

Planning Commission  
Monday, April 8, 2019 7:00 PM  
Council Chambers  
1369 25 Avenue  
Columbus, NE 68601

{{Name: Agenda Item Name}}

{{Rationale: Agenda Item Rationale}} {{AgendaItemEnd}}

1. **Statement of Compliance with Open Meetings Act and roll call.**
2. **Minutes of March 11, 2019, meeting.**
3. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow View Addition (south of intersection of 51 Avenue and 37 Street), and request for waiver of subdivision regulations for length of cul-de-sac to exceed 350 feet.**
4. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Seventh Addition (west and north of the intersection of 42 Street and 54 Avenue).**
5. **Public hearing - Application of Loup Public Power District for preliminary plat of Energy Triangle Second Addition (south and east of the intersection of Old Monastery Road and Lost Creek Parkway).**
6. **Public hearing - Application of McHanson Properties to rezone property at 2308 and 2312 4 Street from "R-2 (b)" (Urban-Family Residential District with an agricultural overlay district) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan. (This public hearing was continued from the March 11th meeting.)**
7. **Adjournment**

PLANNING COMMISSION  
March 11, 2019

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on March 11, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram with a copy of the proof of publication being on file in the office of the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor, members of the City Council, and 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 Lippert announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Kim Hoefer, Chad Kucera, John Lippert, Fernando Lopez, Jr., and Josh Mueller. Members Dennis Hirschbrunner and Brent Ogle were absent and excused. Bob Elsasser was absent. City staff members present included City Administrator Tara Vasicek, City Engineer Rick Bogus, Community Development Director Dan Curtis, and Finance Director Heather Lindsley. Also present were Mayor James Bulkley and Council Member Rich Jablonski.
  2. **Minutes of February 11, 2019, meeting:** The minutes were approved as presented with a motion by Kucera and a second by Lopez. Anderson, Hoefer, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.
  3. **Public hearing - Application of Pillen Holdings II, LLC for final plat and development agreement of Pillen Addition (southeast corner of Lost Creek Parkway and 48 Avenue intersection):** Greg Lower, Gilmore and Associates on behalf of the applicant, said there have been no changes from the preliminary plat and as requested by the city attorney, the road right of ways are included in Lots 2 and 3 to be dedicated in the future. No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Kucera. Anderson, Hoefer, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent. A recommendation was made to the mayor and council to approve the final plat and development agreement of Pillen Addition as it is consistent with the preliminary plat, amendable with adjacent land use and future land use, and is in accordance with the Land Development Ordinance with a motion by Anderson and a second by Mueller. Anderson, Hoefer, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.
- 3.A. **Public hearing - Determine whether Pillen Addition should be included within**

**corporate city limits:** No public testimony was heard. The public hearing closed with a motion by Kucera and a second by Lopez. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent. A recommendation was made to the mayor and council to include Pillen Addition within the corporate city limits as it is contiguous with the city boundaries with a motion by Kucera and a second by Anderson. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.

4. **Public hearing - Application of Triple S Real Estate, Inc. to rezone property at 4620 23 Street from "ML/C-1" (Limited Industrial District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan. (This public hearing was continued from the February 11th meeting.):** Clark Grant, attorney on behalf of the applicant, explained the plans for this property. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Lopez. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent. A recommendation was made to the mayor and council to approve the rezoning application of Triple S Real Estate, Inc. and amend the Future Land Use Map of the Comprehensive Plan as the property currently has auto sales and B-2 zoning is an appropriate zone adjacent to a highway with a motion by Kucera and a second by Anderson. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.
5. **Public hearing - Application of McHanson Properties to rezone property at 2308 and 2312 4 Street from "R-2 (b)" (Urban-Family Residential District with an agricultural overlay district) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan. (This public hearing was continued from the February 11th meeting and a request was received to continue this public hearing to the April 8th meeting.):** The public hearing was continued to April 8, 2019, at 7 p.m. with a motion by Anderson and a second by Kucera. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.
6. **Public hearing - Application of Shelby Lumber Company, Inc. to rezone property on 43 Avenue north of 31 Street from "R-1" (Single-Family Residential District) and "R-3" (Multiple-Family Residential District) to "R-2" (Urban-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan:** Clark Grant, attorney on behalf of the applicant, explained the plans for this property and described the surrounding zoning. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Kucera. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent. A recommendation was made to the mayor and council that the rezoning application of Shelby Lumber Company, Inc. be approved and the Future Land Use

Map of the Comprehensive Plan be amended as R-2 zoning is appropriate and will be a good transition from the B-2 district to the north with a motion by Anderson and a second by Hoefler. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.

7. **Public hearing - Redevelopment Plan for the 23rd Street Corridor Redevelopment Area (4J Capital Redevelopment Project - Area 6):** Andrew Willis, attorney on behalf of 4J Capital, explained the events that have transpired to date and said the redevelopment plan is a requirement for Tax Increment Financing. No public testimony was heard. The public hearing closed with a motion by Kucera and a second by Mueller. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent. A recommendation was made to the mayor and council to approve the Redevelopment Plan for the 23rd Street Corridor Redevelopment Area based on the foregoing and substantial evidence presented with a motion by Mueller and a second by Lopez. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.
8. **Building report for February 2019.** The building report was approved as presented with a motion by Kucera and a second by Lopez. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.
9. **Adjournment:** The meeting adjourned at 7:20 p.m. with a motion by Mueller and a second by Kucera. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.

OFFICE OF THE CITY CLERK

: Janelle Kline

**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, April 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the preliminary plat of Meadow View Addition, a tract of land located in the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: beginning at the Northeast Corner of Lot 1, Block B, Jackson Meadows Addition to the City of Columbus, Platte County, Nebraska; thence S 87°58'19" W on the North line of said Jackson Meadows Addition, 334.63 feet to the Northwest Corner of Lot 1, Block A of said Jackson Meadows Addition; thence N 02°03'38" W, 278.99 feet; thence N 42°56'40" E, 113.13 feet; thence N 87°56'58" E, 104.81 feet to the Southwest Corner of Lot 2, Block B, Whispering Meadows Addition to the City of Columbus, Platte County, Nebraska; thence N 87°58'06" E on the South line of said Lot 2, 149.88 feet to the Northwest Corner of Lot 1, Block 4, Crestwood Acres of the City of Columbus, Platte County, Nebraska; thence S 02°03'03" E on the West line of said Block 4, 359.11 feet to the point of beginning, containing 2.69 acres more or less (south of the intersection of 51 Avenue and 37 Street) and at said time and place you may appear and be heard.

Dated this 28 day of March, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 03:28:19  
Two Affidavits of Publication

The City of **Columbus**

**MEMORANDUM**

**DATE:** April 4, 2019  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Meadow View Addition - Preliminary Plat

**RECOMMENDATION:**

I recommend the approval of the preliminary plat of Meadow View 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 with the request for waiver of the following subdivision regulation:

- Exceed the 350-foot maximum length of cul-de-sac length which conforms to the Meadow View/Meadow Ridge area concept plan

**DISCUSSION:**

The addition consists of 11 residential lots with extension of utilities including a looped water main. The addition is outside of the corporate limits and will be voluntarily annexed. A Meadow Ridge/Meadow View concept lot and roadway plan is included for your reference.

Prior to proceeding on the final plat, the developer will need to provide easements for stormwater drainage outside of the subdivision, street abandonment south of 37<sup>th</sup> Street, permanent utility easement for the water main outside of the subdivision. Final stormwater treatment facilities will also need to be determined with an agreement for operation and maintenance.

**FISCAL IMPACT:**

Minor costs for associated utility main extensions and street.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: \_\_\_\_\_ Dan Curtis \_\_\_\_\_

**SIGNATURE:**

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

Approved By: \_\_\_\_\_  \_\_\_\_\_

**MAJOR SUBDIVISION/ADDITION APPLICATION**  
**PRELIMINARY**

DATE: March 18, 2019

NAME OF SUBDIVISION: Meadow View Addition

NAME OF APPLICANT: Meadow Ridge Properties, LLC

ADDRESS OF APPLICANT: 4811 37<sup>th</sup> Street

Columbus, NE 68601

NUMBER OF LOTS IN SUBDIVISION: 11

ADDRESS OF SUBDIVISION: Part of the Northwest ¼ of the Northeast ¼ of  
Section 14, T17N, R1W of the 6<sup>th</sup> P.M., 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.

John A. Zwingman

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

Richard Bogus  
City of Columbus  
PO Box 1677  
Columbus, NE 68602

April 4, 2019

Ref: Meadow View Addition Preliminary Plat  
ACES #S-071-087

Mr. Bogus,

51<sup>st</sup> Avenue exceeds the maximum length of 350-feet for a cul-de-sac as detailed in the City of Columbus Land Development Ordinance. Meadow Ridge Properties respectfully requests a waiver for the length of the cul-de-sac for Meadow View Addition. The reasoning behind this request is to avoid development in areas which we plan to use as stormwater treatment and retention because they would take a tremendous amount of fill to get to a suitable grade for development.

