Building Coverage: The area of a site covered by buildings or roofed areas, excluding allowed projecting eaves, balconies, and similar features.
8. Building Line: The outer boundary of a building established by the location of its exterior walls.
9. Building Official: The designee of the City Council, responsible for supervision and operation of the building and land use regulations of the City of Columbus[VT1].
10. Business: Activities that include the exchange or manufacture of goods or services on a site.
11. Business Center: A building containing more than one commercial business, or any group of non-residential buildings within a common development, characterized by shared parking and access.

2-6 C

~~1. Cellar[VT2]: A level of a building below street level that has at least one-half of its height below the surface adjacent ground. A cellar shall not be considered a story for the purposes of height measurement.~~

2.1 Certificate of Occupancy: An official certificate issued by the Building Official or his/her designee, indicating conformance with the zoning regulations and other applicable ordinances of the city and authorizing legal use of the premises for which it is issued.

3.2 Change of Use: The replacement of an existing use by a new use.

4.3 Cluster: A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space area, or the preservation of historically or environmentally sensitive features.

5.4 City: The City of Columbus, Nebraska.

6.5 City Council: The City Council of Columbus, Nebraska.

7.6 Collector Street: A street connecting neighborhoods within the same communities Columbus and its Extra-territorial jurisdiction, designed to carry traffic from local to arterial streets.

8.7 Common Area: An area held, designed, and designated for common or cooperative use within a development.

9.8 Common Development: A development proposed and planned as one unified project not separated by a public street or alley.

DEFINITIONS

~~10.9.~~ Compatibility: The degree to which two or more different land use types are able to exist together in close proximity, with no one use having significant negative effects on any other use.

~~11.10.~~ Comprehensive Plan: The duly adopted Comprehensive Development Plan of the City of Columbus.

~~12.11.~~ Condominium: A real estate ownership arrangement that combines fee simple title to a specific unit and joint ownership in common elements shared with other unit owners. Types of units may include dwelling units, parking spaces, office spaces, or commercial spaces.

~~13.12.~~ County: Platte County, Nebraska.

~~14.13.~~ Court~~Private access~~: An approved private ~~right-of-way~~~~access~~ ~~easement~~ which provides access to residential properties and meets ~~at least three of~~ the following conditions:

- (a) ~~Serves twelve or fewer housing units or platted lots.~~
- (b) ~~Does not function as a local-public street because of its alignment, design, or location.~~
- (c) ~~Is completely internal to a development.~~
- (d) ~~Provides approved emergency access to all properties.~~
- ~~(e)~~(e) Follow naming requirements (lane/court)~~(VT3)~~
- (d) ~~Does not exceed 600 feet in length.~~

~~15.14.~~ Courtyard: An open, unoccupied space, bounded on two or more sides by the walls of the building.

~~16.15.~~ Creative Subdivision: A wholly or principally residential subdivision that permits a reduction in lot area, setback, or other site development regulations, provided ~~1) there is no increase in the overall density permitted for a conventional subdivision in a given zoning district, and 2) the remaining land area is used for common space~~area.

2-7 D

1. Density: The amount of development per specific unit of a site.
2. Drive-in-Services: Uses which involve the sale of products or provision of services to occupants in vehicles.
3. Detached: Fully separated from any other building or ~~joined-attached~~ ~~(c)~~ another building in such a ~~—~~ manner as not to constitute an enclosed or ~~covered~~ ~~connection~~.
4. Driveway: A permanently surfaced area providing vehicular access between a street and an off-street parking or loading area.

~~4.5.~~ Downtown Business District: Area bounded by 10th Street and 15th Street and 21st Avenue and 32nd Avenue, all public rights-of-way or portions thereof located within these boundaries, and all buildings or structures abutting, adjoining, or bordering the same.

2-8 E

DEFINITIONS

1. Easement: A privilege or right of use granted on, above, under, or across a particular tract of land by one owner to ~~another~~others.
2. Enclosed: A roofed or covered space fully surrounded by walls.

2-9 F

1. Family: One or more persons living together and sharing common living, sleeping, cooking, and eating facilities within an individual housing unit, ~~no more than four of whom may be unrelated. The following persons shall be considered related for the purpose of this title:~~
 - ~~(a) Persons related by blood, marriage, or adoption;~~
 - ~~(b) Persons residing with a family for the purpose of adoption;~~
 - ~~(c) Not more than eight persons under 19 years of age, residing in a foster house licensed or approved by the State of Nebraska;~~
 - ~~(d) Not more than eight persons 19 years of age or older residing with a family for the purpose of receiving foster care licensed or approved by the State of Nebraska;~~
 - ~~(e) Person(s) living with a family at the direction of a court. [VT4].~~
2. Federal: Pertaining to the Government of the United States of America.
3. Floor Area Ratio: The quotient of gross floor area divided by gross site area.
4. Frontage: The length of a property line of any one premise lot abutting and parallel to a public street ~~or private access, private way, or court.~~

2-10 G

1. Grade: The ~~horizontal~~ elevation of the finished surface of ground, paving, or sidewalk adjacent to any building line.
2. Gross Floor Area: The total enclosed area of all floors of a building, measured to the inside surfaces of the exterior walls. This definition excludes the areas of basements, elevator shafts, air spaces above atriums, and enclosed off-street parking and loading areas serving a principal use.

2-11 H

1. Height: The vertical distance from the established grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, or to the average height between eaves and ridge for gable, hip, shed, or gambrel roofs. Where a building is located on a slope, height shall be measured from the average grade level adjacent to the building.
2. Home Occupation: An accessory occupational use conducted entirely within a dwelling unit by its inhabitants, which is clearly incidental to the residential use of the dwelling unit or residential structure and does not change the residential character of its site.
3. Housing Unit or Dwelling Unit: A building or portion of a building arranged for and intended for occupancy as an independent living facility for one family, including permanent provisions for cooking.

2-12 I

DEFINITIONS

1. Impervious Coverage: The total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that decrease the ability of the surface of the site to absorb water, expressed as a percent of site area. The surface water area of pools is excluded from this definition.

2-13 J

2-14 K

1. ~~Key Aerial~~ Map: An ~~ortho image map~~ with a scale of not less than 1 inch to 600 feet showing the location of a ~~—~~development project or subdivision in reference to surrounding property. The map shall show ~~—~~existing ~~lots, streets, public facilities, flood plain and floodway zones, natural features, and city limits or Extra territorial jurisdiction~~ lines. The area shown shall be sufficient to show how the ~~—~~proposed project or subdivision will fit into existing developments.

2-15 L

1. Landscaped Area: The area within the boundaries of a given lot, site or common development consisting primarily of plant material, including but not limited to grass, trees, shrubs, vines, groundcover, and other organic plant materials; or grass paver masonry units installed such that the appearance of the area is primarily living landscaped.

(a) Perimeter Landscaped Area: Any required landscaped area that adjoins the exterior boundary of a lot, site, or common development.

(b) Interior Landscaped Area: Any landscaped area within a site exclusive of required perimeter landscaping.

2. Loading Area: An off-street area used for the loading or unloading of goods from a vehicle in connection with the use of the site on which such area is located.

3. Long Range Transportation Plan: Transportation Planning Document that discusses how Columbus will grow over the next two decades and identified transportation strategies to enable a more resilient and economically vibrant future.

43. Lot: A parcel of real property with a separate and distinct number or other designation shown on a plat, record or survey, parcel map, or subdivision map recorded in the office of the Platte County Register of Deeds. When a lot is used together with one or more contiguous lots in a common development, all of the lots used, including any lots used for off-street parking, shall be considered a single lot for purposes of these Zoning Regulations. A lot shall have a minimum frontage of 20 feet, except as provided in an approved Planned Unit Development and/or Creative Subdivision.

(a) Corner Lot: A lot located at the intersection of two streets, ~~private ways or courts~~ private access or on ~~—~~two segments of a curved street, ~~private way or court~~ private access forming an angle of no more than 135 ~~—~~degrees.

(b) Double Frontage Lot: A lot, other than a corner lot, having frontage on two streets, ~~private ways, or courts, or private access easements.~~

(c) Interior Lot: A lot other than a corner lot.

54. Lot Area: The total horizontal area within the lot lines of a lot.

65. Lot Depth: The average horizontal distance between the front and rear lot lines.

DEFINITIONS

76. Lot Line: The lines bounding a lot as herein defined.

(a) Front Lot Line: For an interior lot, the lot line separating the lot from the street, ~~private way or court or private access~~. For a residential corner lot, the building official may determine which the shorter lot line abutting a street or private access shall be the front lot line ~~abutting a street, private way or court~~, or the front lot line ~~may be~~ designated as the front lot line on a subdivision plat or parcel map. For a non-residential corner lot, the lot line abutting a street, ~~private way or court or private access~~ to which the principal building is oriented, or the line designated as the front lot line on a subdivision plat or parcel map. ~~For a double frontage lot, the lines separating the lot from both streets, private ways, or courts.~~

(b) Rear Lot Line: The lot line which is opposite and most distant from the front lot line.

(c) Side Lot Line: Any lot line that is neither a front or rear lot line. A side lot line separating a lot from a street, ~~private way, or court or private access easement~~ is a street side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

87. Lot Width: The horizontal distance between the side lot lines, measured at the two points of intersection between the front yard setback line and the side lot lines.

2-16 M

1. Manufactured Home Dwelling: A factory built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site; does not have permanently attached to its body or frame any wheels or axles; bears a label certifying that it was built in compliance with the National Manufactured Home Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development; and which complies with the following architectural and aesthetic standards:
 - (a) The home shall have at least 900 square feet of floor area;
 - (b) The home shall have an exterior width of at least 18 feet;
 - (c) The roof shall be pitched with a maximum vertical rise of 2.5 inches for each 12 inches of horizontal run;
 - (d) The exterior material is of a color, material, and scale comparable with those existing in the residential site on which the manufactured home dwelling is being permanently installed;
 - (e) The home shall have a non-reflective roof material which is or simulates asphalt or wood shingles, tile, or rock;
 - (f) Permanent utility connections shall be installed in accordance with local regulations;
 - (g) The home shall have all wheels, axles, transporting lights, and towing apparatus removed; and
 - (h) The home shall be installed upon a permanent foundation that is constructed and built in accordance with local regulations.
2. Mixed Use Building: A building or structure that incorporates two or more use types within it.
3. Mixed Use Development: A single development which incorporates two or more use types within its site boundaries.

DEFINITIONS

4. Mobile Homes: A building type designed to be transportable in one or more sections, constructed on a permanent chassis or undercarriage, and designed to be used as a dwelling unit or other use with or without a permanent foundation when connected to the required utilities, but not bearing a seal attesting to the approval and issuance of the Nebraska Department of Health or conformance to the manufactured home procedural and enforcement regulations, as adopted by the U. S. Department of Housing and Urban Development; or not otherwise satisfying the definition of Manufactured Home Dwellings. Tiny Homes constructed on a permanent chassis or undercarriage shall be considered a mobile home.

5. Mobile Home and/or Tiny Home Park: A unified development following the Non-Traditional Residential Park regulations in which the development is under single ownership, developed, subdivided, ~~planned~~, and improved for the placement of mobile and/or tiny home units for non-transient use. Mobile or Tiny Home Parks include common areas and facilities for management, recreation, laundry, utility ~~services~~, storage, storm shelter, and other services; but do not include mobile home sales lots ~~on which unoccupied mobile homes are parked for the purposes of display, inspection, sale, or storage.~~

6. Mobile Home Subdivision: A development subdivided, planned, and improved for the placement of mobile home units on lots for uses by the individual owners of such lots. Mobile Home Subdivisions may shall include common areas and facilities for management, parking, recreation, laundry, utility services, storage, storm enclosed shelter, and other services; and may include facilities for management, laundry, storage and other services. Mobile Home Subdivisions may not but do not include mobile home sales lots on which unoccupied mobile homes are parked for the purposes of display, inspection, sale, or storage.

2-17 N

1. Nonconforming Development: A building, structure, or improvement which does not comply with the regulations for its zoning district set forth by this Zoning Ordinance but which complied with applicable regulations at the time of construction.
2. Nonconforming Use: A lawful use of land, other than a sign, which does not comply with the use regulations for its zoning district set forth by this Zoning Ordinance but which complied with applicable regulations at the time the use was established.
3. Nuisance: An unreasonable and continuous invasion of the use and enjoyment of a property right which a reasonable person would find annoying, unpleasant, obnoxious, or offensive.

2-18 O

1. Off-Street Parking: Parking which must be provided on a site, but not within public right-of-way or property.

24. Open Space: Area included on any site, subdivision or lot that is open and unobstructed to the sky, except for allowed projections of ~~cornices, overhangs, porches, balconies, or plant materials.~~

32. Outdoor Storage: The storage of materials, parts, or products that are related to the primary use of a site for a period exceeding three days.

43. Overlay District: A ~~district~~ established by this Ordinance to prescribe special regulations to be applied to a site or subdivision only in combination with a base district.

DEFINITIONS

- ~~54.~~ Owner: An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

2-19 P

1. Parking Facility: An area on a lot and/or within a building, including one or more parking spaces, along with provision for access circulation, maneuvering, and landscaping meeting the requirements of this Zoning Ordinance. Parking facilities include parking lots, private garages, and parking structures.
2. Parking Spaces: An area on a lot and/or within a building, intended for the use of temporary parking of a personal vehicle. This term is used interchangeably with "parking stall". Each parking space must have a means of access to a public street. Tandem parking stalls in single-family detached, single-family attached, and townhome residential uses shall be considered to have a means of access to a public street.
3. Permitted Use: A land use type allowed as a matter of right in a zoning district, subject only to special requirements of this Zoning Ordinance.
4. Planned Unit Development: A development of land which ~~is under unified control and~~ is planned and developed as a whole in a single development operation or programmed series of development stages. The development may include streets, circulation ways, utilities, buildings, open spaces, and other site features and improvements.
5. Porch, Unenclosed: A roofed or unroofed open structure projecting from an exterior wall of a building and having no enclosed features more than thirty inches above its floor other than wire screening and a roof with supporting structure.
6. ~~6.~~ Premises: A tract of land consisting of one or more lots or sites which are contiguous and under common ownership or control.

~~7.~~ Private Drive or Road: Access which is independently owned, dedicated for use by the lots which the drive or road connects to street.

- ~~87.~~ Private Garage: A building for the storage of motor vehicles where no repair or service facilities are maintained and where no motor vehicles are kept for rental or sale.

- ~~98.~~ Property Line: The line separating parcels.

2-20 R

1. Recreational Vehicle: A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational, or sporting purposes. Recreational vehicles include, but are not limited to, travel trailers; campers; motor coach homes; converted buses and trucks, boats, and boat trailers; and van conversions.
 2. Regulation: A specific requirement set forth by this Zoning Ordinance which must be followed.
- ~~3.~~ Remote Parking: A supply of off-street parking at a location not on the site of a given development.

2-21 S

DEFINITIONS

1. Screening: The method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms, or other features.
2. Setback: A line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and setting forth the nearest that a building face may come to that lot line.
3. Sign: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land, which is intended to convey information about a product, business, activity, place, person, institution, candidate, or political idea.
4. Site: The parcel of land to be developed or built upon. A site may encompass a single lot, a portion of a lot, or a group of lots developed as a common development. A site must be in one base district, and cannot be separated by a public street or alley. One structure or building may not be divided into more than one site for the purpose of zoning.
5. Site Plan: A plan, prepared to scale, showing accurately and with complete dimensioning, the boundaries and topography of a site and the location of all buildings, structures, uses, and principal site — development features proposed for a specific parcel of land.
6. Special Permit Use: A use with operating and/or physical characteristics different from those of permitted uses in a given zoning district which may, nonetheless, be compatible with those uses under special conditions and with adequate public review. Special permit uses are allowed in a zoning district only at the discretion of and with the explicit permission of the City Council, upon the recommendation of the Planning Commission.
7. State: The State of Nebraska.
- ~~8. Story: The portion of a building included between the surface of any floor and the surface of the next floor above it; if there is no floor above it, the space between such floor and the next ceiling above it. A half story is a story under a sloped roof, the wall heights of which on at least two opposite, exterior walls are less than four feet.~~
- ~~89.~~ Street: A right of way, dedicated to public use, which affords a primary means of access to the abutting property.
- ~~10. Street, Intersecting and Principal: In regard to a site, the principal street shall be the street to which the majority of lots on a blockface are oriented; the intersecting street shall be a street other than a principal street.~~
- ~~9.~~ Street Level: Floor elevation at or above sidewalk elevation or adjacent ground.
- ~~104.~~ Street, Local: A street which is used primarily for access to the abutting properties.
- ~~112.~~ Street, Major: A street carrying traffic between neighborhoods, connecting neighborhoods with major activity centers, or accommodating major through traffic. Major streets are designated as collectors, ~~arterials~~, or expressways-highways by the Comprehensive Development Plan and Long Range Transportation Plan.
- ~~123.~~ Structure: Any object constructed, installed or built above or below grade., ~~the use of which requires location on the ground or attachment to something located on the ground.~~

2-22 I

1. Tiny Home Subdivision: 4. A development subdivided, planned, and improved for the placement of tiny homes on lots for uses by the individual owners of such lots. Tiny Home

DEFINITIONS

Subdivisions shall include common areas and facilities for parking, recreation, utility services, enclosed shelter; and may include facilities for management, laundry, storage and other services.

2. Townhouse: A dwelling unit having a common wall with or abutting one or more adjacent dwelling units in a townhouse structure, with its own front and rear access to the outside, and neither above nor below any other dwelling unit.

32. Townhouse Structure: A building formed by at least two and no more than twelve contiguous townhouses with common or abutting walls.

2-23 U

1. Use: The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.
2. Utilities: Installations, either above or below ground, necessary for the production, generation, transmission, delivery, collection, treatments, or storage of water, solid or fluid wastes, stormwater, energy media, gas, electronic or electromagnetic signals, or other services which are precedent to development and use of land.