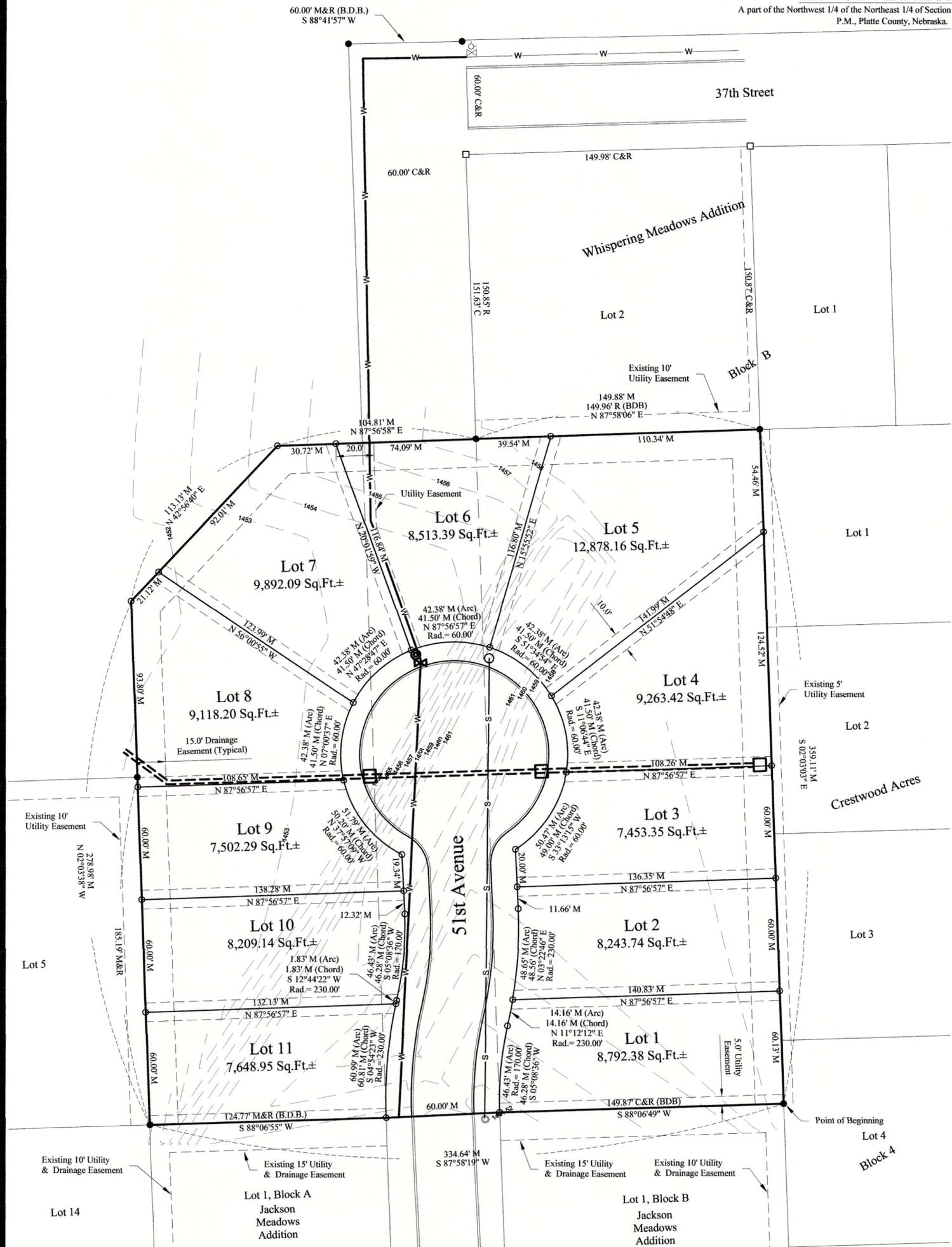
If you have any questions please feel free to contact me at (402)372-1923 or via email [mail@acesengineeringservices.com](mailto:mail@acesengineeringservices.com)

Sincerely,

John A. Zwingman, P.E.  
Advanced Consulting Engineering Services

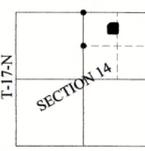
# MEADOW VIEW ADDITION

A part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska.

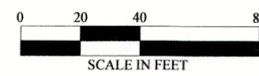


Drawn By: LRR  
 Date: March 12, 2019  
 Project Number: S-071-086  
 Scale: 1" = 40'

**Situation Sketch**  
R-1-W



Platte County, Nebraska



**ZONING**  
 Existing Zone: RR  
 Proposed Zone: R1

- 5' Side Utility Easements
- 10' Rear Utility Easement
- 20' Front and Street Side Setbacks
- 10' Interior Side Setbacks
- 25' Rear Setbacks

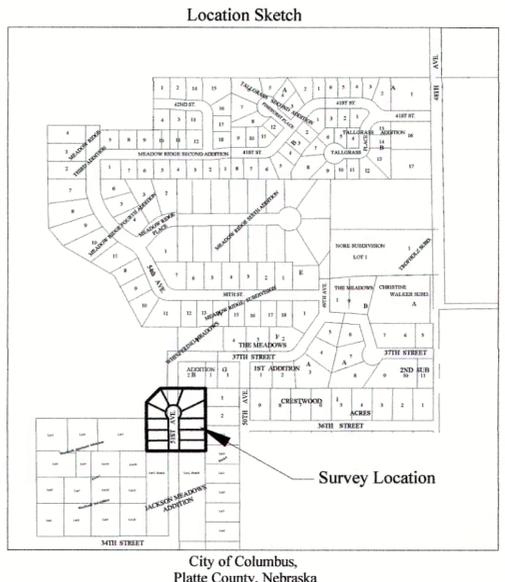
**LEGEND**

- Section Corner Found
- Property Corner Found
- Set Property Corner
- R Recorded Distance
- ⊠ Telephone Pedestal
- Manhole
- ⊗ Water Valve
- ⊕ Fire Hydrant
- Tree
- Power Pole
- OHP — Overhead Electrical
- X — Fence
- GAS — GAS — Gas Line
- S — Proposed Sanitary Sewer
- W — Proposed Water
- — — — — Proposed Storm Sewer
- Proposed Storm Inlet

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

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

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



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

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

Beginning at the Northeast Corner of Lot 1, Block B, Jackson Meadows Addition to the City of Columbus, Platte County, Nebraska; thence S 87°58'19" W on the North line of said Jackson Meadows Addition, 334.63 feet to the Northwest Corner of Lot 1, Block A, said Jackson Meadows Addition; thence N 02°03'38" W, 278.99 feet; thence N 42°56'40" E, 113.13 feet; thence N 87°56'58" E, 104.81 feet to the Southwest Corner of Lot 2, Block B, Whispering Meadows Addition to the City of Columbus, Platte County, Nebraska; thence N 87°58'06" E on the South line of said Lot 2, 149.88 feet to the Northwest Corner of Lot 1, Block 4, Crestwood Acres of the City of Columbus, Platte County, Nebraska; thence S 02°03'03" E on the West line of said Block 4, 359.11 feet to the Point of Beginning, containing 2.69 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 on March 12, 2019; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

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

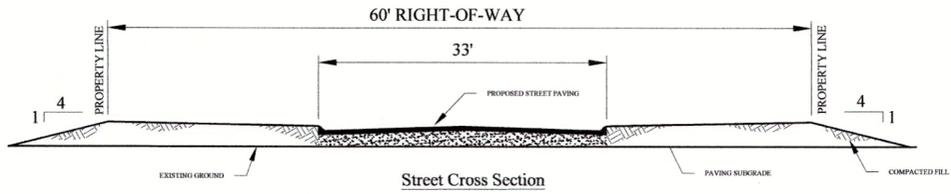
3-21-2019  
 Date

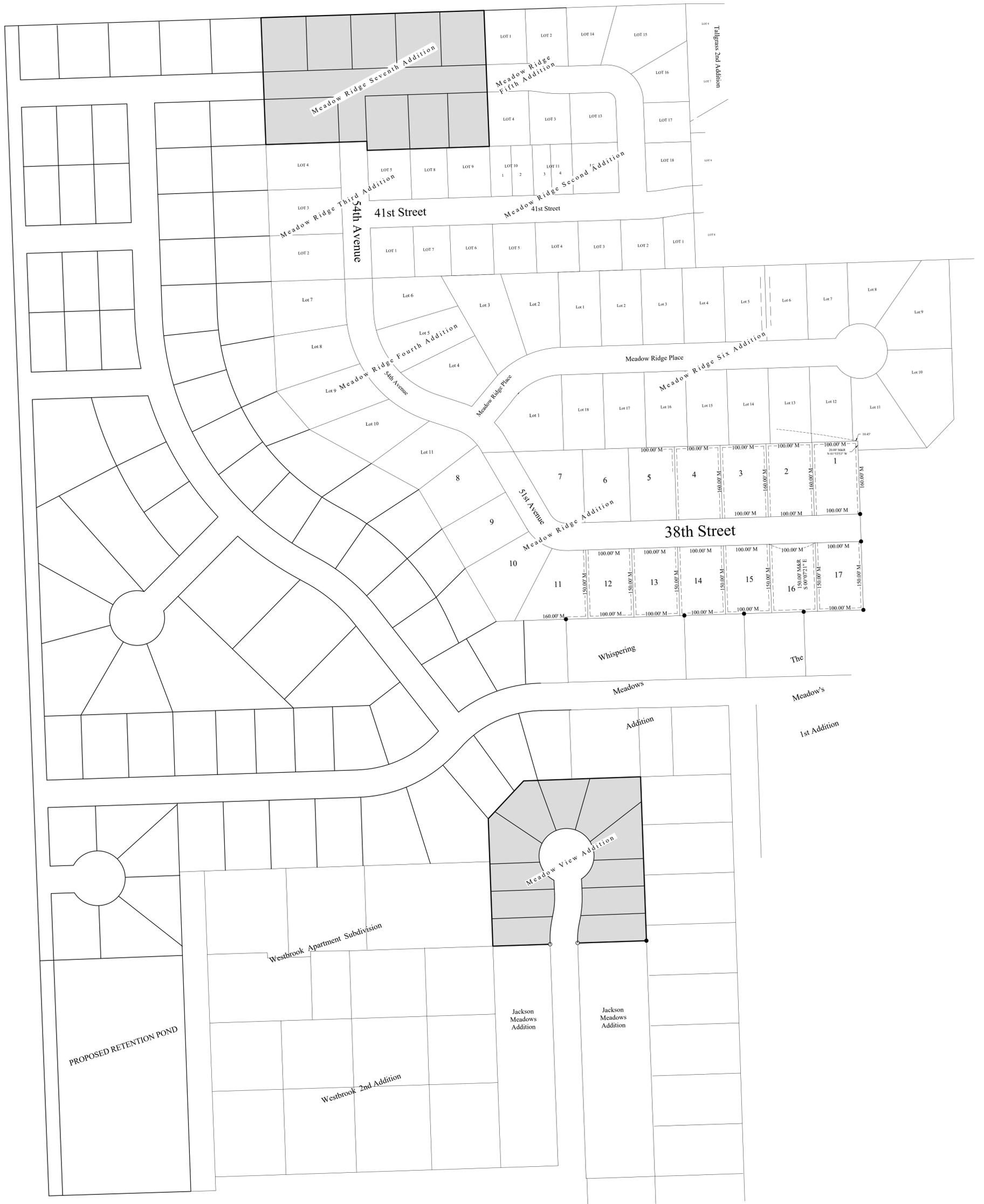


**COLUMBUS NEBRASKA PLANNING COMMISSION**  
 This Preliminary Plat of MEADOW VIEW ADDITION, to the City of Columbus, Platte County, Nebraska approved by the Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Chairman \_\_\_\_\_  
**COLUMBUS NEBRASKA CITY COUNCIL**  
 This Preliminary Plat of MEADOW VIEW ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_





**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, April 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the preliminary plat of Meadow Ridge Seventh Addition, a tract of land located in the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: commencing at the Northwest Corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°05'44" E on the West line of said North 1/2, 82.07 feet; thence N 88°06'48" E, 558.46 feet to the Point of Beginning; thence N 88°06'48" E, 486.01 feet to the Northwest Corner of Lot 1, Meadow Ridge Fifth Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'22" E on the West line of said Meadow Ridge Fifth Addition, 297.98 feet to the Southwest Corner of Lot 4 of said Meadow Ridge Fifth Addition; thence S 88°07'45" W, 266.00 feet to the Northwest Corner of Lot 5, Meadow Ridge Third Addition to the City of Columbus, Nebraska; thence N 02°13'23" W on the East Right-of-Way line of 54th Avenue, 20.00 feet; thence S 88°07'45" W on the North line of said Meadow Ridge Third Addition, 220.00 feet to the Northwest Corner of Lot 4 of said Meadow Ridge Third Addition; thence N 02°13'23" W, 277.84 feet to the point of beginning, containing 3.22 acres, more or less (west and north of the intersection of 42 Street and 54 Avenue) and at said time and place you may appear and be heard.

Dated this 28 day of March, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 03:28:19  
Two Affidavits of Publication

The City of **Columbus**

**MEMORANDUM**

**DATE:** April 4, 2019  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Meadow Ridge 7<sup>th</sup> Addition - Preliminary Plat

**RECOMMENDATION:**

I recommend the approval of the preliminary plat of Meadow Ridge 7th 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 consists of 9 residential lots with extension of utilities. The addition is outside of the corporate limits and will be voluntarily annexed. A Meadow Ridge/Meadow View concept lot and roadway plan is included for your reference.

Prior to proceeding on the final plat, the developer will need to provide easements for stormwater drainage outside of the subdivision. Final stormwater treatment facilities will also need to be determined with an agreement for operation and maintenance.

**FISCAL IMPACT:**

Minor costs for associated utility main extensions and streets.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: \_\_\_\_\_ Dan Curtis \_\_\_\_\_

**SIGNATURE:**

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

Approved By: \_\_\_\_\_  \_\_\_\_\_

**MAJOR SUBDIVISION/ADDITION APPLICATION**  
**PRELIMINARY**

DATE: March 18, 2019

NAME OF SUBDIVISION: Meadow Ridge 7<sup>th</sup> Addition

NAME OF APPLICANT: Meadow Ridge Properties, LLC

ADDRESS OF APPLICANT: 4811 37<sup>th</sup> Street  
Columbus, NE 68601

NUMBER OF LOTS IN SUBDIVISION: 9

ADDRESS OF SUBDIVISION: Part of the North ½ of the South ½ of the Southeast ¼ of Section 11, T17N, R1W of the 6<sup>th</sup> P.M., 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.

John A. Zwingman

Owner or Owner's Representative





**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, April 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the preliminary plat of Energy Triangle Second Addition, Lot 1, Energy Triangle Addition to the City of Columbus, Platte County, Nebraska; and a tract of land located in the Northwest 1/4 of the Southwest 1/4, Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: commencing at the Northwest Corner of the Southwest 1/4 of Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska; thence N 89°43'28" E, 32.51 feet on the North line of said Southwest 1/4 to the Point of Beginning; thence S 30°11'02" E, 1535.64 feet; thence S 30°10'39" E, 818.68 feet; thence S 52°24'01" E, 1007.55 feet to the South line of said Southwest 1/4; thence N 89°36'04" E, 621.19 feet to the Southeast Corner of said Southwest 1/4; thence N 00°09'54" E, 2517.53 feet on the East line of said Southwest 1/4 to a point on the South Right-of-Way line of Lost Creek Parkway; thence S 87°12'45" W on said South Right-of-Way line, 655.29 feet; thence N 68°59'40" W on said South Right-of-Way line, 466.56 feet to a point on the North line of said Southwest 1/4; thence S 89°43'28" W on said North line, 1520.26 feet to the Point of Beginning, containing 105.77 acres more or less (south and east of the intersection of Old Monastery Road and Lost Creek Parkway) and at said time and place you may appear and be heard.

Dated this 28 day of March, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 03:28:19  
Two Affidavits of Publication

The City of **Columbus**

**MEMORANDUM**

**DATE:** April 4, 2019  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Energy Triangle Second Addition – Preliminary Plat

**RECOMMENDATION:**

I recommend the approval of the preliminary plat of Energy Triangle Second Addition as it is amenable with the existing property, adjacent land use, and the future land use and is in accordance with the Land Development Ordinance 96-08 as amended.

**DISCUSSION:**

The addition consists of 6 developable lots and includes a tract for 10<sup>th</sup> Avenue roadway dedication from the property owner to the east. Lot 1 is the existing Loup Power Service Center complex. Water main will be looped. Sanitary sewer service will be from the intersection of Lost Creek Parkway and 10<sup>th</sup> Avenue with a separate City project. A small portion of the west end of Lot 1 will be voluntary annexed. The rest of the subdivision is currently within the corporate limits.

Prior to proceeding on the final plat, the developer will need to provide USACE wetland determination and mitigation approval and finding and traffic evaluation for Lost Creek Parkway and internal roads. Final stormwater treatment facilities will also need to be determined with an agreement for operation and maintenance.

**FISCAL IMPACT:**

Minor costs for utility extensions and streets.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: \_\_\_\_\_ Dan Curtis \_\_\_\_\_

**SIGNATURE:**

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

Approved By: \_\_\_\_\_  \_\_\_\_\_

**MAJOR SUBDIVISION/ADDITION APPLICATION**  
**PRELIMINARY**

DATE: March 18, 2019

NAME OF SUBDIVISION: Energy Triangle Second Addition

NAME OF APPLICANT: Loup Public Power District

ADDRESS OF APPLICANT: 2404 15<sup>th</sup> Street

Columbus, NE 68602

NUMBER OF LOTS IN SUBDIVISION: 6

ADDRESS OF SUBDIVISION: Lot 1, Energy Triangle Addition and a tract of land located in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, T17N, R1E of the 6<sup>th</sup> P.M., Platte County, Nebraska

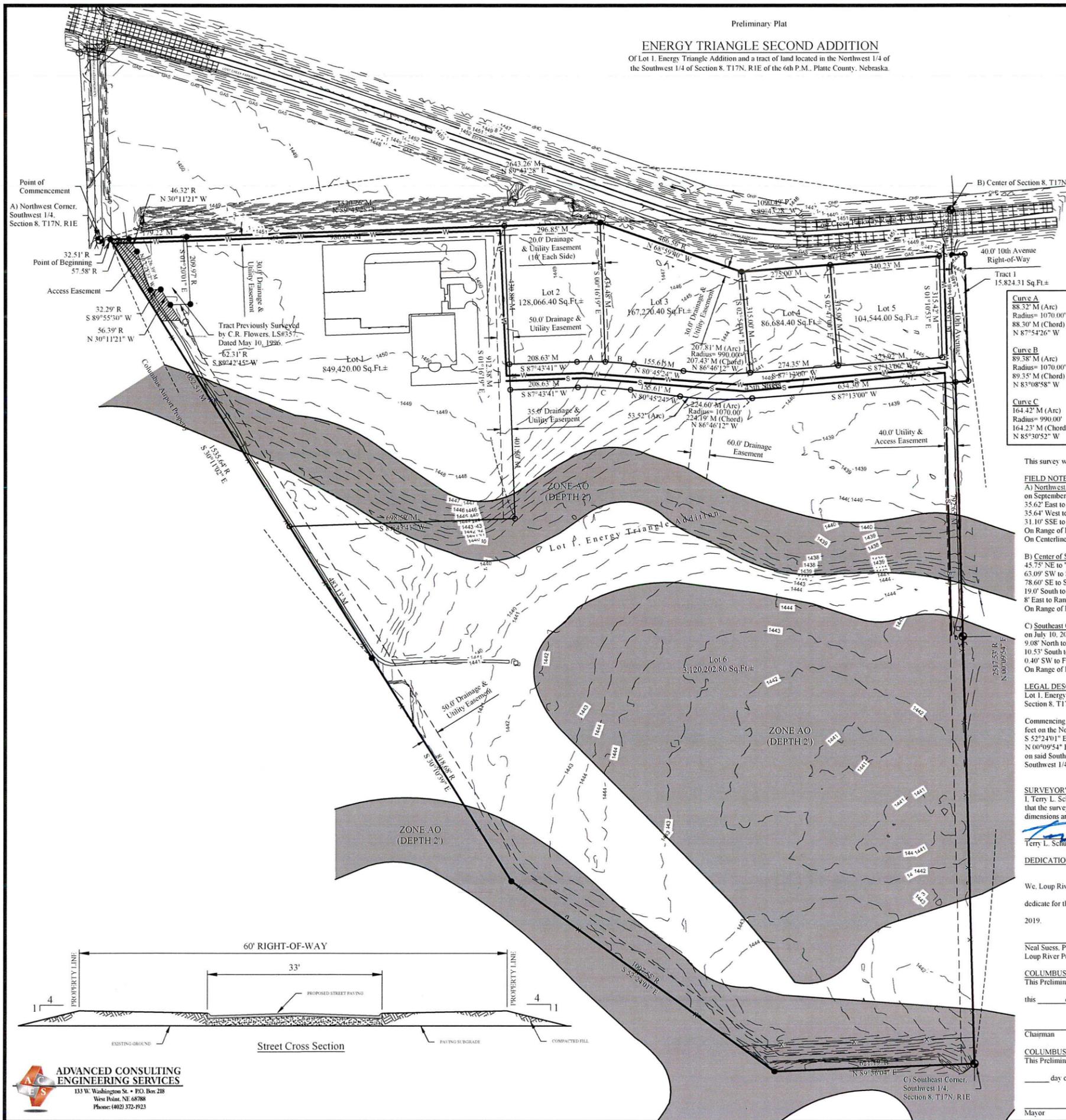
I hereby apply for a major subdivision and have paid the \$125 application fee, \$100 review fee, and \$10 per lot review fee.