2-24 V

1. Value: The estimated cost to construct or replace a structure in kind, based on current replacement costs.

2-25 W

2-26 X

2-27 Y

1. Yard: A required open space on a lot adjoining a lot line, containing only landscaping or other uses as provided by this Zoning Ordinance.
 - (a) Front Yard: A required yard extending the full width of a lot, between the front lot line and the front setback line.
 - (b) Rear Yard: A required yard extending the full width of a lot, between the rear lot line and the rear setback line.
 - (c) Interior Side Yard: A required yard extending the depth of a lot from the front to rear lot lines, between the interior side lot line and the side setback line.
 - (d) Street Side Yard: On a corner lot, a required yard extending the depth of a lot from the front to rear lot lines, between the street side lot line and the street side setback line.

2-28 Z

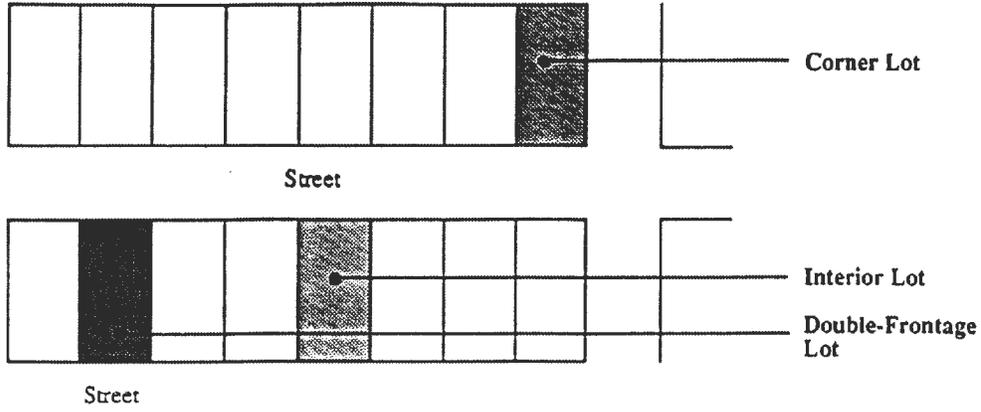
~~1. Zone Lot: A parcel of land in single ownership that is large enough to meet the minimum zoning requirements of its zoning district; and can provide such yards and other open spaces that are required by the district regulations.~~

2. Zoning District: A designated specified land classification, within which all sites are subject to a unified group of use and site development regulations set forth in this Zoning Ordinance.

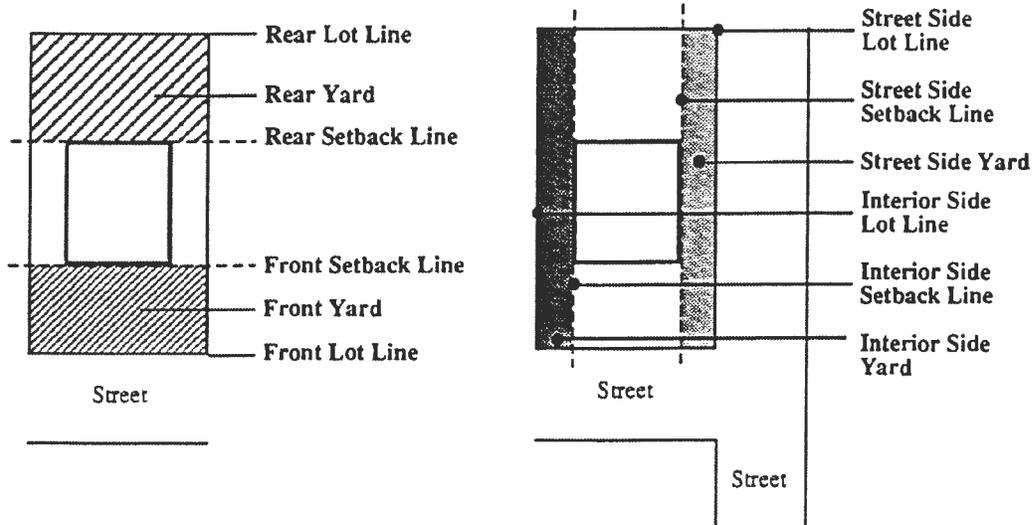
DEFINITIONS

DEFINITIONS

Lot Types



Yards



USE TYPES

3 ARTICLE THREE

USE TYPES

3-1 Purpose

Article Three shall be known as the Use Types. The purpose of the Use Types is to establish a classification system for land uses and a consistent set of terms defining uses permitted or conditionally permitted within various zoning districts. The Use Types section also provides a procedure for determining the applicable use type of any activity not clearly within any defined use type.

3-2 Determinations

a. Classification of Uses

In the event of any question as to the appropriate use types of any existing or proposed use or activity, the Building Official of the City of Columbus shall have the authority to determine the appropriate use type in conjunction with the project Uniform Commercial Code (UCC). A determination of the Building Official may be appealed to the Board of Adjustment. In making such determinations, the Building Official and the Board of Adjustment shall consider the operational and physical characteristics of the use in question and shall consider such characteristics or specific requirements of the use in common with those included as examples of use types. Those examples, when included in use type descriptions, are intended to be illustrative, as opposed to exclusive lists.

b. Records

The Building Official shall make all such determinations of appropriate use types in writing. The record of the determination shall contain a report explaining the reasons for the determination.

3-3 Agricultural Use Types

Agricultural use types include the on-site production and sale of plant and animal products by agricultural methods.

a. Horticulture

The growing of horticultural and floricultural specialties, such as flowers, shrubs, or trees intended for ornamental or landscaping purposes. This definition may include accessory retail sales under certain conditions. Typical uses include wholesale plant nurseries and greenhouses.

b. Crop Production

The raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis. This definition may include accessory retail sales under certain conditions.

c. Animal Production

The raising of animals or production of animal products, such as eggs or dairy products on an agricultural or commercial basis on a site which is also used for crop production or where grazing of natural vegetation is the major feed source; or the raising or maintaining of animals for recreational use. Typical uses include grazing, ranching, dairy farming, and poultry farming.

USE TYPES

d. Commercial Feedlots

The use of a site of more than 15,000 square feet for the confined feeding or holding of livestock or poultry which is not normally used for crop production or where grazing of natural vegetation is not the major feed source.

e. Livestock Sales

Use of a site for the temporary confinement and exchange or sale of livestock. Typical uses include sale barns.

3-4 Residential Use Types

Residential use types include uses providing wholly or primarily non-transient living accommodations. They exclude institutional living arrangements providing 24-hour skilled nursing or medical care, forced residence, or therapeutic settings.

a. Single-Family Residential

The use of a site for one dwelling unit, occupied by one family, excluding a mobile home unit.

~~1. Single-Family Residential (Detached): A single-family residential use in which one dwelling unit is located on one or more lots, with no physical or structural connection to any other dwelling unit. This includes manufactured homes Use of a site for one or more manufactured home dwellings, as defined in Section 2-16.~~

~~2. Single-Family Residential (Attached): A single-family residential use in which one dwelling unit is located on one legally described lot and is attached by a common vertical wall to only one other adjacent dwelling unit on another legally described lot.~~

~~b. Two-Family Residential: Any residential use that serves two families, including but not limited to a 2-unit townhome, two detached single family units on a single lot or duplex.~~

~~b. Duplex Residential~~

~~The use of a legally described lot for two dwelling units, each occupied by one family within a single building, excluding manufactured or mobile home units, but including modular housing units.~~

~~c. Two-Family Residential~~

~~The use of a site for two dwelling units, each occupied by one family, each in a separate building, excluding a mobile home unit.~~

~~d. Townhouse Residential~~

~~The use of a site for three or more attached dwelling units, each occupied by one family and separated by vertical side walls extending from foundation through roof without openings. Each townhouse unit must have at least two exposed exterior walls.~~

~~c. Mixed-Use Residential: Attached residential living unit(s) within a building which includes non-residential use types. Example: Downtown apartments,~~

USE TYPES

de. Multiple-Family Residential:

The use of a site for three or more dwelling units within one or more buildings.

ef. Group Residential:

The use of a site for a residence by more than four unrelated persons, not defined as a family, on a weekly or longer basis.

fg. Mobile Home Residential:

Use of a site for one or more mobile home units, either in mobile home parks or mobile home subdivisions.

h. Manufactured Home Residential

~~Use of a site for one or more manufactured home dwellings, as defined in Section 2-16.~~

g. Non-Traditional Residential: Attached or Detached residential living units, such as: tiny homes, container homes, etc.

hi. Retirement Residential:

A building or group of buildings which provide residential facilities for more than four residents of at least ~~sixty-two~~fifty-five years of age, or households headed by a householder of at least ~~sixty-two~~fifty-five years of age. A retirement residence may provide a range of residential building types, and may also provide support services to residents, including but not limited to food service, general health supervision, medication services, housekeeping services, personal services, recreation facilities, and transportation services. The retirement residence may accommodate food preparation in independent units or meal service in one or more common areas. Retirement residences with more than 100 units may include additional health care supervision or nursing care, provided that the number of beds for such residences shall not exceed 25% of the total number of individual living units. ~~Typical uses include assisted living developments and continuing care retirement centers.~~

3-5 Office Use Types

Office use types include uses providing for administration, professional services, and allied activities. These uses often invite public clientele but are more limited in external effects than commercial uses.

a. General Offices

Use of a site for business, professional, or administrative offices. Typical uses include real estate, insurance, management, travel, or other business offices; organization and association offices; banks or financial offices; or professional offices.

b. Medical Offices

Use of a site for facilities which provide diagnoses and outpatient care on a routine basis, but which does not provide prolonged, in-house medical or surgical care. Medical offices are operated by doctors, dentists, or similar practitioners licensed for practice in the State of Nebraska.