John A. Zwingman

Owner or Owner's Representative

### ENERGY TRIANGLE SECOND ADDITION

Of Lot 1, Energy Triangle Addition and a tract of land located in the Northwest 1/4 of the Southwest 1/4 of Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska.



**ZONING**  
Existing Zone: AG & B-2

- Drainage & Utility Easements (As Shown)
- 10' Front and Street Side Setbacks
- 0' Interior Side Setbacks
- 20' Rear Setbacks



Drawn By: LRR  
Date: February 25, 2019  
Revised: April 4, 2019  
Project Number: S-071-090  
Scale: 1" = 200'

Situation Sketch  
R-1-E

**LEGEND**

- Section Corner Found
- Property Corner Found
- R Recorded Distance
- Telephone Pedestal
- Manhole
- ⊗ Water Valve
- ⊕ Fire Hydrant
- Tree
- Power Pole
- Overhead Electrical
- Fence
- GAS — GAS — Gas Line
- S — Proposed Sanitary Sewer
- W — Proposed Water

**DEVELOPER/OWNER:**  
Loup River Public Power District  
2404 15th Street  
Columbus, NE 68602  
Phone: 402-564-3171

Lois L. Rodehorst, Etal  
5668 18th Avenue  
Columbus, NE 68601

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

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

- Curve A**  
88.32' M (Arc)  
Radius= 1070.00'  
88.30' M (Chord)  
N 87°54'26" W
- Curve B**  
89.38' M (Arc)  
Radius= 1070.00'  
89.35' M (Chord)  
N 83°08'58" W
- Curve C**  
164.42' M (Arc)  
Radius= 990.00'  
164.23' M (Chord)  
N 85°30'52" W

This survey was prepared at the request of Loup Power District, Columbus, Nebraska.

**FIELD NOTES**

- A) Northwest Corner, Southwest 1/4, Section 8, T17N, R1E: Found Railroad Spike 0.1' deep as recorded by Thomas A. Tremel, LS#455 on September 16, 2010.  
35.62' East to "X" Nails in Power Pole.  
35.64' West to "X" Nails in Power Pole.  
31.10' SSE to Nail in Disk in Gate Post.  
On Range of Power Poles East.  
On Centerline of Old Monastery Drive North.
- B) Center of Section 8, T17N, R1E: Found Survey Marker as recorded by Thomas A. Tremel, LS#455 on April 13, 2018.  
45.75' NE to "X" Nails in Power Pole.  
63.09' SW to Survey Marker in Concrete Joint.  
78.60' SE to Survey Marker in Top of Curb Joint.  
19.0' South to Centerline Joint of West Bound Lane of Lost Creek Parkway.  
8' East to Range of Power Poles North.  
On Range of Fence North.
- C) Southeast Corner, Southwest 1/4, Section 8, T17N, R1E: Found 3/4" Iron Pipe in the Base of a Corner Fence as Recorded by Terry L. Schulz, LS#550 on July 10, 2015.  
9.08' North to Nail in Brace Post.  
10.53' South to Nail in Brace Post.  
0.40' SW to Face of Corner Fence Post.  
On Range of Fence North, South and West.

**LEGAL DESCRIPTION**  
Lot 1, Energy Triangle Addition to the City of Columbus, Platte County, Nebraska, and a tract of land located in the Northwest 1/4 of the Southwest 1/4, Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of the Southwest 1/4 of Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska; thence N 89°43'28" E, 32.51 feet on the North line of said Southwest 1/4 to the Point of Beginning; thence S 30°11'02" E, 1535.64 feet; thence S 30°10'39" E, 818.68 feet; thence S 52°24'01" E, 1007.55 feet to the South line of said Southwest 1/4; thence N 89°36'04" E, 621.19 feet to the Southeast Corner of said Southwest 1/4; thence N 00°09'54" E, 2517.55 feet on the East line of said Southwest 1/4 to a point on the South Right-of-Way line of Lost Creek Parkway; thence S 87°12'45" W on said South Right-of-Way line, 655.29 feet; thence N 68°59'40" W on said South Right-of-Way line, 466.56 feet to a point on the North line of said Southwest 1/4; thence S 89°43'28" W on said North line, 1520.26 feet to the Point of Beginning, containing 105.77 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 on February 25, 2019; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

*Terry L. Schulz* 4-4-2019  
Terry L. Schulz, State of Nebraska, R.L.S. #550 Date



**DEDICATION**

We, Loup River Public Power District, Lois L. Rodehorst Etal, owners of the described property, ENERGY TRIANGLE SECOND ADDITION, hereby dedicate for the use and benefit of the public, the streets and easements as designated and shown on this plat on this \_\_\_ day of \_\_\_\_\_, 2019.

Neal Steuss, President  
Loup River Public Power District

Lois L. Rodehorst Etal

**COLUMBUS NEBRASKA PLANNING COMMISSION**

This Preliminary Plat of ENERGY TRIANGLE SECOND ADDITION, Columbus, Platte County, Nebraska approved by the Planning Commission this \_\_\_ day of \_\_\_\_\_, 2019.

Chairman

**COLUMBUS NEBRASKA CITY COUNCIL**

This Preliminary Plat of ENERGY TRIANGLE SECOND ADDITION, Columbus, Platte County, Nebraska approved by the City Council this \_\_\_ day of \_\_\_\_\_, 2019.

Mayor

City Clerk



# DRAFT

Once Recorded Return Document To: Clark J. Grant, 1464 27<sup>th</sup> Ave., Columbus, NE68601  
ENERGY TRIANGLE SECOND ADDITION  
SUBDIVISION AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between **Loup River Public Power District**, a public corporation and political subdivision of the State of Nebraska, (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 Energy Triangle Second Addition to the City of Columbus, Platte County, Nebraska, (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 Agreement, the following words and phrases shall have the following meanings:

- A. 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.
- B. “Property benefitted” shall mean property within the Area to be Developed (Exhibit “A”), which will comprise 105.77 acres of property.

- C. “Street intersections” shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, a copy of which is attached hereto and 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, 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 constructed according to city standards. The entire cost of paving and storm sewer 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 of Columbus.
- 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”), the same to be located on sanitary sewer plan prepared by Advanced Consulting Engineering Services. The entire cost of sanitary sewer improvements shall be paid by the Subdivider, with exception of sanitary sewer mains that are greater than eight (8) inches, the oversized cost shall be paid for by the City of Columbus.
- D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances constructed according to city standards in street rights-of-way, rear lot lines, and easements, per plat (Exhibit “A”) to be located on storm water system plan prepared by Advanced Consulting Engineering Services. The Subdivider will be responsible for the design, financing and construction of said storm sewer improvements. The entire cost of storm sewer improvements shall be paid by the Subdivider, with exception of storm sewer mains that are greater than 12-inches, the oversized cost shall be paid for by the city of Columbus.
- E. The water distribution system, including but not limited to: mains hydrants and valves shall be constructed according to city standards within street rights-of-way and easement per plat (Exhibit “A”) on water plan prepared by Advanced Consulting Engineering Services. 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 that are greater than six (6) inches, the oversized cost shall be paid for by the City of Columbus.

- F. Natural gas distribution mains located within dedicated street rights-of-way or easement area 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 River Public Power District at no cost to the Subdivider or the City.
- H. Subdivider will arrange for street Lighting for public streets dedicated per plat (Exhibit "A") to be provided by Loup River Public Power District at subdivider's cost and at no cost to the City.
- I. Lot owner shall be responsible for installing the sidewalk. If any lot remains a common area lot, subdivider shall install the sidewalk for said lot.
- J. Grading for the Area to be Developed shall be completed by the Subdivider pursuant to the drainage plan elevations shown on the Final Grading Plan (Exhibit "B") submitted with the final plat and the Nebraska Department of Environmental Quality National Pollutant Discharge Elimination System Stormwater Runoff permit. Permanent drainage structures and features not in public right-of-way shall be maintained and fully functional in accordance with Columbus City Code, Chapter 53, at 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.

## 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 therefore, except as otherwise provided in the 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 of 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 provision of this 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 Code Requirements at the time of application for the building permit, to the extent possible.

#### SECTION V

- A. 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.
- B. No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Subdivision Agreement.



On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Neal Sues, President of Loup River Public Power District, who is personally known by me to be the identical person whose name is affixed to the Subdivision Agreement, and acknowledged the execution thereof to be their voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

---

Notary Public

**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, February 11, 2018, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone a tract of land located on Lot 7, Block 220, Original City of Columbus, Nebraska, Platte County (2308 4 Street and 2312 4 Street) from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-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 31 day of January, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 01:31:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

---

**DATE:** February 6, 2019  
**FROM:** Daniel Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Rezoning Lot 7, Block 220, Original Columbus (2308/2312 4<sup>th</sup> Street)

**RECOMMENDATION:**

I recommend approval of this rezoning from R-2 (b) to R-3 and to amend the Future Land Use map accordingly.

**DISCUSSION:**

We have received an application to rezone the property located at 2308/2312 4<sup>th</sup> Street from R-2 to R-3, the applicant plans on constructing a 2-unit townhouse and if approved the R-3 zoning will allow 50% building coverage, the R-2 district limits building coverage to 35%.

**FISCAL IMPACT:**

None

**ALTERNATIVE:**

Deny the Rezoning

**SIGNATURE:**

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

Approved By: \_\_\_\_\_

*Daniel Curtis*

*Tara Vasicek*

# RE-ZONING APPLICATION

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

Applicant's Name: MC Hanson Properties  
Applicant's Address: PO. Box 353  
Columbus, NE 68602  
Applicant's Phone #: 402-564-5980  
Applicant's E-Mail: Mark@muellersprinklers.com  
Property Owner: MC Hanson Properties  
Address of Property: 2308 & 2312 4<sup>th</sup> ST.

Legal Description of Property: LOT 7 Block 220 original City of Columbus, NE. Platte County  
T-17- R1E - Sec 30 -TR 171E

Present Zoning Classification: R2

Requested Zoning Classification: R3

Description of the reason for the Re-zoning Application:

SEE ATTACHMENT.

**FILED**

JAN 10 2019

**CITY CLERK  
COLUMBUS, NEBR.**

Nature and operating characteristics of the proposed use:  
(Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies).

To provide affordable housing for large families  
for rent or purchase

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

Dated the 10 day of January, 2019

Mark Mueller President  
Property Owner/Authorized Agent

**Attachment**

The reason for changing the zoning is that R-3 allows 50% of the lot while R-2 only allows 35%. The current footprint that I have is at 43%. I have also already built, without issue, a townhouse at 2416 & 2418 7<sup>th</sup> Street with this same footprint, for that reason I did not apply for a permit earlier. This design is made to accommodate a larger family at an affordable price range.



23rd Ave

4th St

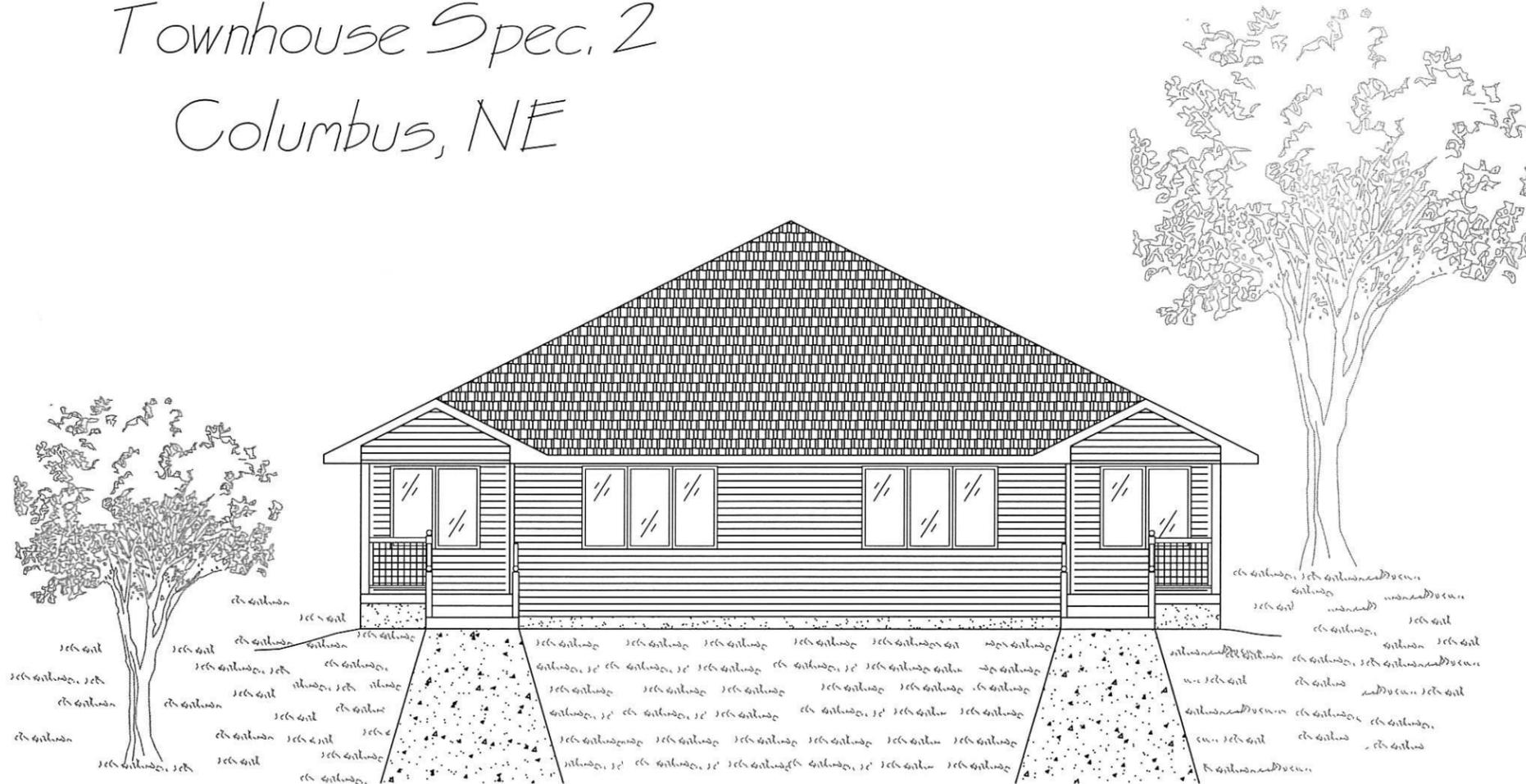
24th Ave

5th St

© 2017 Google

40°25'14.21" N 97°21'22.90" W elev 1439 ft

*MC* Hanson Properties Inc.  
Townhouse Spec. 2  
Columbus, NE

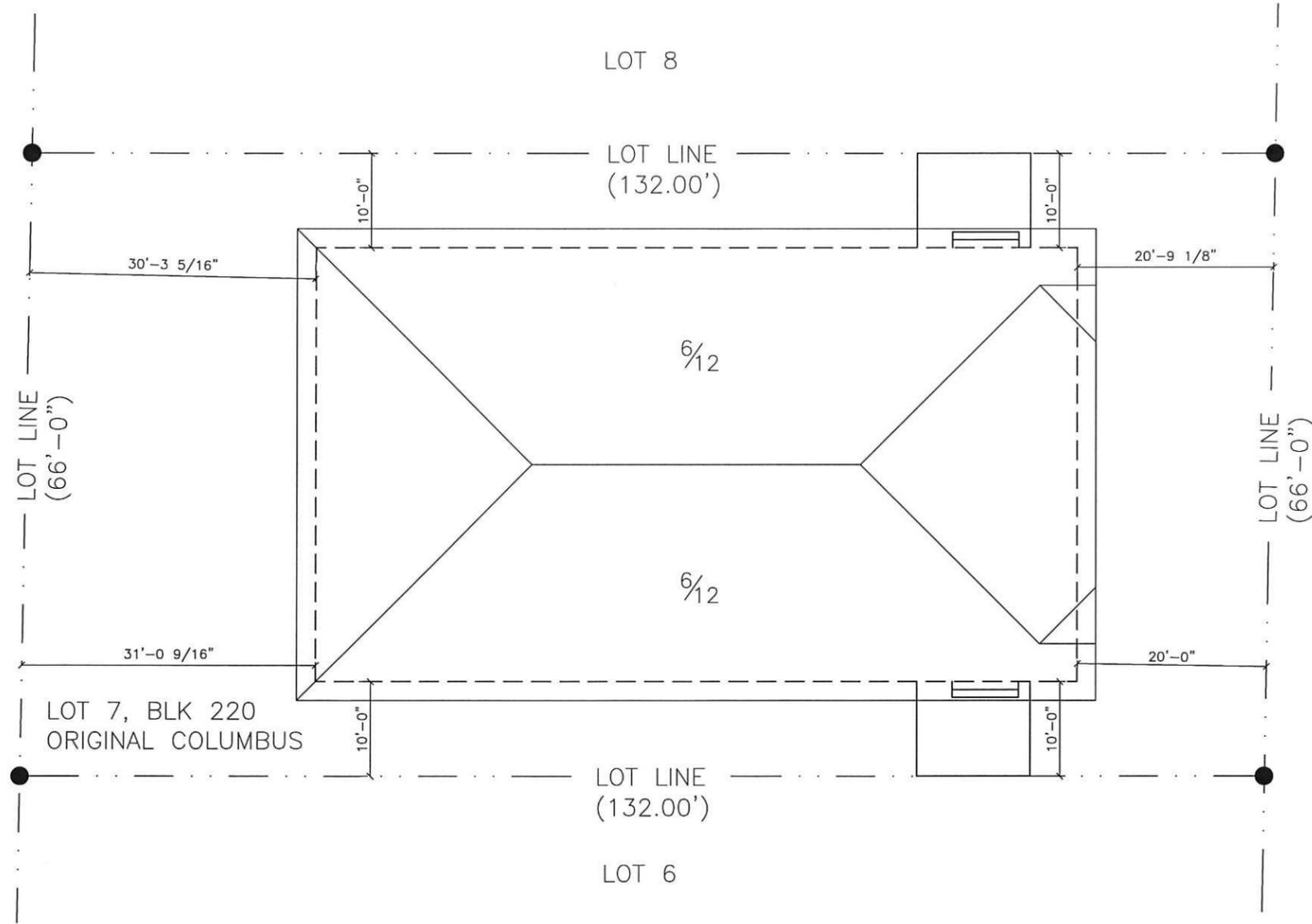


LOT 7, BLK 220  
ORIGINAL COLUMBUS

(4TH STREET, COLUMBUS, NEBRASKA)

**SITE PLAN**

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



4th STREET

**GENERAL NOTES:**

- FINAL ROOF LINES (TO BE DETERMINED BY OWNER AND CONTRACTOR)
- FINAL ROOF SLOPES (TO BE DETERMINED BY OWNER AND CONTRACTOR)
- ALL OVERHANGS SHOWN 2'-0"

J & W Residential Drafting, L.L.C. is not an architectural or engineering firm, nor are its employees, architects or engineers. For building contractor should be available to assist you with filing and governmental compliance issues. The design appearing on these plans is the result of the efforts of J&W Residential Drafting L.L.C., however it is the responsibility of the owner and building contractor to comply with all applicable codes and regulations in relation to the use of these plans. The owner and building contractor accept these plans for the intended purpose of assistance in general design only, and release and agree to hold J&W Residential Drafting, L.L.C. and its members and employees harmless from any and all claims, demands, or legal actions which may arise from the use of or reference to these plans for any purpose.