USE TYPES

3-6 Civic Use Types

Civic use types include the performance of utility, educational, recreational, cultural, medical, protective, governmental, and other uses ~~which are strongly vested with social importance.~~

a. Administration

Governmental offices providing administrative, clerical or public contact services that deal directly with the citizen, together with incidental storage and maintenance of necessary vehicles. Typical uses include federal, state, county, and city offices.

b. Cemetery

Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoria, mausoleums, and mortuaries when operated in conjunction with and within the boundary of such cemetery.

c. Clubs

Uses providing meeting, recreational, or social facilities for a private, non-profit or non-commercial association, primarily for use by members and guests.

d. College and University Facilities

An educational institution of higher learning which offers a course of study designed to culminate in the issuance of a degree certified by a generally recognized accrediting organization.

e. Convalescent Services

A use providing bed care and in-patient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease.

f. Cultural Services

A library, museum, or similar registered non-profit organizational use displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

g. Day Care Services (Limited)

A facility, or use of a building or portion thereof, for day care and licensed by the State of Nebraska as a family child care home may be established and operated in any residential zone within the exercised zoning jurisdiction, of eight (8) or fewer individuals. This term includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities.

h. Day Care Services (General)

A facility, or use of a building or portion thereof, for day care of more than nine-twelve (12) or more individuals. This term includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities and non-commercial day shelters.

USE TYPES

i. Detention Facilities

A publicly operated or contracted use providing housing and care for individuals legally confined, designed to isolate those individuals from the community; or supervision while under program alternative to imprisonment, including but not limited to pre-release, work-release, and probationary programs.

j. Emergency Residential

A facility or use of a building to provide a protective sanctuary for victims of crime or abuse, including emergency housing during crisis intervention for victims of rape, abuse, or physical beatings.

k. Group Care Facility

A facility licensed or approved by the State of Nebraska or other appropriate agency, which provides for the care and short or long-term, continuous multi-day/night occupancy of more than four unrelated persons who require and receive therapy or counseling on site as part of an organized and therapeutic ongoing program for any of the purposes listed below. Such facilities shall exclude those uses defined as group homes. Group Care Facilities include facilities which provide for the following:

1. Adaptation to living with, or rehabilitation from, the handicaps of physical disability;
2. Adaptation to living with, or rehabilitation from, the handicaps of emotional or mental disorder, or of ~~mental-retardation~~intellectual disability if such facility has an overnight occupancy of more ~~————~~ than eight persons;
3. Rehabilitation from the effects of drug or alcohol abuse.

l. Group Home

A facility licensed by the State of Nebraska in which at least four but no more than eight persons, not including resident managers or house parents, who are unrelated by blood, marriage, or adoption reside while receiving therapy, training, or counseling for the purpose of adaptation to living with or rehabilitation from cerebral palsy, autism, or ~~mental-retardation~~intellectual disability.

m. Guidance Services

A use providing counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition on a daytime care basis.

n. Health Care

A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, training, administration and services to out-patients, employees, or visitors.

o. Hospital

USE TYPES

A facility providing medical, psychiatric, or surgical service for sick or injured persons primarily including on an in-patient basis, including, but not limited to emergency treatment, air medical services, diagnostic services, training, administration, and services to patients, employees, or visitors.

p. Maintenance Facilities

A public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer-utility yards, equipment service centers, and similar uses having characteristics of commercial services or contracting or industrial activities.

q. Non-Commercial Shelters

Facilities which are operated by non-profit organizations and which provide emergency or temporary services and accommodations for people who lack access to permanent housing. Non-commercial shelters may provide accommodations on a daytime only and/or overnight basis. Typical uses include urban missions and shelters for homeless people.

r. Park and Recreation Services

Publicly-owned and operated parks, playgrounds, recreation facilities, and open spaces.

s. Postal Facilities

Postal services, including post offices, bulk mail processing or sorting centers, operated by the United States Postal Service. Does not include distribution or shipping |

[VT5]

t. Primary Educational Facilities

A public, private, or parochial school offering instruction at the elementary school level in the branches of learning study required to be taught in schools within the State of Nebraska.[VT6]

u. Public Assembly

Facilities owned and operated by a public agency or a charitable non-profit organization accommodating major public assembly for recreation, sports, amusement, or entertainment purposes. Typical uses include civic or community auditoriums, sports stadiums, convention facilities, fairgrounds, incidental sales, and exhibition facilities.

v. Religious Assembly

A use located in a permanent building and providing regular organized religious worship and religious education incidental thereto but excluding private primary or private secondary educational facilities, community recreational facilities, day-care facilities, and incidental parking facilities. A property tax exemption obtained pursuant to Property Tax Code of the State of Nebraska shall constitute *prima facie* evidence of religious assembly use.

w. Safety Services

Facilities for conduct of public safety and emergency services including police and fire protection services and emergency medical and ambulance services.

x. Secondary Educational Facilities[VT7]

A public, private, or parochial school offering instruction at the junior high or high school level in the branches of learning and study required to be taught in the schools of the State of Nebraska.

USE TYPES

y. Storm Water Treatment Facilities

Drainage and Detention Facilities required at the time of development, such as ditches, wetlands, ponds or similar facilities utilized or constructed to meet requirements established by the City's Storm Water Management Plan.

zy. Utilities

Any above ground structures or facilities, ~~other than lines, poles and other incidental facilities~~, used for the production, generation, transmission, delivery, collection or storage of water, sewage, electricity, gas, oil, energy media, communications, electronic or electromagnetic signals, or other services which are precedent to development and/or use of land.

3-7 Commercial Use Types

Commercial uses include the sale, rental, service, and distribution of goods; and the provision of services other than those classified under other use types.

a. Agricultural Sales and Service

Establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, farm equipment, pesticides and similar goods or in the provision of agriculturally-related services with incidental storage on lots other than where the service is rendered. Typical uses include garden or tree nurseries, farm implement dealerships, feed and grain stores, and tree service firms.

b. Automotive and Equipment Services

Establishments or places of business primarily engaged in sale and/or service of automobiles, trucks, or heavy equipment. The following are considered automotive and equipment use types:

1. **Automotive Rental and Sales:** Sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships; motorcycle dealerships; and boat, trailer, and recreational vehicle dealerships.
2. **Auto Services:** Provision of fuel, lubricants, parts and accessories, and incidental services to motor vehicles; and washing and cleaning and/or repair of automobiles, non-commercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include service stations, car washes, muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, and similar repair and service activities but exclude dismantling, salvage, or body and fender repair services.
3. **Body Repair:** Repair, painting, or refinishing of the body, fender, or frame of automobiles, trucks, motorcycles, motor homes, recreational vehicles, boats, tractors, construction equipment, agricultural implements, and similar vehicles or equipment. Typical uses include body and fender shops, painting shops, and other similar repair or refinishing garages.
4. **Equipment Rental and Sales:** Sale or rental of trucks, tractors, construction equipment, agricultural implements, mobile homes, and similar heavy equipment, including

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incidental storage, maintenance, and servicing. Typical uses include truck dealerships, construction equipment dealerships, and mobile home sales establishments.

5. Equipment Repair Services: Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services, and machine shops, but exclude dismantling, salvage, or body and fender repair services.
6. Vehicle Storage: Long-term storage of operating or non-operating vehicles. Typical uses include storage of private parking towaways or impound yards but exclude dismantling or salvage.

c. Bed and Breakfast

Conversion or use of a structure or group of structures for lodging use, providing no more than ten units and furnishing guests with breakfast and other incidental services.[VT8]

d. Business Support Services

Establishments or places of business primarily engaged in the sale, rental or repair of equipment, supplies and materials or the provision of services used by office, professional and service establishments to the firms themselves but excluding automotive, construction and farm equipment; or engaged in the provision of maintenance or custodial services to businesses. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms, janitorial services, photography studios, and convenience printing and copying.

e. Business or Trade Schools

A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.

f. Campground

Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents on a short term basis.

g. Cocktail Lounge

A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses other than a restaurant, as that term is defined in this section.

h. Commercial Recreation

Private businesses or organizations, which may or may not be commercial in nature, primarily engaged in the provision of sports, entertainment, or recreation for participants and/or spectators. Typical uses include sports and recreation facilities, driving ranges, theaters, private dance halls, or private skating facilities.

i. Communications Services

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Establishments primarily engaged in the provision of broadcasting and other ~~information-relay~~ services necessary to relay information, accomplished through the use of electronic and telephonic mechanisms but excludes those classified as Utilities. Typical uses include television studios, telecommunication service centers, ~~telegraph service offices,~~ or film, broadcasting and sound recording facilities.

j. Construction Sales and Service

Establishments or places of business primarily engaged in the retail or wholesale sale, from the premises, of materials or services used in the construction of buildings ~~or other structures other than retail sale of paint, fixtures, and hardware.~~ This use type excludes those uses classified under Automotive and Equipment Services. Typical uses include building materials sales; tool and equipment rental or sales; and electrical, plumbing, and mechanical contractors.