**HANSON PROPERTIES INC.**  
COLUMBUS, NEBRASKA



J & W RESIDENTIAL DRAFTING, L.L.C.  
BRIAN JELINEK (402) 910-5779  
SHANE WEHHOFF (402) 276-6638

Approved By:

**GENERAL NOTES:**

ALL INTERIOR WALLS ARE SHOWN  
3 1/2" THICK (2X4 STUD WALL WITH  
NO DRYWALL ON EITHER SIDE) UNLESS NOTED.

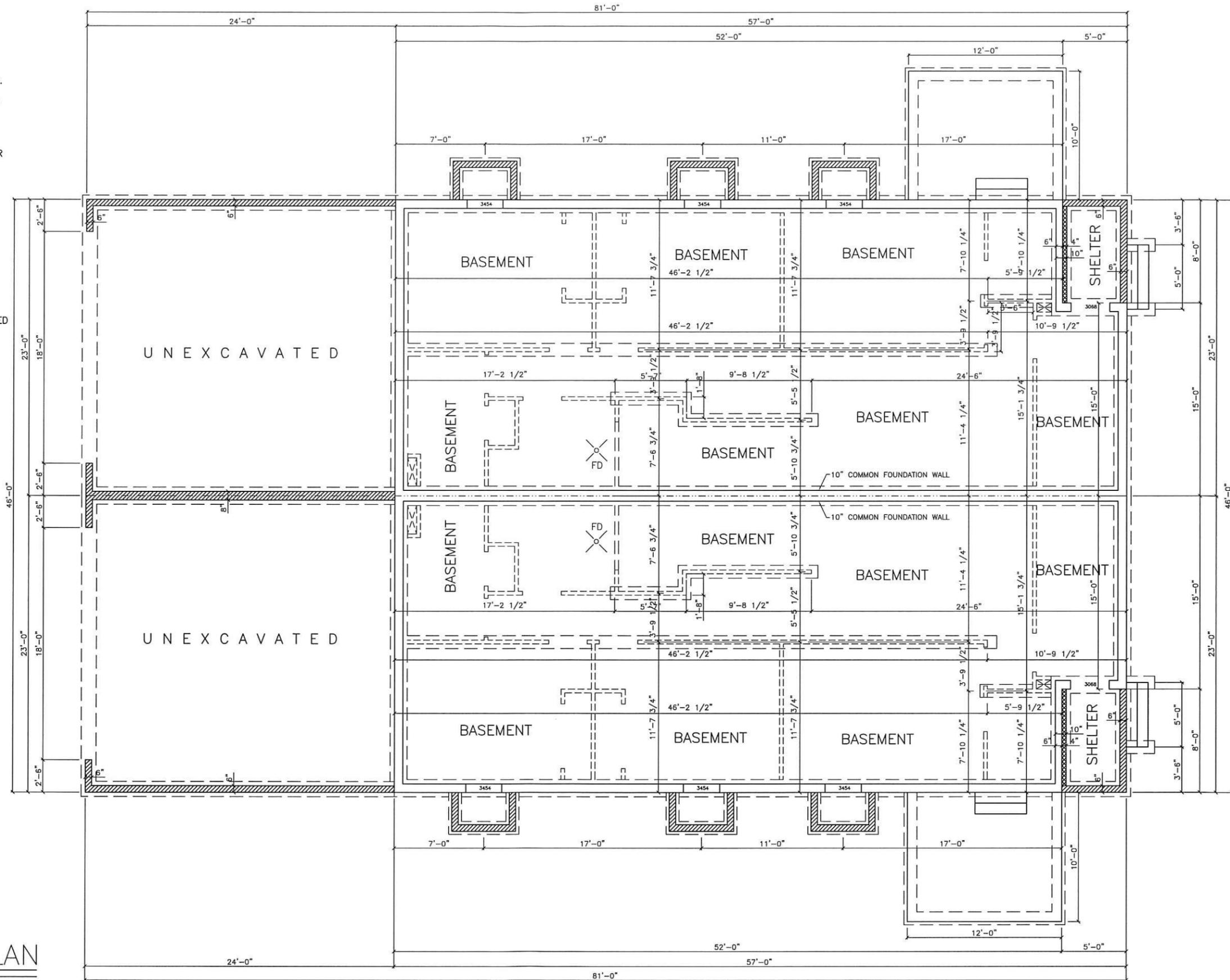
ALL FOUNDATION WALLS ARE SHOWN 8" THICK  
WITH 16" WIDE FOOTINGS UNDER THE WALLS.  
(SLAB-ON-GRADE CONSTRUCTION).

FINAL LOAD BEARING FOOTINGS, BEAM SIZES  
AND LOCATIONS TO BE DETERMINED BY OWNER  
AND CONTRACTOR

THE CONCRETE CONTRACTOR SHALL  
BE RESPONSIBLE FOR DETERMINING CONC.  
MIX, FOOTING & WALL SIZE, AMOUNT AND  
LOCATION OF REBAR AND OVERALL QUALITY  
AND WORKMANSHIP.

THE CONTRACTOR SHALL VERIFY W/CUSTOMER  
FLOOR DRAINS & WATER HEATER LOCATIONS  
AS WELL AS ANY ADDITIONAL PLUMBING THAT  
MAY NEED TO BE ROUGHED IN FOR FUTURE  
INSTALLATIONS.

NOTE: SPECIAL CONCRETE WALL THRU ROOF,  
TO PROVIDE FIRE BARRIER. TO BE DETERMINED  
BY OWNER AND CONTRACTOR.



**FOUNDATION PLAN**

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

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**HANSON PROPERTIES INC.**  
COLUMBUS, NEBRASKA

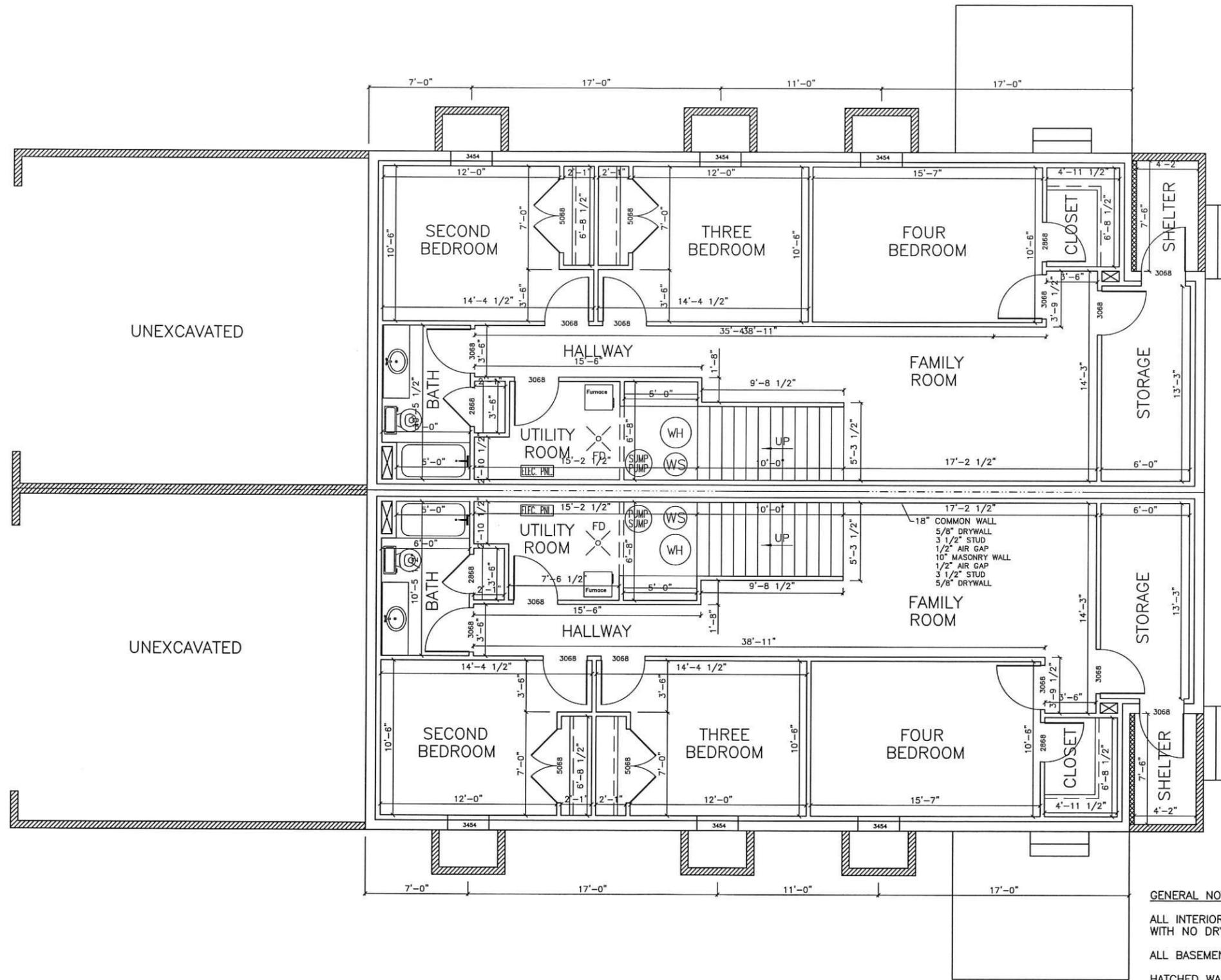


**J & W RESIDENTIAL DRAFTING, L.L.C.**  
BRIAN JELINEK (402) 910-5779  
SHANE WEHHOFF (402) 276-6838

Approved By:

# BASEMENT

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



**GENERAL NOTES:**

ALL INTERIOR WALLS ARE SHOWN 3 1/2" (2X4 STUD WALL WITH NO DRYWALL ON EITHER SIDE).

ALL BASEMENT EXTERIOR WALLS ARE SHOWN 8" THICK (U.N.).

HATCHED WALLS ARE FROST LINE FOOTINGS AND WALLS (NOT FULL HEIGHT 8'-0" WALLS)

THE CONTRACTOR SHALL VERIFY W/CUSTOMER FLOOR DRAINS & WATER HEATER LOCATIONS AS WELL AS ANY ADDITIONAL PLUMBING THAT MAY NEED TO BE ROUGHED IN FOR FUTURE INSTALLATIONS.

NOTE: SPECIAL CONCRETE WALL THRU ROOF, TO PROVIDE FIRE BARRIER. TO BE DETERMINED BY OWNER AND CONTRACTOR.

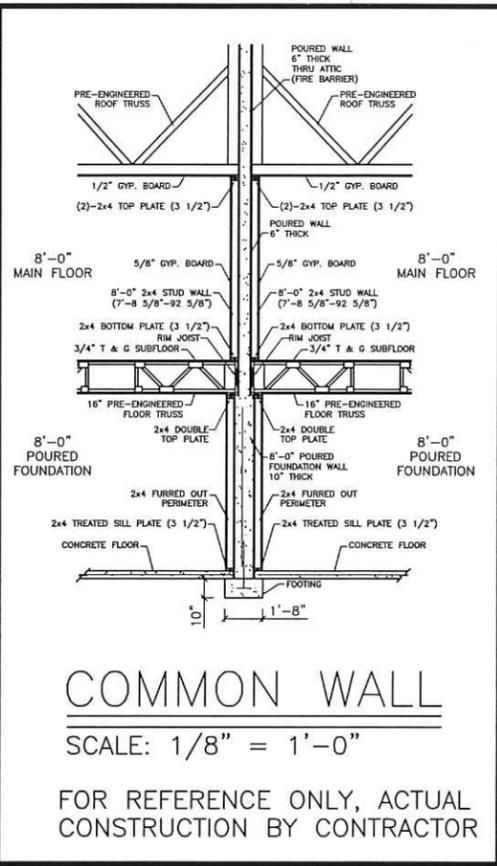
J & W Residential Drafting, L.L.C. is not responsible for the design or construction of the building. For various reasons, including but not limited to, changes in building codes and regulations, your building contractor should be available to assist you with all applicable codes and regulations. The design appearing on these plans is the result of the efforts of J&W Residential Drafting, L.L.C., however, it is the responsibility of the owner and building contractor to verify all applicable codes and regulations in relation to the use of these plans. The owner and building contractor accept these plans for the intended purpose of assistance in general design only, and release and agree to hold J&W Residential Drafting, L.L.C., and its members and employees, harmless from any and all claims, demands, or legal actions which may arise from the use of or reference to these plans for any purpose.

**HANSON PROPERTIES INC.**  
COLUMBUS, NEBRASKA

Approved By:



J & W RESIDENTIAL DRAFTING, L.L.C.  
BRIAN MELINEK (402) 910-5779  
SHANE WEHHOFF (402) 276-6836



**GENERAL NOTES:**

ALL INTERIOR WALLS ARE SHOWN 3 1/2" (2X4 STUD WALL WITH NO DRYWALL ON EITHER SIDE).

ALL EXTERIOR WALLS ARE SHOWN 6" THICK. (2"x6" STUD FRAMING WITH 1/2" EXTERIOR SHEETING).

8'-0" CEILINGS THROUGH OUT FIRST FLOOR. (UNLESS NOTED)

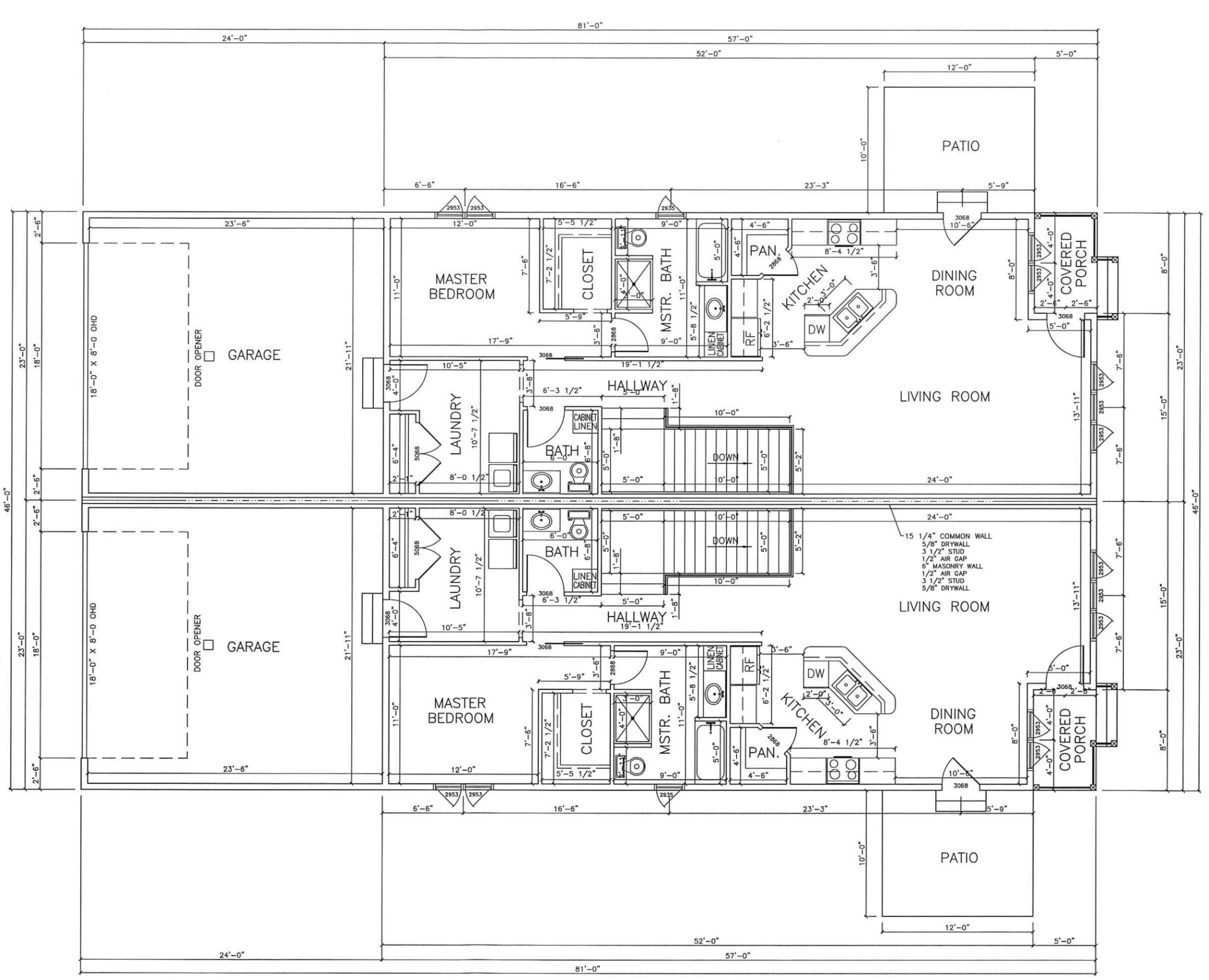
NOTE: SPECIAL CONCRETE WALL THRU ROOF, TO PROVIDE FIRE BARRIER. TO BE DETERMINED BY OWNER AND CONTRACTOR.

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

TOTAL LIVING SQ. FT. = 2542.00  
TOTAL GARAGE SQ. FT. = 1104.00

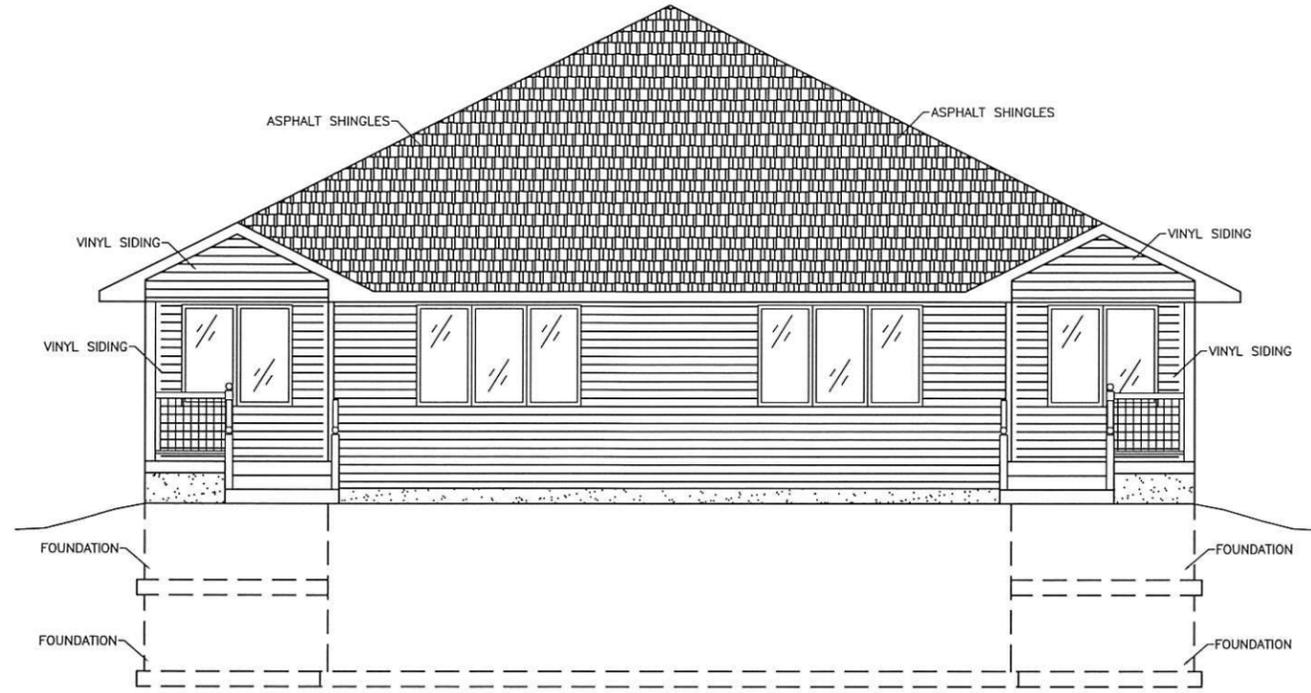
SIDE ONE LIVING SQ. FT. = 1271.00  
SIDE ONE GARAGE SQ. FT. = 552.00