~~k. Consumer Services~~

~~Establishments which provide services, primarily to individuals and households, but excluding Automotive Use Types. Typical uses include automated banking machines, appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.~~

kl. Convenience Storage

Storage services ~~primarily for personal effects and household~~ goods within enclosed storage areas having individual access but excluding use of such areas as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.

lm. Crematory

A building or portion of a building which contains a cremation chamber and holding facility pursuant to the Cremation of Human Remains Act, Neb. Rev. Stat. §§71-1355 to 71-1385 along with cremation services as authorized thereunder.[VT9]

ma. Food Sales

Establishments or places of business primarily engaged in the retail sale of food or household products ~~for home consumption~~. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.

1. Limited Food Sales: Establishments occupying facilities of 10,000 square feet or less; and characterized by sales of specialty foods or a limited variety of general items, ~~but excluding the accessory sale of fuel for motor vehicles~~. Typical uses include convenience stores, ~~delicatessens, meat markets, retail bakeries, candy shops, and small grocery stores.~~
2. General Food Sales: Establishments selling a wide variety of food commodities, using facilities larger than 10,000 square feet or food sales uses of any size that include the accessory sale of fuel for motor vehicles. Typical uses include supermarkets and convenience stores.

ne. Funeral Services

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Establishments engaged in undertaking services such as preparing the human dead for burial (excluding crematory services), arranging and managing funerals. Typical uses include funeral homes or mortuaries.

op. Gaming Facilities

Establishments engaged in the lawful, on-site operation of games of chance that involve the risk of money for financial gain by patrons. Gaming facilities ~~shall~~ may include the accessory sale of liquor and food, pursuant to licensing regulations of the City of Columbus ~~or~~ and the State of Nebraska.

pe. General Retail Services

Sale or rental with incidental service of commonly-used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications. Typical uses include department stores, apparel stores, furniture stores, or establishments providing the following products or services:

automated banking machines, appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops. Household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; flowers, plants, hobby materials, toys, and handcrafted items; apparel, jewelry, fabrics and like items; cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering; interior decorating services; office supplies; mail order or catalog sales; bicycles; and automotive parts and accessories (excluding service and installation).

qf. Kennels

Boarding and care services for dogs, cats, and similar small mammals or small birds used as pets; or any premises on which four or more animals included under this definition over six months of age are kept and maintained. Typical uses include boarding kennels, pet motels, or dog training centers.

rs. Laundry Services

Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry, ~~and cleaning plans, diaper services, or~~ and linen supply services.

st. Liquor Sales

Establishments or places of business engaged in retail sale for off-premise consumption of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off-site consumption.

tu. Lodging

Lodging services involving the provision of room and/or board. Typical uses include hotels and motels.

~~v. Personal Improvement Services~~

~~Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a non-professional nature. Typical uses include driving~~

USE TYPES

~~schools, health or physical fitness studios, reducing salons, dance studios, handcraft and hobby instruction.~~

uw. Personal Services

Establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; or dry cleaning stations serving individuals and households; driving schools; health or physical fitness studios; reducing salons; dance studios; handcraft and hobby instruction.

vx. Pet Services

Retail sales, incidental pet health services, and grooming and boarding, when ~~totally~~ primarily within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops, but exclude uses for livestock and large animals.

wy. Research Services

Establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.

xz. Restaurants

A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages when conducted as a secondary feature of the use, producing less than 50 percent of the establishment's gross income.

1. Restaurant (Drive-in or Fast Food): An establishment which principally supplies food and beverages in disposable containers and is characterized by high automobile accessibility and on-site accommodations, self-service, and short stays by customers.
2. Restaurant (General): An establishment characterized by table service to customers and/or accommodation to walk-in clientele. Typical uses include cafes, coffee shops, and restaurants.

yaa. Sexually Oriented Business

An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion-picture theater, adult theater, escort agency, nude model studio or sexual encounter center; all as further defined in Article 14.

zbb. Stables

Boarding, breeding or raising of horses, llamas, or other hooved animals which are not owned by the occupants of the premises; or for the purpose of riding animals included in this definition by members of the public other than the occupants of the premises or their non-paying guests. Typical uses include boarding stables ~~or~~ and public stables.

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aaee. Surplus Sales

Businesses engaged in the sale of used or new items, involving regular, periodic outdoor display of merchandise for sale. Typical uses include flea markets, ~~and~~ factory outlets ~~or and~~ discount businesses with outdoor display.

bbdd. Vehicle Storage

The use of a site for the medium- to long-term storage of vehicles which are either operable or may be made operable with reasonable repairs. Typical uses include auto storage lots, impound lots, or repair yards.

ccee. Veterinary Services

Veterinary services and hospitals for animals. Typical uses include pet clinics, ~~dog and cat hospitals~~, pet cemeteries ~~and crematory~~, and veterinary hospitals for ~~all animals livestock and large animals~~.

3-8 Parking Use Types

a. Off-Street Parking

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

b. Parking Structure

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

3-9 Industrial Use Types

Industrial use types include the on-site extraction or production of goods by non-agricultural methods, and the storage and distribution of products.

a. Construction Yards

Establishments housing facilities of businesses primarily engaged in construction activities, including incidental storage of materials and equipment on lots other than construction sites.

Typical uses are building contractor's yards.

b. Custom Manufacturing

Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving:

1. The use of hand tools, or
2. The use of domestic mechanical equipment not exceeding 2 horsepower, or
3. A single kiln not exceeding 8 KW or equivalent.

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This category also includes the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, custom jewelry manufacturing, candle making shops, [3D Printing](#).

c. Light Industry

Establishments engaged in the manufacture or processing of finished products from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution. These establishments are characterized by having no major external environmental effects across property lines and include no unscreened or unenclosed outdoor storage. Typical uses include commercial bakeries, dressed beef processing plants, soft drink bottling, apparel assembly from fabrics, electronics, manufacturing, print shops, and publishing houses.

d. General Industry

Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products from prepared materials or from raw materials without noticeable noise, odor, vibration, or air pollution effects across property lines.

e. Heavy Industry

Enterprises involved in the basic processing and manufacturing of products, predominately from raw materials, with noticeable noise, odor, vibration, or air pollution effects across property lines; or a use or process engaged in the storage of or processes involving potentially or actually hazardous, explosive, flammable, radioactive, or other commonly recognized hazardous materials; except for those uses defined as Agricultural Industries.

f. Recycling Collection

Any site which is used in whole or part for the receiving or collection of any post-consumer, non-durable goods including, but not limited to glass, plastic, paper, cardboard, aluminum, tin, or other recyclable commodities.

g. Recycling Processing

Any site which is used for the processing of any post-consumer, non-durable goods including, but not limited to glass, plastic, paper, cardboard, aluminum, tin, or other recyclable commodities.

h. Resource Extraction^[VT10]

A use involving on-site extraction of surface or subsurface mineral products or natural resources, including the removal of dirt, but excluding the grading of dirt. Typical uses are quarries, borrow pits, sand and gravel operations, and mining.

i. Salvage Services

Places of business primarily engaged in the storage, sale, dismantling, or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junk yards, or paper salvage yards.

j. Warehousing

Uses including open air storage, distribution, and handling of goods and materials. Typical uses include monument yards, grain elevators, or open storage.

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3-10 Transportation Use Types

Transportation use types include the use of land for the purpose of providing facilities supporting the movement of passengers and freight from one point to another.

a. Aviation Facilities

Landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, and including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security.

b. Railroad Facilities

Railroad yards, equipment servicing facilities, and terminal facilities.

c. Transportation Terminal

A facility for the loading, unloading, and interchange of passengers, baggage, and incidental freight or package express, including bus terminals, railroad stations, and public transit facilities.

d. Truck Terminal

A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck.

3-11 Miscellaneous Type Uses

a. Major Alternative Energy Production Devices

The use of a site for the production of energy utilizing methods that do not involve the oxidation, combustion, or fission of primary materials. Typical uses include ground mounted solar collector fields, geothermal energy installations servicing more than one property, or water-powered mills or generating facilities.

Minor Alternative Energy Production Devices

The use of a site for the production of energy utilizing methods that do not involve the oxidation, combustion, or fission of primary materials. Typical uses include roof mounted solar collector units, geothermal energy installations serving a single property, or other alternative energy production devices that are minimally obtrusive for single property use.

b. Broadcasting/Receiving Tower

Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like. The term includes the structure and any support thereto.

c. Construction Batch Plant

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A permanent or temporary demountable facility used for the manufacturing of concrete, asphalt, or other paving materials intended for specific construction projects.

d. Wind Energy Conservation System (WECS)

Any device which converts wind energy to a form of usable energy, including wind charges, windmills, or wind turbines.

e. Landfill (Non-Putrescible Solid Waste Disposal)

The use of a site as a depository for solid wastes that do not readily undergo chemical or biological breakdown under conditions normally associated with land disposal operations. Typical disposal material would include ashes, concrete, paving wastes, rock, brick, lumber, roofing materials, and ceramic tile.

f. Landfill (Putrescible and Non-Putrescible Solid Waste Disposal)

The use of a site as a depository for any solid waste except hazardous and toxic waste as defined by the Federal Environmental Protection Agency and/or the State of Nebraska. Typical disposal material would include non-putrescible wastes; and putrescible wastes such as vegetation, tree parts, agricultural wastes (garbage), and manure.

12. 2020 - 2021 Capital Improvement Plan.



MEMORANDUM

DATE: July 8, 2020

TO: Planning Commission

FROM: Heather Lindsley, Finance Director

SUBJECT: Capital Improvement Plan

Attached is the 2021 Capital Improvement Plan for your review and recommendation. Per the Commission's request we have included the 2020 Capital Improvement Plan at the end of the packet for comparison purposes.

The actual years these projects may be undertaken can change due to the timing of the funding cycle by City, Nebraska and Federal governments.

2021 Capital Improvement Plan		
Description	Funding Source	Cost
Online Permitting Program	Sales Tax	66,000
City Hall	Sales Tax/Bond Proceeds	2,600,000
FEMA Hazard Mitigation	Grant 75% / Sales Tax 25%	350,000
FEMA Buyout Program	Buyout Program	163,000
Ground Water Recharge	Sales Tax	40,000
MIS Upgrade	Sales Tax	70,000
Engineering/Plotter Scanner	Sales Tax	15,000
General Administration		3,304,000
<i>Taser lease and supply</i>	<i>Sales Tax</i>	<i>15,000</i>
E-Citation	Sales Tax	55,000
Ballistic Vests	Sales Tax	8,000
Police Fleet Vehicle	Sales Tax	65,300
Police Fleet Vehicle	Sales Tax	65,300
Police Fleet Vehicle	Sales Tax	65,300
Police Admin Vehicle	Sales Tax	15,000
Radio Improvements	Sales Tax	250,000
K9 Bite Suit	Sales Tax	5,000
Impound Facility	Proceeds of Sale	300,000
Police Department		843,900
<i>New Tire on 2 Rigs</i>	<i>Sales Tax</i>	<i>5,000</i>
<i>Turnout Gear Annual Replacement (10 sets)</i>	<i>Sales Tax</i>	<i>30,000</i>
Charlie Louis Addition/Repair	1/2 Cent Sales Tax	675,000
SCBA Equipment	Federal 90%/Sales Tax 10%	900,000
Fire Department		1,610,000
<i>Tablets for in the field</i>	<i>Sales Tax</i>	<i>10,000</i>
Rescue		10,000
Materials	Sales Tax	129,000
<i>Replace staff computers (Wind 7)</i>	<i>Sales Tax</i>	<i>8,000</i>
Library Project	1/2 Cent Sales Tax/Foundation/Bond Proceeds	9,000,000
Library		9,137,000

Power House Trail Phase I 4X4 Crew Cab Pickup w/Tool Box	Sales Tax 27%/Grant 50%/NRD 15%/Donation 8% Sales Tax	490,000 40,000
Parks		530,000
Men's Locker Room Ceiling Repair	Sales Tax	30,000
Aquatic Center		30,000
Flood Damage Repair Irrigation Line - South of #5	FEMA 75%/Sales Tax 25% Sales Tax	2,000,000 10,000
Quail Run		2,010,000
15th Street Reconstruction	Sales Tax/Grant	120,000
12th Ave Viaduct	Federal/State80%, UPRR 10%, City 10%	1,000,000
SID 48 Ave from 38 Street to Lost Creek Pkwy	20% Special Assessment, Sales Tax	1,500,000
Subdivision or Misc Improvements	Sales Tax	250,000
US HWY 30/23rd Street Reconstruction (\$5,475,000 over 3 yrs)	Sales Tax/Bond Proceeds	1,825,000
E 14th Ave & 23rd Street 1/8 Mile of Canal	20% Special Assessment, Sales Tax	3,600,000
23rd Street & 48th Ave SID	20% Special Assessment, Sales Tax	5,600,000
SID #186-Alley 14/15 Street & 28/29 Ave	Sales Tax/65%Special Assessment	60,000
SID #187-25th Street & 33rd Ave	Sales Tax/55%Special Assessment	90,000
School/PED Crossing	Sales Tax	350,000
City Wide Pavement Rehabilitation	Sales Tax	1,900,000
South Thoroughfare Study	Sales Tax	1,000,000
ADA Improvements & Services	Sales Tax	50,000
33rd Ave Viaduct Up Lighting	Sales Tax	35,000
Street		17,380,000
Snow Removal Equipment Bldg	Federal 90%/Sales Tax 10%	15,000
Airport A Frame Demolition	Sales Tax	30,000
Airport		45,000

Total of all General Fund (Tax Supported) CIP Items

34,899,900

CAD	County Reimbursement	87,500
Tower/Radio Equipment Contingency	County Reimbursement	75,000
Move HB 2	County Reimbursement	35,000
Move HB 3	County Reimbursement	35,000
Joint Communications Center		232,500
23rd Street (\$565K over 3 years)	Utility Revenue	189,000
48th Avenue Carryover	Utility Revenue	250,000
25th Street/35th Ave Lift Station	Utility Revenue	750,000
SED Deer Run Estates	Utility Revenue/Assess	150,000
Update SCADA System	Utility Revenue	20,000
<i>UV Bulb Replacement</i>	Utility Revenue	<i>20,000</i>
Lift Station #7 Rebuild (Lost Creek by Viero)	Utility Revenue/Assess	600,000
Lift Station #10 Rebuild (Airport Park)	Utility Revenue	350,000
System CIP Lining	Utility Revenue	150,000
Lift station Web Base Control/Alarm Sys	Utility Revenue	75,000
Vapor Root Upgrade Unit	Utility Revenue	35,000
2nd Floor Copier	Utility Revenue (50% wastewater/50% water)	5,000
Wastewater Treatment & Collection		2,594,000
23rd Street (\$960K over 3 years)	Utility Revenue	320,000
15th Street Water Line Upgrades	Utility Revenue	396,000
WED Deer Run Estates	Utility Revenue/Assess	50,000
Fixed Base AMR Upgrades	Utility Revenue	150,000
AMR Radio change out (1200)	Utility Revenue	192,000
Remove/Replace Fire Hydrants	Utility Revenue	30,000
3 Million Gallon Storage Tank Rehab	Utility Revenue	100,000
2nd Floor Copier	Utility Revenue (50% wastewater/50% water)	5,000
Water		1,243,000
Regional Storm Water Evaluation and Improvements	Utility Revenue	120,000
Truck Line Storm Sewer Cleaning by contractor	Utility Revenue	50,000
Flood Evaluation	Utility Revenue/Grants	50,000
Stormwater Utility		220,000

Expand Grass Dump Pad 25X80X8	Utility Revenue	7,000
Back up Push Packer Rebuild	Utility Revenue	6,000
Push Packer Runner Guides	Utility Revenue	7,000
Floor Guide Rub Rails	Utility Revenue	7,000
Platform Man Lift	Utility Revenue	8,500
Transfer Station		35,500

For Comparison

2020 Capital Improvement Plan
Capital Property

	Funding Source	Sales Tax	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Land Development Ordinance Update	General Fund	0.00	30,000				
MIS Upgrade	Sales Tax	70,000.00	70,000	70,000	70,000	70,000	70,000
Steffy South Building Demolition	Sales Tax						
Old Senior Center/Fire Department Demolition	Sales Tax	250,000.00	250,000				
EagleView Upgrade	General Fund	0.00	19,500				
Citywide VOIP Phone System	Sales Tax	100,000.00	100,000				
FEMA Hazard Mitigation	Grant 75% / Sales Tax 25%	87,500.00	350,000				
Tablets for Mayor and City Council	Sales Tax	0.00	-			11,000	
City Hall Security and Doors	Sales Tax						
Total General Administration		507,500	819,500	70,000	70,000	81,000	70,000
Dishwasher	Sales Tax	18,000.00	18,000				
Convection Oven	Sales Tax	0.00	-	7,000			
Steamer	Sales Tax	6,000.00	6,000				
Total Community Center		24,000	24,000	7,000	-	-	-
Software/Licensing-Document Management	Sales Tax						
Total for City Clerk's Office		-	-	-	-	-	-
Computer	Sales Tax		-				3,000
Total for Human Resources			-	-	-	-	3,000
Vehicle-Truck Chasis	Sales Tax						
Computer	Sales Tax						
Total for Animal Control		-	-	-	-	-	-
ADA Modified Vehicle	Sales Tax/Federal/State	0.00	-	60,000			
Computer/Gas Pumps Upgrades	Sales Tax	20,000.00	20,000				
Total for Columbus Area Transit		20,000	20,000	60,000	-	-	-
Ballistic Vests (Contractual)	Grant/Sales Tax 50/50%	3,200.00	6,400	4,000	4,000	4,000	4,000
Software Interface for RMS/CAD	Sales Tax	13,000	13,000				
E-Citation (Continuation from Last Year)	Sales Tax	55,000	55,000				
Evidence Management System	Sales Tax						
Taser (Purchase Contract/Agreement)	Sales Tax	11,000	11,000	11,000	11,000	5,000	5,000
Vehicles (Scheduled Replacement)	Sales Tax	207,953	207,953	220,225	233,450	247,450	262,297
Impound Lot/Facility	Sales Tax		200,000				
Computers (Scheduled Replacement)	Sales Tax	8,000	8,000	8,000	8,000	8,000	8,000
Duty Weapon (Sidearm Replacement)	Sales Tax						
Police Mobile Scanners	Sales Tax						
Total for Police Department		298,153	501,353	243,225	256,450	264,450	279,297
Command Vehicle 1 Ton Pickup, Replace Black Suburban	Sales Tax						
Pumper Truck	Sales Tax						
Turnout Gear	Sales Tax	25,000	25,000	25,000	25,000	25,000	25,000
Hazmat Equipment (NEMA Grant)	Grant	0.00	20,000				
Fire Hose & Appliances	Sales Tax	6,000	6,000	4,000	4,000	4,000	4,000
Charlie Louis Addition Design	Sales Tax	50,000	50,000	350,000			
Training Props	Sales Tax	10,000	10,000				
Training Tower Concrete for required water treatment	Sales Tax						
Computers	Sales Tax	4,000	4,000	4,000	4,000	4,000	4,000
Total for Fire Department		95,000	115,000	383,000	33,000	33,000	33,000
Command Vehicle	Sales Tax						
EHR Software System	Sales Tax	13,000	13,000				

Tablet Computers	Sales Tax	8,000	8,000				
Ballistic Protection	Sales Tax						
Lucas CPR Device	Sales Tax			15,000	15,000	15,000	15,000
Ambulance	Sales Tax	-	-	300,000		310,000	
Tech Rescue Gear	Sales Tax	3,000	3,000				
Total for Rescue		24,000	24,000	315,000	15,000	325,000	15,000
Vehicles	Community Dev. Fees	0.00	20,000				
Computers	Community Dev. Fees	0.00	2,000	2,000	2,000	4,000	2,000
Total for Community Development		0.00	22,000	2,000	2,000	4,000	2,000
Library Materials	Sales Tax	178,000	178,000	183,000	186,800	190,000	193,800
Library Project	Sales Tax/Foundation	100,000	100,000				
Makerspace	Sales Tax	5,000	5,000	5,000	5,000	5,000	5,000
Furniture & Equipment	Sales Tax	6,000	6,000	15,000			
Mobile Technology	Sales Tax	3,000	3,000	3,000	3,000	3,000	3,000
Public Laptops	Sales Tax	5,000	5,000				
Staff Computers	Sales Tax	6,000	6,000	6,000	6,000	6,000	6,000
RFID Conversion	Sales Tax			2,500	2,500	2,500	2,500
Replacement Windows	Sales Tax	150,000	150,000				
Collection Security	Sales Tax						
Total for Library		453,000	453,000	214,500	203,300	206,500	210,300
New Maintenance Shop Design	Sales Tax	30,000	30,000	500,000			
52" Mower	Sales Tax	6,500	6,500				
Pickup w/ Dump Box	Sales Tax						
Total for Cemetery		36,500	36,500	-	-	-	-
Powerhouse Trail Phase 1	Sales Tax 27% /Grant 50% /NRD 15% /Donation 8%	132,300.00	490,000				
Covered Horseshoe Courts	Sales Tax \$100,000/Grants \$250,000/Donations \$50,000	100,000.00	400,000				
Tree Planting	Sales Tax	10,000	10,000	10,000	10,000	10,000	10,000
Picnic Tables	Sales Tax			10,000	10,000	10,000	10,000
4 Wheel Drive Pickup	Sales Tax	35,000	35,000				
Sunset Park Playground Equipment	Sales Tax/Donations 50/50%	30,000.00	60,000				
Computers	Sales Tax	2,000	2,000				
Centennial Park Splash Pad	Sales Tax						
Bradshaw Park Batting Cage	Sales Tax	35,000	35,000				
Centennial Park Minor League Backstop	Sales Tax	35,000	35,000				
Bleacher Shade Covers	Sales Tax	40,000	40,000	40,000	40,000	40,000	40,000
Bobcat 4 Wheel Drive Utility Vehicle	Sales Tax	52,000	52,000				
Tennis/Basketball Court Renovations	Sales Tax						
Frankfort Square Improvements	Sales Tax						
Pawnee Park Baseball Field Agri-Lime	Sales Tax	20,000	20,000				
Pawnee Park Playground Equipment	Sales Tax			100,000			
Centennial Park Outfield Netting/Fence Padding	Sales Tax						
Centennial Park Concrete Between Fields	Sales Tax	35,000	35,000				
Bradshaw Park Concrete Between Fields	Sales Tax						
Bradshaw Park Irrigation	Sales Tax						
Total for Parks		526,300	1,214,000	160,000	60,000	60,000	60,000
Wall Grates	Sales Tax	11,000	11,000				
Heat Pump (Phase 2)	Sales Tax	25,000	25,000				
Canopies on Deck	Sales Tax	40,000	40,000				
Mower	Sales Tax	11,000	11,000				
Outside Lights	Sales Tax	6,000	6,000				
Cameras	Sales Tax	10,000	10,000				
Computers	Sales Tax	-	-	5,000			
Tube/Mat Replacement	Sales Tax	4,000	4,000	4,000	4,000	4,000	4,000
Chase Lounge Chair Replacement	Sales Tax	10,000	10,000	6,000	6,000	6,000	6,000
Total for Pawnee Plunge		117,000	117,000	15,000	10,000	10,000	10,000

Computers	Sales Tax	2,000	2,000	-	-	-	-
Total for Aquatic Center		2,000	2,000	-	-	-	-
Driving Range Ball Cart	Sales Tax	20,000	20,000	-	-	-	-
Total for Quail Run		20,000	20,000	-	-	-	-
Vehicle	Sales Tax	160,000	160,000	-	-	-	-
Total for Book Mobile		160,000	160,000	-	-	-	-
Vehicle	Sales Tax	33,000	33,000	-	-	-	-
Survey Equipment	Sales Tax	20,000	20,000	-	-	-	-
Computers	Sales Tax	2,500	2,500	-	-	-	-
Total for Engineering		55,500	55,500	-	-	-	-
SID178 - 3rd Ave from 8th Street to South 3rd Street	Federal Cap \$1,248,186/Assess \$399,092.5	852,751.00	2,500,000				
15th Street Reconstruction from 27th to 33rd Avenues	Sales Tax \$487,500 /Grant \$375,000 /Highway Funds \$487,500	487,500.00	1,350,000				
South Thoroughfare Study	Sales Tax	60,000.00	60,000				
12th Avenue Viaduct	Federal 80% /Railroad 10% /Sales Tax 10%	1,000,000.00	10,000,000				
Lease Purchase for Central Maintenance Facility	Highway Funds	0.00	131,215	185,525	178,400	171,120	165,000
12th Ave S of 8th to 10th Street and 16th to 17th Street	Sales Tax			440,000			
48th Ave and Lost Creek Pkwy Private Development Imps	Sales Tax						
Computers	sales Tax	-	-	4,000			4,000
Subdivision or Miscellaneous Improvements - City Share	Sales Tax	250,000	250,000	250,000	250,000	250,000	250,000
City Wide Pavement Rehabilitation	Sales Tax	1,800,000	1,800,000				
SID 48th Ave from 38th St to Lost Creek Pkwy	Federal 80% /Assess 20%	0.00	1,900,000				
Downtown Traffic Signal and Intersection Improvements	Sales Tax	900,000	900,000				
CMF Fleet Operations	Sales Tax	30,000	30,000				
4X4 3/4 Ton Truck Replacement	Sales Tax						
School Crossing Signal Upgrades	Sales Tax	50,000	50,000	250,000	150,000	150,000	150,000
East 14th Ave & 23rd St to 1/8 mile South of the Canal	Federal 80% /Assess 20%	0.00	150,000	1,800,000			
ADA Improvements and Services	Sales Tax/Highway Funds 50/50%	22,500.00	45,000	50,000	55,000	60,000	65,000
23rd St and 48th Avenue SID	Federal 80% /Assess 20%	0.00	1,900,000				
Howard Blvd and 14th St, 33rd Ave to Howard Blvd	Sales Tax			2,300,000			
Loup River Levy Repair	Federal 80% /Sales Tax 20%						
Christopher Cove Bridge Painting	Sales Tax/Bridge Funds 50/50%						
US Highway 30/23rd Street Reconstruction Betterment	Sales Tax	100,000.00	100,000				
Storage Addition	Sales Tax/Highway Funds						
Gradall Excavator	Sales Tax	260,000.00	260,000				
Wire Welder CMF	Sales Tax	3,200.00	3,200				
East Pawnee Park Paving	Sales Tax/Highway Funds/Debt	0.00					
Total for Street		5,815,951	21,429,415	5,279,525	633,400	631,120	634,000
Zero Turn Mower	Sales Tax	18,000.00	18,000				
Snow Removal Building	Federal 90% /Sales Tax 10%	65,000.00	650,000				
Computer	Sales Tax	2,000.00	2,000				
A-Frame Demolition	Sales Tax	0.00	-	30,000			
FBO Improvements	Federal/Sales Tax/Reserve	1,600.00	16,000				
10 Place Nested T-Hangar	Federal \$300,000 /Sales Tax \$320,000	0.00	-		620,000		
Perimeter Fencing	Federal 90% /Sales Tax 10%	0.00	-			450,000	
State Fly In	Sales Tax						
Pickup	Sales Tax						
SRE Airport Building Sewer Extension	Utility Revenue	0.00	30,000				
Construct Terminal Building	Federal \$150,000 /Sales Tax \$500,000	0.00	-				650,000
Total for Airport		86,600	716,000	30,000	620,000	450,000	650,000
Police Station	Sales Tax/Debt	0.00	2,000,000				
Fire Station	Sales Tax/Debt	0.00	4,500,000				
Total for 1/2 Cent Sales Tax		-	6,500,000	-	-	-	-
SED 48th Ave from 42nd St to Lost Creek Parkway	Utility Revenue/Assess	0.00	250,000				
SED Deer Run Estates	Utility Revenue/Assess	0.00	475,000				

North Sanitary Sewer Collection System Design on next phase	Utility Revenue	0.00	100,000	2,000,000	1,500,000			
North Sanitary Sewer Collection System Phase 1	Utility Revenue	0.00	1,000,000					
Lift Stations	Utility Revenue/Assess	0.00	600,000	600,000	600,000	600,000	600,000	
Lift Station Renovation	Utility Revenue	0.00	350,000	350,000	350,000	350,000	350,000	
System CIP Lining	Utility Revenue	0.00	150,000	150,000	150,000	150,000	150,000	
Computers	Utility Revenue	0.00	-	4,000			4,000	
Replace Unit #16 Fleet Vehicle	Utility Revenue	0.00	36,000					
Storage Addition	Utility Revenue	0.00						
New Jetter	Utility Revenue	0.00	250,000					
Total for Wastewater Collection			-	3,211,000	3,104,000	2,600,000	1,100,000	1,104,000
WWTF Expansion Phase 4	Utility Revenue/Debt	0.00	3,500,000					
WWTF Phase 3 Water Main	Utility Revenue	0.00		400,000				
WWTF LDO & ORP Probes	Utility Revenue	0.00	11,000					
WWTF Update SCADA System	Utility Revenue	0.00	30,000					
Total for Wastewater Treatment			-	3,541,000	400,000	-	-	-
Pershing Road East Park Water Main Loop	Utility Revenue	0.00						
WED 48th Ave from 42nd St to Lost Creek Parkway	Utility Revenue/Assess	0.00	300,000					
WED Deer Run Estates	Utility Revenue/Assess	0.00	125,000					
Pawnee Place Water Main Up-sizing	Utility Revenue	0.00						
Automated Meter Reading Replace	Utility Revenue	0.00		40,000	40,000	40,000	40,000	
Pickup (Replace Totaled Vehicle)	Utility Revenue	0.00	30,000					
Computers & Laptops	Utility Revenue	0.00	2,000					
Hydrant Re-Painting	Utility Revenue	0.00	30,000	36,000	36,000	36,000	36,000	
Remove/Replace Fire Hydrants	Utility Revenue	0.00	35,000					
Storage Addition	Utility Revenue	0.00						
Total for Water			-	522,000	76,000	76,000	76,000	76,000
Regional Storm Water Evaluation and Improvements	Utility Revenue	0.00	185,000					
Flood Evaluation	Utility Revenue/Grants	0.00	50,000					
Total for Stormwater Utility			-	235,000	-	-	-	-
Carryover Semi Loader	Solid Waste Fund	0.00	-					
New Equipment/Tires for old loader	Solid Waste Fund	0.00	185,000					
Trailer	Solid Waste Fund	0.00	85,000					
Computer Support/Maint	Solid Waste Fund	0.00	4,000					
Storage Shed	Solid Waste Fund	0.00		295,000				
Total Real Property for Transfer Station			-	274,000	295,000	-	-	-
GRAND TOTAL			7,956,004	39,704,768	10,330,250	4,562,150	2,912,070	3,126,597

13. Building report for June, 2020.

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT June 2020

	Current Month 2020			Current Month 2019		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	0	0.00	0.00	2	307,600.00	1,300.00
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	1	1,455.00	25.00	0	0.00	0.00
Miscellaneous (Other)	0	0.00	0.00	2	56,000.00	368.75
New	2	1,425,000.00	3,725.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	2	70,000.00	450.00
Residence						
Addition	4	144,600.00	724.90	3	62,928.00	385.25
Alteration	1	6,279.00	46.40	0	0.00	0.00
Deck	7	44,500.00	362.79	5	22,947.00	192.24
Fence	22	40,424.00	550.00	16	43,200.00	400.00
Miscellaneous (Other)	4	65,570.00	410.14	0	0.00	0.00
* New Residence	2	1,048,942.00	2,676.75	3	919,694.00	2,732.83
* New HUD Residence	0	0.00	0.00	1	130,760.00	524.17
Repairs/Remodel	2	23,840.00	161.62	8	119,900.00	565.98
Duplex/Townhouse (New)	2	787,308.00	2,205.07	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	1	18,000.00	115.50	0	0.00	0.00
New	4	60,435.00	332.80	7	163,192.00	918.30
Public Owned New	0	0.00	0.00	0	0.00	0.00
SPECIAL PERMITS						
Demolition	2	7,000.00	50.00	2	1,000.00	50.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
Sprinklers	15	25,500.00	1,738.00	6	14,500.00	102.00
Move Building	0	0.00	0.00	0	0.00	0.00
Plumbing	13	1,535,000.00	7,417.00	15	9,812,295.00	3,332.00
Signs	1	4,500.00	30.00	4	5,500.00	120.00
MONTH TOTAL	83	5,238,353.00	20,570.97	76	11,729,516.00	11,441.52

	Year to Date 2020			Year to Date 2019		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	1	48,000.00	290.00	7	37,624,398.00	56904.25
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	2	6,750.00	50.00	0	0.00	0.00
Miscellaneous (Other)	3	56,000.00	406.25	2	56,000.00	368.75
New	5	2,350,625.00	4,699.25	8	26,030,883.00	52189.15
Repairs/Remodel	9	528,998.00	2,646.25	14	26,752,544.44	7806.99
Residence (*See "New" Residences Below)						
Addition	15	426,005.00	2,305.39	12	238,791.60	1384.93
Alteration	1	6,279.00	46.40	0	0.00	0.00
Deck	25	124,255.00	1,081.05	15	77,347.00	621.74
Fence	83	218,837.00	2,109.00	57	144,151.00	1425.00
Miscellaneous (Other)	6	72,610.00	476.01	2	40,500.00	245.00
* New Residence	21	6,735,936.00	19,549.66	29	7,317,039.00	22879.69
* New HUD Residence	0	0.00	0.00	1	130,760.00	524.17
Repairs/Remodel	18	379,370.00	2,104.90	25	510,880.00	2592.86
Duplex/Townhouse (New)	18	4,730,690.68	14,662.29	4	870,656.00	2861.65
Repairs/Remodel	1	15,000.00	99.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	2	22,000.00	150.50	0	0.00	0.00
New	9	477,475.00	1,947.78	13	225,408.00	1333.09
Public Owned	0	0.00	0.00	5	9,667,400.00	2265.00
SPECIAL PERMITS						
Demolition	6	16,000.00	175.00	18	96,600.00	450.00
Miscellaneous (Other)	1	3,920.00	38.06	0	0.00	0.00
Sprinklers	33	74,500.00	2,044.00	20	51,000.00	331.00
Move Building	2	8,000.00	56.00	2	5,000.00	53.80
Plumbing	110	2,296,400.00	11,908.00	104	13,455,295.00	8548.00
Signs	41	236,810.00	1,230.00	22	127,150.00	605.00
YEAR TOTAL	412	18,834,460.68	68,074.79	360	123,421,803.04	163,390.07

**CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT
JUNE 2020**

CURRENT MONTH 2020

CURRENT MONTH 2019

YEAR TO DATE

BUILDING ACTIVITY:

NEW PERMITS ISSUED	52
INSPECTIONS PERFORMED:	
FOOTINGS	20
FOUNDATION	6
FRAMING	39
MISCELLANEOUS	63
FINAL	34

BUILDING ACTIVITY:

NEW PERMITS ISSUED	49
INSPECTIONS PERFORMED:	
FOOTINGS	19
FOUNDATION	7
FRAMING	32
MISCELLANEOUS	41
FINAL	27

BUILDING ACTIVITY:

NEW PERMITS ISSUED	219
INSPECTIONS PERFORMED:	
FOOTINGS	73
FOUNDATION	27
FRAMING	265
MISCELLANEOUS	247
FINAL	177

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	28
INSPECTIONS PERFORMED:	
WATER AND SEWER	25
MISCELLANEOUS	12
ROUGH IN	33
FINAL	31

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	15
INSPECTIONS PERFORMED:	
WATER AND SEWER	12
MISCELLANEOUS	9
ROUGH IN	38
FINAL	22

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	143
INSPECTIONS PERFORMED:	
WATER AND SEWER	122
MISCELLANEOUS	73
ROUGH IN	269
FINAL	146

Respectfully Submitted,



Daniel Curtis
Community Development Director

14. Adjournment