SIDE TWO LIVING SQ. FT. = 1271.00  
SIDE TWO GARAGE SQ. FT. = 552.00



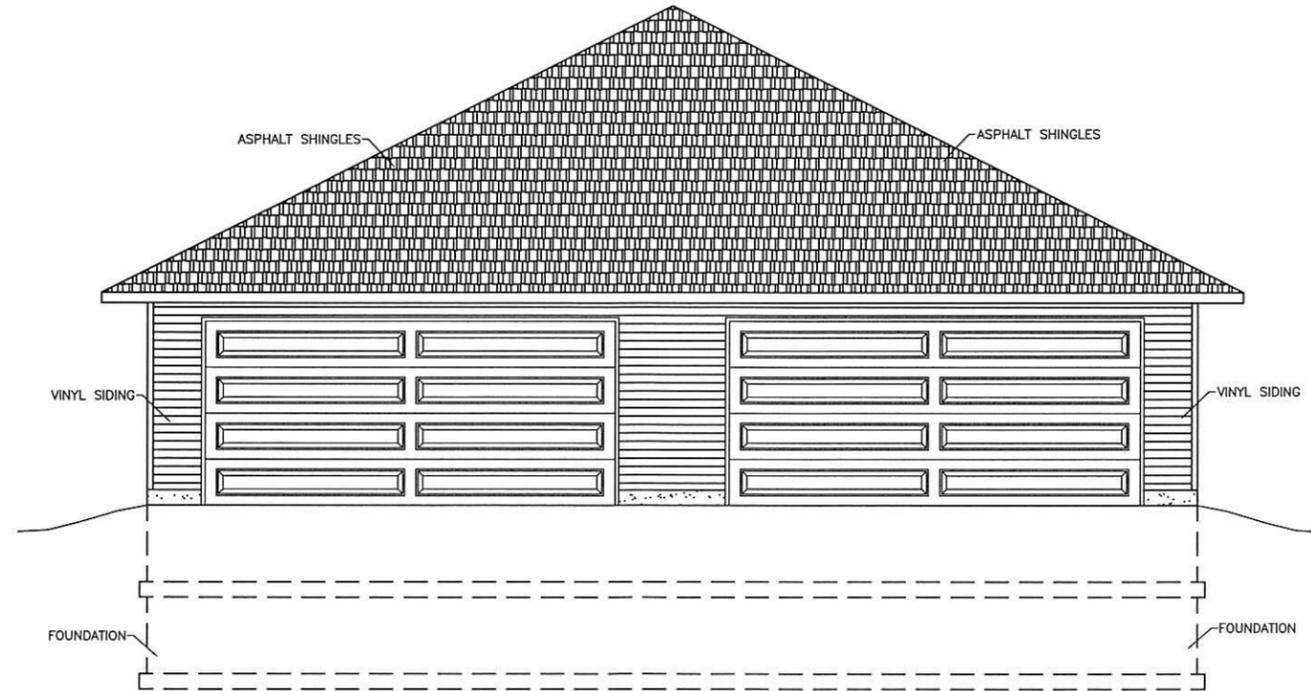
# FRONT ELEVATION

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



# BACK ELEVATION

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



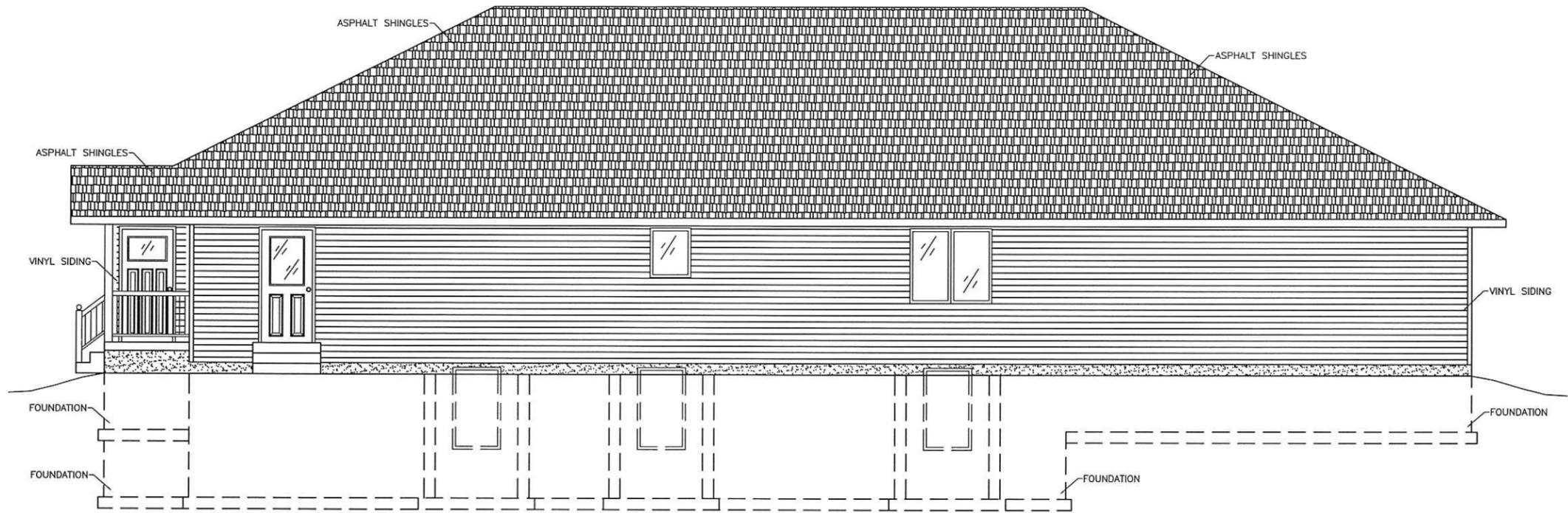
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Approved By:  
**HANSON PROPERTIES INC.**  
COLUMBUS, NEBRASKA



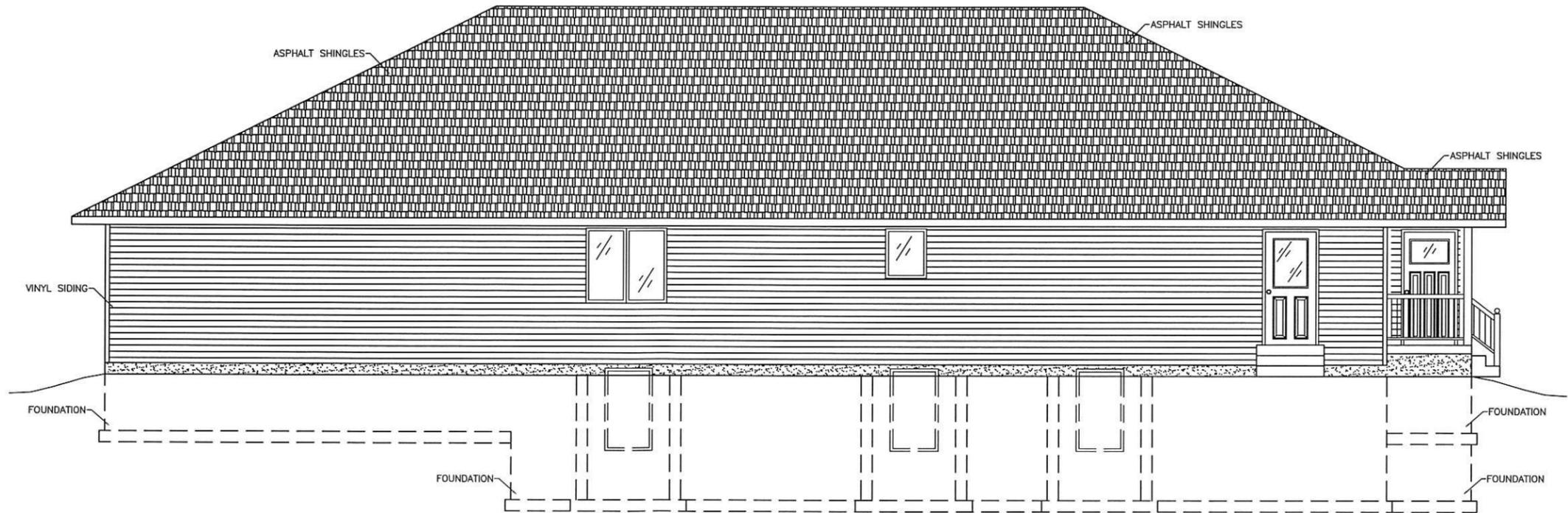
J & W RESIDENTIAL  
DRAFTING, LLC.  
BRIAN JEJINEK (402) 910-5778  
SHANE WEDMHOFF (402) 276-6638

PAGE: 5 OF: 6  
Date: NOVEMBER 9, 2018  
Name: HP-TS2.dwg



LEFT ELEVATION

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



RIGHT ELEVATION

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



HANSON PROPERTIES INC.  
COLUMBUS, NEBRASKA

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Approved By: