

Planning Commission  
Monday, July 8, 2019 7:00 PM  
Council Chambers  
1369 25 Avenue

{{Name: Agenda Item Name}}

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

1. **Statement of Compliance with Open Meetings Act and roll call.**
2. **Minutes of June 10, 2019, meeting.**
3. **Public hearing - Application of Oborny Group, LLC to rezone property at 2311 and 2319 11 Street from "ML/C-1" (Limited Industrial District) to "B-1" (Central Business District).**
4. **Public hearing - Application of Oborny Group, LLC for special use permit to allow a second floor single-family apartment in a "B-1" (Central Business District) zone located at 2311 11 Street.**
5. **Public hearing - Application of Panda, Inc. to rezone property located at 2518 and 2510 22 Street from "R-1" (Single-Family Residence District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan.**
6. **Public hearing - Application of Foreman Lumber for special use permit to allow convenience storage in a "B-2" (General Commercial District) zone located at 3920 23 Street.**
7. **Public hearing - Application of Lance Lehr for special use permit to allow a campground in a "B-2" (General Commercial District) zone located at 3518 South 9 Street.**
8. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Deer Run Estates Second Subdivision (5800 block of Shady Lake Road).**
9. **Public hearing - Application of Meadow Ridge Properties, LLC for final plat and subdivision agreement of Meadow View Addition (south of intersection of 51 Avenue and 37 Street).**
  - A. **Public hearing - Determine whether Meadow View Addition should be included within corporate city limits.**
10. **Public hearing - Application of Meadow Ridge Properties, LLC for final plat and subdivision agreement of Meadow Ridge Seventh Addition (west and north of the**

**intersection of 42 Street and 54 Avenue).**

A. Public hearing - Determine whether Meadow Ridge Seventh Addition should be included within corporate city limits.

- 11. Public hearing - Application of Meadow Ridge Properties, LLC to rezone property in vicinity of north of 54 Avenue and west of 42 Street from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan.**
- 12. Public hearing - Application of Meadow Ridge Properties, LLC to rezone property in the vicinity of 3500 block of 51 Avenue from "RR" (Rural Residential District) to "R-2" (Urban-Family Residential District).**
- 13. 2019 - 2020 Capital Improvement Plan.**
- 14. Building report for June 2019.**
- 15. Adjournment**

PLANNING COMMISSION  
June 10, 2019

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on June 10, 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, Bob Elsasser, Dennis Hirschbrunner, Kim Hoefler, Chad Kucera, John Lippert, Fernando Lopez, Jr., and Josh Mueller. Member Brent Ogle was absent and excused. City staff members present included City Administrator Tara Vasicek, City Attorney Gene Schumacher, Community Development Director Dan Curtis, and Assistant City Clerk Michaela Luckey. Also present was Mayor James Bulkley, and Council Members Dennis Kresha and Ron Schilling.

Mayor Bulkley thanked Members John Lippert and Dennis Hirschbrunner for their years of service on the Planning Commission.

- 2. Minutes of May 13, 2019, meeting:** The minutes were approved as presented with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent.
- 3. Public hearing - Application of McHanson Properties, LLC 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:** Mark Hanson explained that approval of this request would allow the lot fill amount to be fifty percent for the construction of townhomes. It was noted that staff is recommending to allow only use types that are permitted in an "R-2" zoning. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Hirschbrunner. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent. A recommendation was made to the mayor and council to approve the rezoning application of McHanson Properties, LLC and amend the Future Land Use Map of the Comprehensive Plan with the condition that the only uses permitted are those listed under "R-2" of Table 4-2 of the Land

Development Ordinance with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent.

4. **Public hearing - Application of Bonfire, LLC for special use permit to allow a campground in a "B-2" (General Commercial District) zone located at 3518 South 9 Street:** Lance Lehr, 312 Morton Road, stated that he is requesting a special use permit to allow a campground on his property. Discussion was held regarding the need to submit a plan for the campground and the fact that information needs to be provided to the Planning Commission for them to make an informed recommendation to the city council. Some information the Planning Commission requested includes the number, location, and size of parking pads, camping rules that will be established, whether a sewer and water system will be installed or if camping will be limited to self-contained units, any information on proposed access roads, and approval from Nebraska Department of Environmental Quality. Following additional discussion, Lance Lehr requested that his application be removed from the agenda with a new application to be submitted at a later date. The application from Bonfire, LLC for a special use permit was removed from the agenda with a motion by Anderson and a second by Kucera. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent.
5. **Public hearing - Consider text amendments to Land Development Ordinance for the City of Columbus, Zoning Chapter, to change off-street parking requirements for residential use types:** Curtis stated that this text amendment would change the number of required off-street parking spaces. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent. A recommendation was made to the mayor and council to amend Table 9-1 of the Land Development Ordinance regarding off-street parking requirements for residential use types with a motion by Anderson and a second by Elsasser. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent.
6. **Building reports for May, 2019:** The building report was approved as presented with a motion by Hirschbrunner and a second by Mueller. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent.
7. **Report of Nominating Committee:** Member Anderson presented the report of the nominating committee recommending Kim Hoefler as Chair and Brent Ogle as Vice Chair of the Planning Commission. Kim Hoefler was elected as Chair and Brent Ogle as Vice Chair with a motion by Anderson and a second by Elsasser. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent.

8. **Adjournment:** The meeting adjourned at 7:58 p.m. with a motion by Elsasser and a second by Kucera. Anderson, Elsasser, Hirschbrunner, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Ogle was absent.

OFFICE OF THE CITY CLERK

: Michaela Luckey

**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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone property located on the W1/3 of Lot 2 and all of Lot 3 and E1/3 of Lot 4, all in Block 116, Original City of Columbus, Platte County Nebraska (2311 and 2319 11 Street) from "ML/C-1" (Limited Industrial District) to "B-1" (Central Business District) and at said hearing and at said time and place you may appear and be heard.

Dated this 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

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**DATE:** June 24, 2019

**FROM:** Daniel Curtis

**TO:** City Administrator Tara Vasicek

**RE:** Rezoning 2311 and 2319 from ML/C1 to B-1) (W 1/3<sup>rd</sup> of Lot 2, all of Lot 3 and the east 1/3<sup>rd</sup> of Lot 4, Block 116, Original City.

**RECOMMENDATION:**

I recommend approval of this rezoning to B-1, Eleventh Street at this location is essentially part of the Central Business District and I believe the rezoning is a good fit for the area.

**DISCUSSION:**

We have received an application to rezone property located at 2311 and 2319 11<sup>th</sup> Street from ML/C-1 to B-1. This part of Eleventh Street is part of the downtown business district and I believe B-1 zoning is appropriate for the area. The Husker Bar is located at 2311 11<sup>th</sup> Street and owner has plans of expanding into 2319 11<sup>th</sup> Street.

**FISCAL IMPACT:**

None

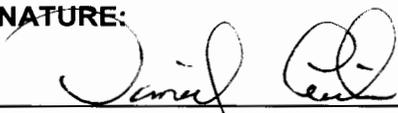
**ALTERNATIVE:**

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:

**FILED**

JUN 13 2019

**CITY CLERK  
COLUMBUS, NEBR.**

1. Applicant's Name: Oborny Group, LLC  
Applicant's Address: 1003 2<sup>nd</sup> St., Columbus, NE 68601
2. Property Owner: Oborny Group, LLC  
Address of Property: 2311 and 2319 11<sup>th</sup> St., Columbus, NE 68601  
Legal Description of Property: W1/3<sup>rd</sup> of Lot 2 and all of Lot 3 (2311 11<sup>th</sup> St) and E1/3<sup>rd</sup> of Lot 4 (2319 11<sup>th</sup> St.), all in Block 116, Original City of Columbus, Platte County, Nebraska.  
Present Zoning Classification C-1 (ML/C-1 Light Industrial District)  
Requested Zoning Classification B-1 (Central Business District)
3. Set forth a description of the reason for the Re-zoning Application:  
Applicant is the contract purchaser of the former Overturn Electric Motors Co. property at 2319 11<sup>th</sup> St. and seeks to incorporate that property into his Husker Bar business and seeks to rezone the subject properties from C-1 to B-1 and simultaneously seek a Special Use Permit to allow a single-family residence on the 2<sup>nd</sup> floor of the building located on Lot 3 of Block 116.  
Set forth the nature and operating characteristics of the proposed use:  
Single family residence on the 2<sup>nd</sup> floor of the building located on Lot 3, Block 116, and the incorporation of the building on the E1/3<sup>rd</sup> of Lot 4 into Applicant's bar business.
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.

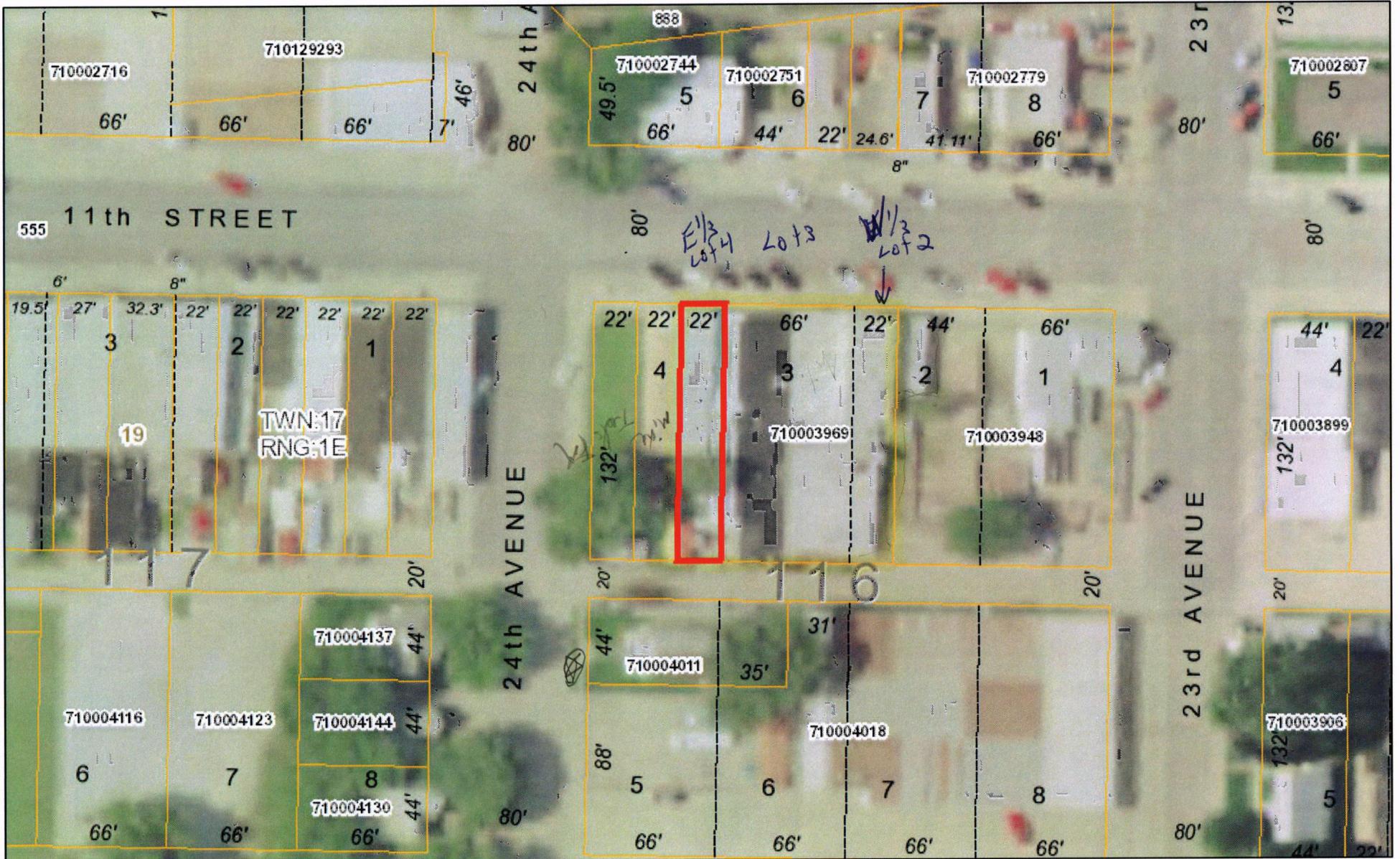
I, the undersigned, am the authorized agent for the owner of the property described in this Application.

Dated this 12<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Thomas M. Maul, Authorized Agent

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

N1

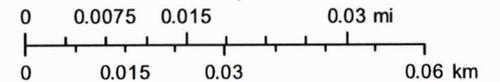


May 30, 2019

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.

1:1,128

- Lot Lines
- Sections
- Parcels
- Townships



Log 44' x 35' 10227607

**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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application for a Special Use Permit to allow a second floor single-family apartment on the following described real estate in an "B-1" (Central Business District) zone: located on Lot 3, Block 116, Original City of Columbus, Platte County, Nebraska (2311 11 Street) and at said time and place you may appear and be heard.

Dated this 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

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**DATE:** June 25, 2019  
**FROM:** Daniel Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Special Use Permit to Allow a 2<sup>nd</sup> Floor Single Family Apartment in a B-1 Zoning District

**RECOMMENDATION:**

I recommend approval of this Special Use permit to allow a 2<sup>nd</sup> floor single family apartment, the City has been trying to encourage second floor dwellings in the downtown and I believe this is a good use of the existing space.

**DISCUSSION:**

We have received an application for a Special Use permit allow a 2<sup>nd</sup> floor dwelling located at 2311 11<sup>th</sup> Street. As part of the building permit, approval process plans will be required including IBC required separation depending on if the space is sprinklered. The plan will also need submitted to the State Fire Marshal's office for approval.

**FISCAL IMPACT:**

None

**ALTERNATIVE:**

Deny the Special Use Permit

**SIGNATURE:**

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



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



## SPECIAL USE PERMIT 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:

**FILED**

JUN 13 2019

**CITY CLERK  
COLUMBUS, NEBR.**

1. Applicant's Name: Oborny Group, LLC  
Applicant's Address: 1003 2<sup>nd</sup> St., Columbus, NE 68601
2. Property Owner: Oborny Group, LLC  
Address of Property: 2311 11<sup>th</sup> St., Columbus, Nebraska  
Legal Description of Property: Lot 3, Block 116, Original City of Columbus, Platte County, Nebraska.

3. Set forth a description of the nature and operating characteristics of the proposed use:  
Creating a single-family residence on the 2<sup>nd</sup> floor of the building located on the above described property. Applicant is currently seeking a rezoning of the subject property from C-1 to B-1 to then allow a single family dwelling on the 2<sup>nd</sup> floor, with a special use permit.

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

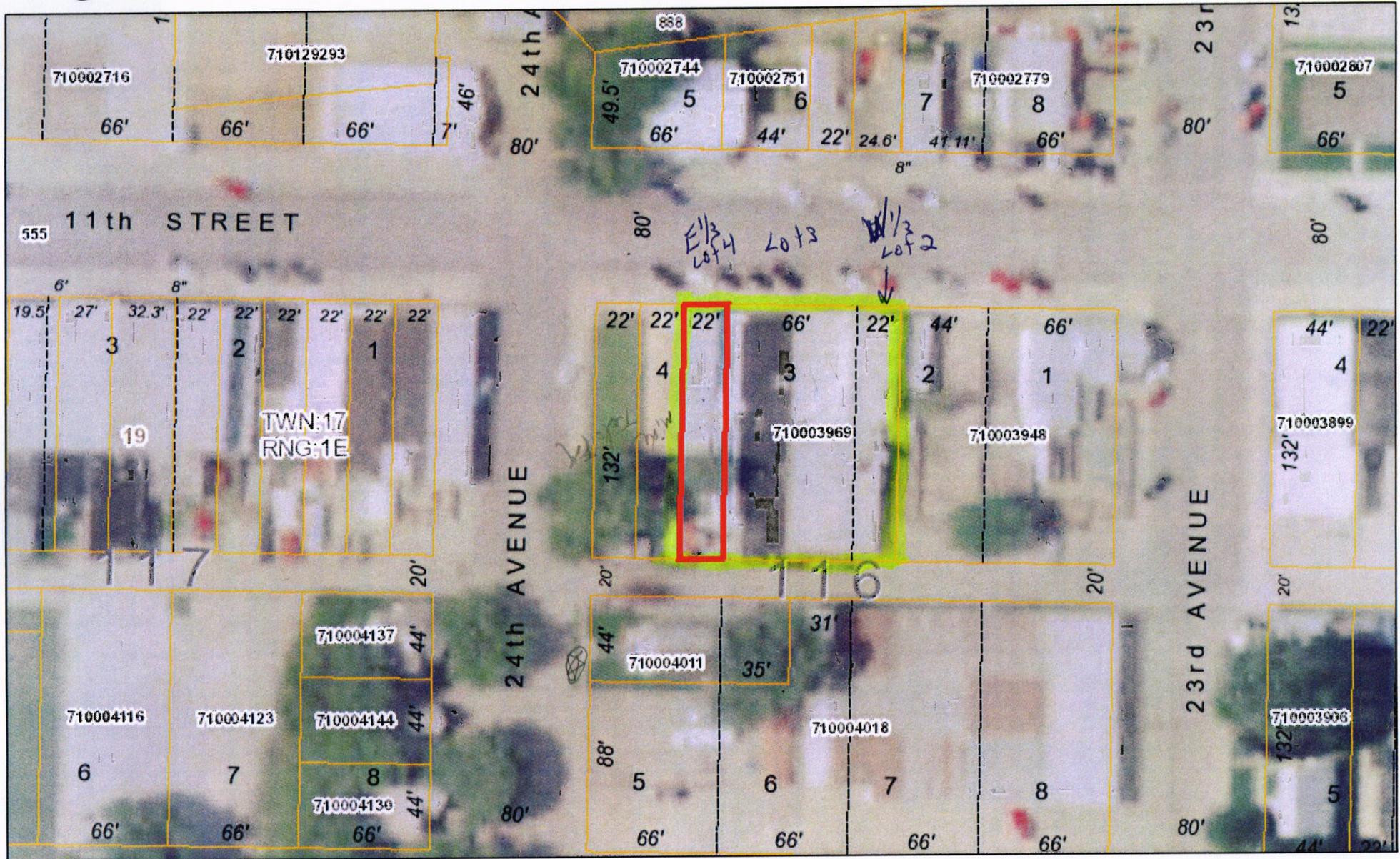
I, the undersigned, am the authorized agent of the owner of the property described in this Application.

Dated this 12<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Thomas M. Maul, Authorized Agent

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

N1

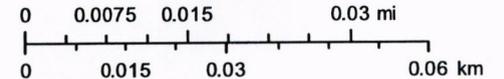


May 30, 2019

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1:1,128

- Lot Lines
- Sections
- Parcels
- Townships



1-2  
44' x 35'  
Log # 7607

**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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone property located on Lots 5 and 6, Block 16, Phillips 3rd Addition to the City of Columbus, Platte County, Nebraska (2518 and 2510 22 Street) from "R-1" (Single-Family Residential District) to "B-2" (General Commercial 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 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

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**DATE:** June 25, 2019  
**FROM:** Daniel Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Rezoning 2510 and 2518 22<sup>nd</sup> Street from R-1 to B-2

**RECOMMENDATION:**

I recommend approval of this rezoning for the use by Arby's, and to amend the Future Land Use map accordingly. If approved the parking and drive-thru will be improved in addition to a grass or landscaped buffer adjacent to the property to the east.

**DISCUSSION:**

We have received an application to rezone 2510 and 2518 22<sup>nd</sup> Street from R-1 to B-2 to allow for upgrades to the parking better drive thru access and flow.

**FISCAL IMPACT:**

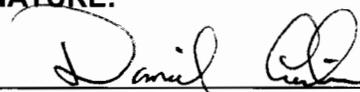
None

**ALTERNATIVE:**

Deny the Rezoning

**SIGNATURE:**

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



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



FILED

JUN 12 2019

CITY CLERK  
COLUMBUS, NEBR.

### 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: Panda, Inc.  
Applicant's Address: 13911 Gold Circle, Ste 130, Omaha, NE 68144
  
2. Property Owner: Applicant has contracted to buy the following described properties, which sales will have closed by the time of the hearings on this matter  
Address of Property: 2518 22<sup>nd</sup> St. and 2510 22<sup>nd</sup> St., Columbus, Nebraska  
Legal Description of Property: Lots 5 and 6, Block 16, Phillips 3<sup>rd</sup> Addition to the City of Columbus, Platte County, Nebraska.

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

3. Set forth a description of the reason for the Re-zoning Application:  
Applicant is the owner of the Arby's restaurant located north of Lots 5 and 6 and Applicant wants to expand its parking lot and reroute it's drive-through lane along and across a portion of Lots 5 and 6.

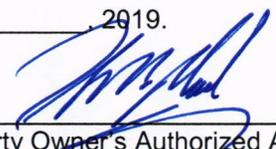
Set forth the nature and operating characteristics of the proposed use:

Parking lot and drive-through lane to the existing Arby's restaurant

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 (not to scale) map showing the approximate location of Lots 5 and 6 and the approximate location of the drive-through lane across a portion of Lot 6.

I, the undersigned, am the contracted property owner's authorized agent.

Dated this 12<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Property Owner's Authorized Agent

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

N ↑

Highway 30

26th Ave

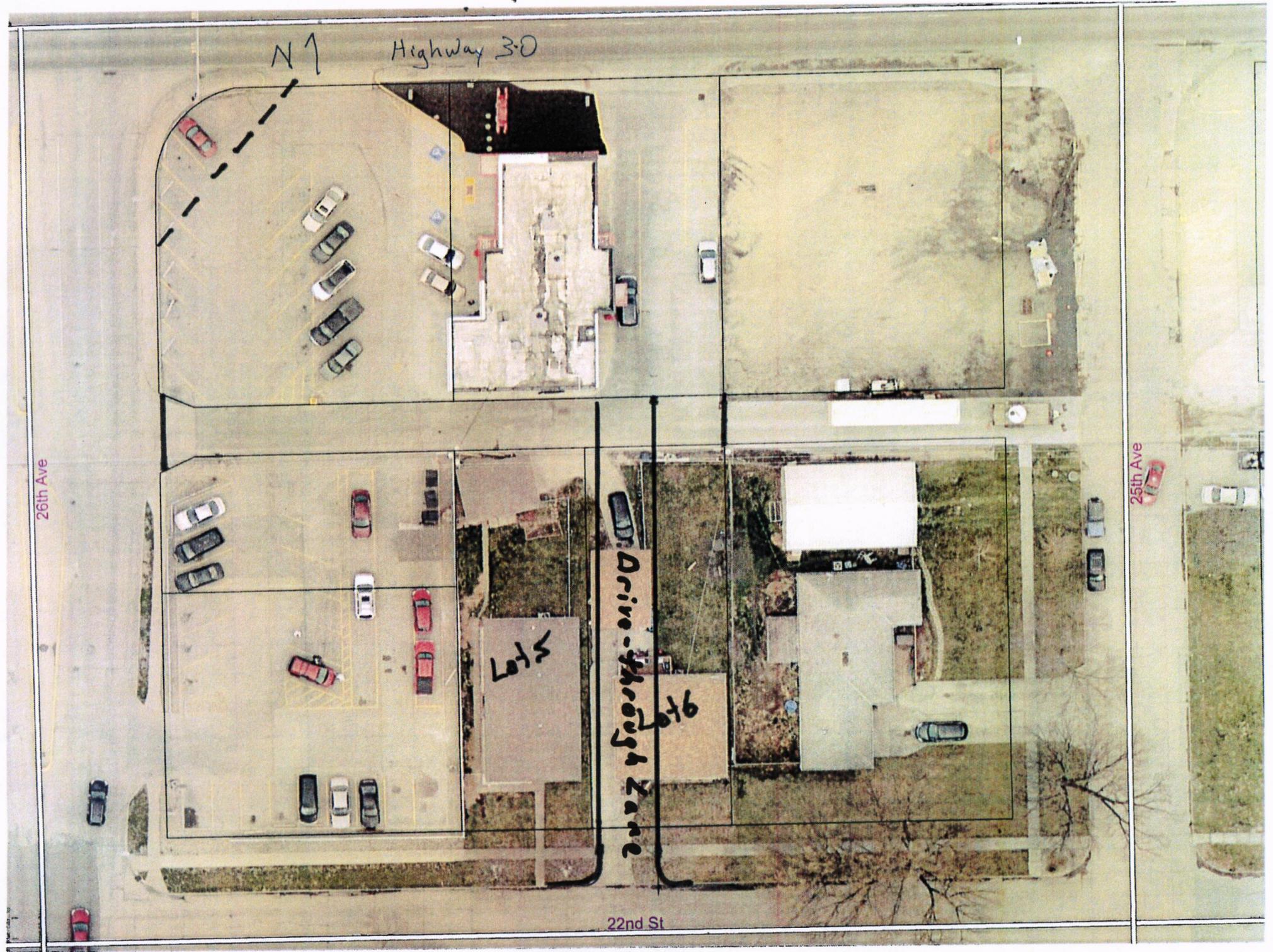
25th Ave

22nd St

519

Drive-Through Lane

919



**NOTICE OF HEARING  
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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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application for a special use permit to allow convenience storage on the following described real estate in a "B-2" (General Commercial District) zone: Lot 3, Foreman Subdivision, a Minor Subdivision of Lot 8, except the north 60 feet, the west 30 feet, and the south 5 feet, Block A, Randall 3rd Addition to the City of Columbus, Platte County, Nebraska (3920 23 Street) and at said time and place you may appear and be heard.

Dated this 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

---

**DATE:** June 24, 2019  
**FROM:** Daniel Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Special Use permit to allow Convenience Storage in a B-2 zoning district

**RECOMMENDATION:**

I recommend approval of the Special Use permit for Convenience Storage. (All storage will be within the building)

**DISCUSSION:**

We have received an application to allow Convenience Storage at 3920 23<sup>rd</sup> Street. All storage will be within the building with no external affects to the adjoining properties.

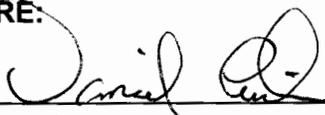
**FISCAL IMPACT:**

None

**ALTERNATIVE:**

Deny the Permit

**SIGNATURE:**

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

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

## SPECIAL USE PERMIT 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: Foreman Lumber

Applicant's Address: 5109 Howard Boulevard, Columbus, NE 68601

Applicant's Phone: (402) 910-1615

Applicant's Email: craig@foremanlumber.com & jacitessendorf@yahoo.com

Property Owner: Foreman Lumber

Address of Property: 3920 23<sup>rd</sup> St., Columbus, NE 68601

Legal Description of Property:

Lot 3, Foreman Subdivision, a Minor Subdivision of Lot 8, except the North 60.00 feet, the West 30.00 feet, and the South 5 feet, Block "A", Randall 3<sup>rd</sup> Addition to the City of Columbus, Platte County, Nebraska.

Description of the nature and operating characteristics of the proposed use:

This property is zoned as B-2 (General Commercial District) and is currently vacant land. The applicant desires to develop the above described tract to be used as "Convenience Storage". Applicant intends to build a building and lease the storage spaces to individuals who may use the property for permissible commercial uses. See attached map.

Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.

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

Dated the 17 day of June, 2019.

**FILED**

  
\_\_\_\_\_  
Property Owner

JUN 17 2019

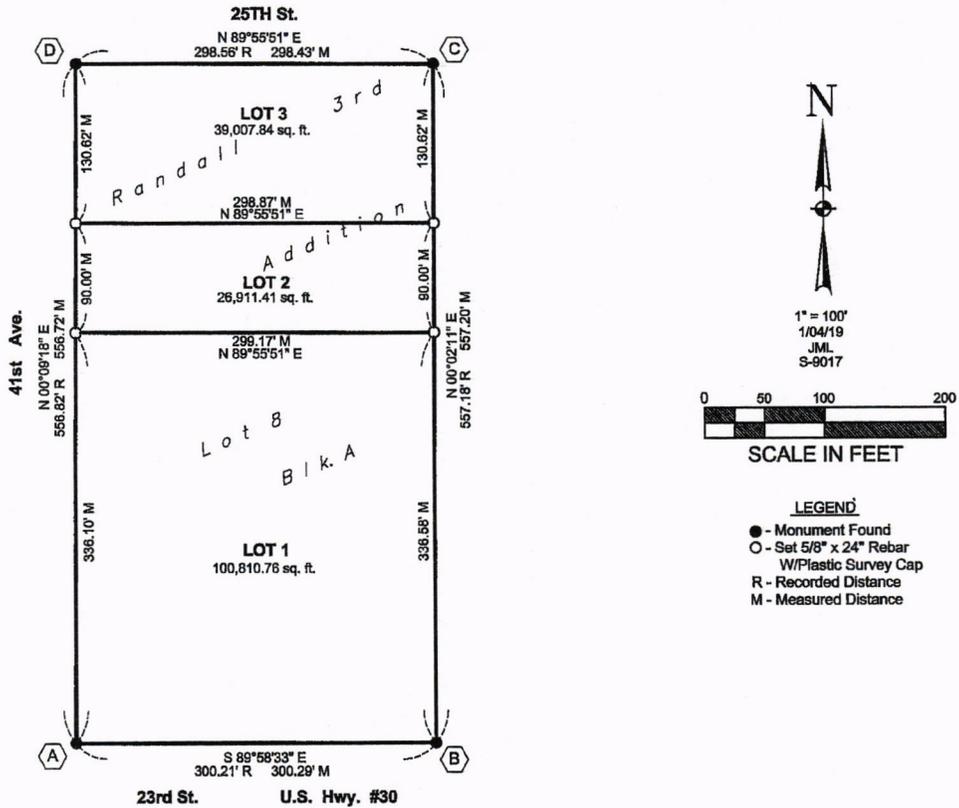
**CITY CLERK  
COLUMBUS, NEBR.**





# FOREMAN SUBDIVISION

A MINOR SUBDIVISION OF LOT 8, BLOCK "A", RANDALL 3RD ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA



This plat was prepared at the request of Craig Foreman, Columbus, Nebraska.

### FIELD NOTES

At "A", "B", "C", and "D", found 5/8" iron bars as recorded on a survey by myself, dated April 22, 2004.

### DESCRIPTION

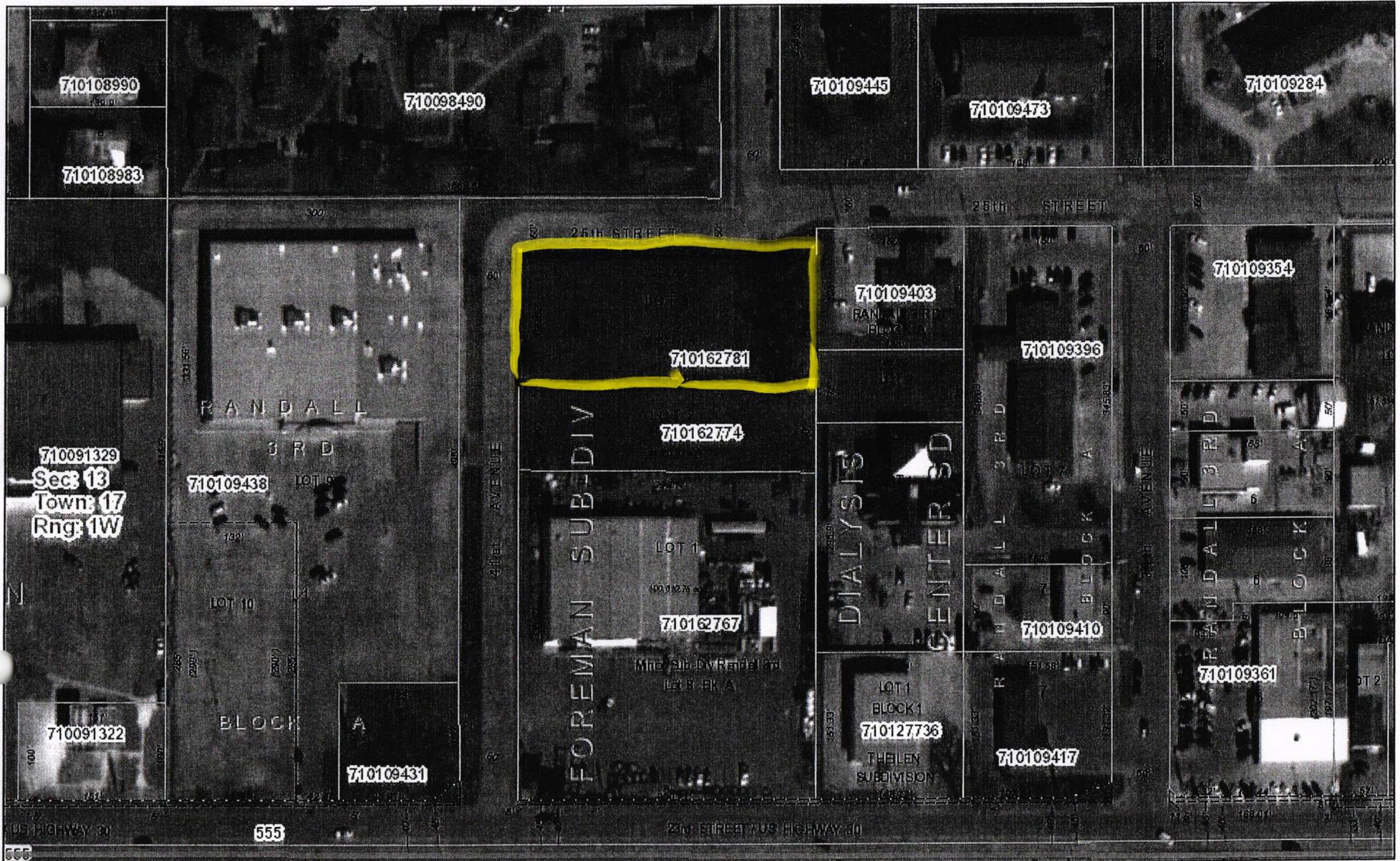
Lot 8, except the north 60.00 feet, the west 30.00 feet, and the south 5.00 feet, Block A, Randall 3rd Addition to the City of Columbus, Platte County, Nebraska.

### SURVEYOR'S CERTIFICATE

I, Clyde R. Flowers, Jr., a registered surveyor of the State of Nebraska, hereby certify that this survey was made under my direction on January 2, 2019; that all dimensions are in feet and are correct to the best of my knowledge and belief.



Clyde R. Flowers, Jr., Nebraska L.S. #357  
GILMORE & ASSOCIATES, INC.

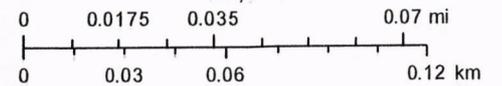


March 13, 2019

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.

1:2,257

- Lot Lines
- Parcels
- Sections





**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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application for a Special Use Permit to allow a campground on the following described real estate in an "B-2" (General Commercial District) zone: a tract of land located in Lots 7, 8, & 9 of the SE1/4 of Section 25, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the southeast corner of said SE1/4; thence N 00°04'57" E, 607.80 ft. on the east line of said SE1/4; thence N 46°29'05" W, 187.91 ft. to the west right-of-way line of U.S. Highway No. 30 and the point of beginning; thence N 46°29'05" W, 512.80 ft.; thence S 73°05'00" W, 369.69 ft.; thence S 19°42'32" W, 276.58 ft.; thence S 23°38'47" E, 617.23 ft. to the north right-of-way line of said highway; thence northeasterly 834.30 ft. on a 1096.28 ft. radius curve concaved to the northwest, long chord bears N 44°33'09" E, 814.31 ft. on the said highway right-of-way line to the point of beginning, containing 11.62 acres more or less (3518 South 9 Street) and at said time and place you may appear and be heard.

Dated this 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

---

**DATE:** June 28, 2019  
**FROM:** Dan Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Bonfire Campground Special Use Permit

**RECOMMENDATION:**

If the Planning Commission and City Council believe this is a good Use for the property we request the following conditions be added as part of the approval.

1. Campground rental is limited to 7 days.
2. Liability Insurance Coverage to be provided and updated annually.
3. Screening from the road with 6' to 8' evergreen trees (double row staggered)
4. No storage allowed at all.
5. No skirting of any kind.
6. Number of units permitted needs to be part of the ordinance.
7. Sewage system other than city sewer needs NDEQ approval.
8. The owner grants the City the right to close the entrance and cause the property to be vacated by the occupants if the conditions are not followed.
9. The plan will need approved by the State Fire Marshal's office.

**DISCUSSION:**

We have received an application for a Special Use permit for the Bonfire campground located at 3518 South 9<sup>th</sup> Street. We have been trying to either abate this campground or obtain Special Use permit approval since 2017.

**FISCAL IMPACT:**

None

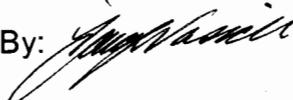
**ALTERNATIVE:**

Modify the Recommendation

**SIGNATURE:**

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

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

SPECIAL USE PERMIT APPLICATION

FILED

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:

CITY CLERK  
COLUMBUS, NEBR.

Applicant's Name: Lance Lehr  
Applicant's Address: 312 Moffton Road  
Columbus, NE 68601  
Applicant's Phone #: 270-8000  
Applicant's E-Mail: hbonetruckstop@hotmail.com  
Property Owner: Lance Lehr  
Address of Property: 3518 S 9th Street  
Legal Description of Property:

25 17 1WPT LOTS 7-8-9

Description of the nature and operating characteristics of the proposed use:

campground in a B2 zone  
please see attached

Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.

please see attached

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

Dated the 17 day of June, 2019

Lance Lehr  
Property Owner/Authorized Agent

## **Bonfire Campground Proposal for Special Use Permit**

We are looking to obtain a special use permit to allow a campground in a B2 zone for our property at 3518 S 9th street, Columbus, NE 68601. Our primary goal for this land is to bring people into our town for a fun camping experience right along the river. There is not a lot of extracurricular activities in Columbus and we believe this campground can add value to our town. Below we have touched on a few of the major items and tried to make things as transparent as possible. There will be no storage allowed and no skirting of any kind.

**Amount of time permitted for camping.** Camping season will run from April 1<sup>st</sup> to October 31<sup>st</sup>. Camping will be limited to 14 consecutive days. This is the same policy as the Nebraska State Parks.

**Posted rules.** We already have two separate signs posted at the entrance of the campground. These rules go over the basics such as speed limit (5 mph), no littering, permits required for entry, etc. These can be seen in Exhibit A and Exhibit B. We also have a liability waiver that is signed by each person before they receive a permit. This can be seen with Exhibit C.

**Insurance.** Bonfire LLC carries a \$1 million liability policy. This policy can be seen under Exhibit D. A copy of this insurance policy can be provided at any time.

**Water/Sewer.** Currently, Bonfire LLC only allows self-contained campers. If we experience a lot of growth in the use of the campsite, we may consider putting in a sewer system. This would be all contingent upon Nebraska DEQ approval. According to Mike McBride who works for the NDEQ, title 124 of the state rules and regulation handbooks states nothing against putting a sewer system in a floodplain. The installer of the system has to abide solely by the general criteria of the NDEQ during installation.

**Electrical.** Again, if our campground grows and we see a need for improvement we would like to add electrical to each unit. A certified

electrician would be hired to complete this work and he would obtain all of the proper permits.

**Gate.** An electric gate will be installed at the entrance of the campground. Access will be granted by an RFID key that will be given to people who have filled out the proper liability waivers and paid the permit fees.

**Tree buffer.** The planting of trees is not allowed within 30 ft of a road according to the City of Columbus website. We will continue to have a tree buffer around the perimeter of the campground as seen in Exhibit E.

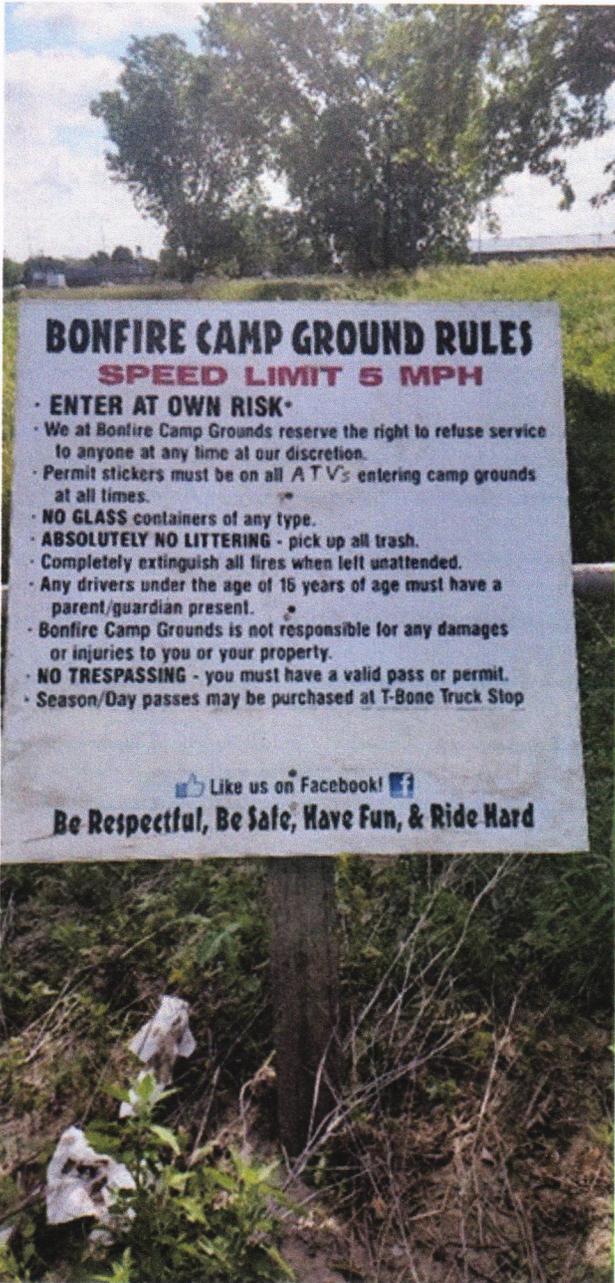
**Number of units allowed.** We have created a draft of what the layout of the campground will look like. It allows for up to 33 camping units. Each lot is made up of two main components; the parking area and picnic/lounge area. The parking area is 20' wide at the front and 12' wide at the back with a total length of 50'. The picnic/lounge area is 20' by 20'. This plan also accounts for the future addition of utilities being installed. This area would be a 2' by 9' slab housing the sewer, water, and electrical hookups. The middle of the campground will be used for parking of vehicles and trailers for the ATV riders. All of this, along with a letter from our engineer, can be seen in Exhibit F.

**Gravel trail.** In addition to the lots, this site has also been designated to have a 20' road throughout the camping area. This road will be a one-way drive which includes a 6' pathway on the perimeter for pedestrian traffic.

**Tents.** The use of tents will be permitted ONLY if/when we get proper water/waste units installed. If tents become highly requested, we may provide portable toilets for the time being. These would be cared for by the company that provides them and would be hauled away by the company in the event that flooding would occur.

**Water.** A shower house may be constructed if we grow enough to see a need for it. This will not provide drinking water, just an area for bathing. Again, the rules and regulations of the NDEQ will come into play here.

# Exhibit A



## **BONFIRE CAMP GROUND RULES**

### **SPEED LIMIT 5 MPH**

- **ENTER AT OWN RISK**
- We at Bonfire Camp Grounds reserve the right to refuse service to anyone at any time at our discretion.
- Permit stickers must be on all **ATV's** entering camp grounds at all times.
- **NO GLASS** containers of any type.
- **ABSOLUTELY NO LITTERING** - pick up all trash.
- Completely extinguish all fires when left unattended.
- Any drivers under the age of 16 years of age must have a parent/guardian present.
- Bonfire Camp Grounds is not responsible for any damages or injuries to you or your property.
- **NO TRESPASSING** - you must have a valid pass or permit.
- Season/Day passes may be purchased at **T-Bone Truck Stop**

Like us on Facebook!

**Be Respectful, Be Safe, Have Fun, & Ride Hard**

## BONFIRE LLC Campground Rules

### SPEED LIMIT 5MPH

- Enter at your own risk. Bonfire LLC will not be held responsible for accidents or injuries ON or OFF the premises.
- Bonfire LLC will not be responsible for any loss, stolen, or vandalized property.
- We recognize Nebraska State Laws on ATV use.
- No group discounts will be offered.
- ATV prices are \$10.00 a day or \$100.00 for season per machine.
- ATV season runs from April 1 thru November 1.
- ATV riding from November 2 thru March 31 is prohibited/closed on our premises since the weather and land conditions are not desirable.
- Each seasonal camping unit will be assigned its own number matching a description or license plate. All campers, trailers, and applicable vehicles MUST maintain current license plates and registrations. Each unit will be charged individually. If a monthly rate is chosen, the \$50.00 is due the 1 of every month. A \$10.00 a day late fee will apply to everyday after the 1 until the monthly payment is made. Any unit not paid in full by the 10 of the month will be removed at the unit owners expense plus fees.
- No subleasing of camp units or permits. Guests are welcomed to share campers with season pass holders but will be required to pay for a day pass if they bring their own separate ATV or camper.
- Each unit is responsible for keeping their area clean from trash. If you brought it in, Please take it out.
- Any structure deemed unsightly must be removed immediately. We want to keep Bonfire LLC as pleasing and friendly as possible.
- Any and all abandoned/wrecked vehicles, boats, trailers, campers or run down shacks must be removed. If not removed in a timely manner, they will be towed and/or destroyed at the owners expense.
- All payments will be made at T-Bone Truck Stop at 4010 So. 9th Street, Columbus NE 68601. All records will be kept here as well. This agreement will also be posted there for your convenient review.
- Any disputes between campers/ATV riders will be handled in an appropriate manner amongst yourselves. If problems arise then the Sheriff will be called.
- Speed limit on the grounds is 5mph. Anyone caught driving excessive speeds will be asked to leave the premises.
- Please be sure that you are being respectful of others. If everyone looks out for each other then we will have a better chance of everyone enjoying safe and funing fun.

THANK YOU

Exhibit C

## Bonfire LLC Campground Liability Waiver

- Enter at your own risk. Bonfire LLC will not be held responsible for accidents or injuries on or off the premises.
- Bonfire LLC will not be responsible for any loss, stolen, or vandalized property.
- We recognize Nebraska state laws on ATV use.
- No group discounts will be offered.
- ATV pass prices are \$10/day or \$100/season per ATV.
- Camping rates run at \$10/day per camper spot
- ATV riding and camping season runs from April 1<sup>st</sup>-October 31<sup>st</sup>.
- ATV riding and camping is prohibited from November 1<sup>st</sup>- March 31<sup>st</sup> since the weather and land conditions are not desirable.
- Each area is responsible for keeping their area clean from trash. If you brought it in, please take it out!
- Any structure deemed unsightly must be removed immediately. We want to keep the campground as pleasing and friendly as possible.
- A camper, vehicle, or trailer that is not abiding by the rules can be towed at any time at the owner's expense.
- All payments will be made at 4018 S 9<sup>th</sup> Street Columbus, NE 68601.
- Any disputes between campers/ATV riders will be handled in an appropriate manner. If problems arise the sheriff will be called, and anyone involved will be banned from use of the campground.
- The speed limit on the grounds is 5 mph. Anyone caught driving at excess speeds will be asked to leave the premises.
- Please be sure to be respectful of others. If everyone looks out for each other then we have a better chance of everyone staying safe and having fun!

**Name:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Address:** \_\_\_\_\_

By signing this document, you are accepting all the above policies enforced by Bonfire LLC and will abide by all rules.

Exhibit D

**ACCEPTANCE CASUALTY INSURANCE COMPANY**  
**PART B GENERAL LIABILITY - AUTOMOBILE POLICY**  
**DECLARATIONS**

New

Renewal of #

No. CL 00180515

Item 1. Named Insured and Address: (No., Street, Town or City, County, State)

LANCE LEHR  
 312 MORTON ROAD

COLUMBUS NE 68601

Item 2. Policy Period (Mo Day Year)

From 4/1/2019 to 4/1/2020

12:01 A.M., standard time at the address of the named insured as stated herein

The named insured is

Individual  Partnership  Corporation  Joint Venture  Other

Business of the named insured is: (ENTER BELOW)  
 Landlord

Audit Period: Annual, unless otherwise stated. (ENTER BELOW)

Item 3. The insurance afforded is only with respect to the following Coverage Part(s) indicated by specific premium charge(s).

Advance Premiums	Coverage Part No(s).	Coverage Part(s)	Advance Premiums	Coverage Part No(s).	Coverage Part(s)
\$		Automobile Medical Payments Insurance	\$		Garage Insurance
\$		Automobile Physical Damage Insurance (Dealers)	\$		Hospital Professional Liability Insurance
\$		Automobile Medical Payments Insurance (Fleet Automatic)	\$		Manufacturers' and Contractor's Liability Insurance
\$		Automobile Medical Payments Insurance (Non-Fleet)	\$		Owner's and Contractor's Protective Liability Insurance
\$		Basic Automobile Liability Insurance	\$ 513	L9275	Owner's, Landlord's and Tennant's Liability Insurance
\$		Beautician's Malpractice Liability Insurance	\$		Personal Injury Liability Insurance
\$		Completed Operations and Products Liability Insurance	\$		Physicians', Surgeons' and Dentists' Professional Liability Insurance
\$		Comprehensive Automobile Liability Insurance	\$ 154	L6421	Premises Medical Payments Insurance
\$		Comprehensive General Liability Insurance	\$		Storekeeper's Insurance
\$		Comprehensive Personal Insurance	\$		Uninsured Motorists Insurance
\$		Contractual Personal Liability	\$		Terrorism Coverage
\$		Druggists Liability Insurance			
\$		Elevator Collision Insurance			
\$		Farm Employers' Liability and Farm Employees' Medical Payments Insurance			
\$		Farmer's Comprehensive Personal Insurance			
\$		Farmers Medical Payments Insurance			

162, 168, 173, 202, 280, GL 0807 (5/02), CG2169, TRIA 01 06

\$667 Total Advance Premium for this policy.

\* If the Policy Period is more than one year old and the premium is to be paid in installments, premium is payable on:

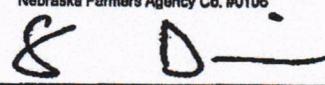
Effective Date	1st Anniversary	2nd Anniversary
\$	\$	\$

Item 4. During the past three years no insurer has cancelled insurance, issued to the named insured, similar to that afforded hereunder, unless otherwise stated herein.

Nebraska Farmers Agency Co. #0106

Countersigned:

\*Not applicable in Texas

By 

THIS PART B, WITH "POLICY PROVISIONS-PART A", AND COVERAGE PART(S) AND ENDORSEMENT(S), (IF ANY), ISSUED TO FROM A PART THEREOF, COMPLETE(S) THE ABOVE NUMBERED POLICY

For attachment to policy No. CL 00180515, to complete said policy.

**ADDITIONAL DECLARATIONS**

Location of Insured premises (ENTER "SAME" IF SAME LOCATION AS ADDRESS SHOWN IN ITEM 1 OF DECLARATIONS)

Interest of named insured in insured premises (CHECK BELOW)

Owner  General  Tenant  Other

Part occupied by named insured (ENTER BELOW)

**SCHEDULE  
General Liability Hazards**

Description of Hazards	Code No.	Premium Bases	Rates		Advance Premiums		
			B.I.	P.D.	Bodily Injury	Property Damage	
<b>Premises - Operations</b>							
Dwelling Space - Lessors Risk only	63010	e) 15	e) 19.91	Incl.	\$299	Incl.	
1079 Main Ave 1 Columbus 60001							
2971 2nd Ave 1 Columbus 60001							
2959 Eastbrook Dr 1 Columbus 60001							
2965 2nd Ave 1 Columbus 60001							
2959 2nd Ave 1 Columbus 60001							
2957 2nd Ave 1 Columbus 60001							
119 E Parkway 1 Columbus 60001							
115 E Parkway 1 Columbus 60001							
2109 16th St 1 Columbus 60001							
1821 27th St 1 Columbus 60001							
3810 14th St 1 Columbus 60001							
2618 20th St 1 Columbus 60001							
2757 35th St 1 Columbus 60001							
107 Morton Rd 1 Columbus 60001							
1703 Behlen St 1 Columbus 60001							
<b>Land - Occupied by persons other than the insured for business purposes</b>							
3518 S 9th St 20.00 Columbus 60001	45539	a) 20	g) 1.5	Incl.	\$214	Incl.	
<small>(a) Area (sq ft.) (b) Frontage (c) Admissions (d) Receipts (e) Units (f) Acres (g) Payout</small>					<small>(A) Per 100 sq ft. (B) Per Linear Foot (C) Per 100 Admissions (D) Per \$100 of Receipts (E) Per Unit (F) Per Acre (G) Per 1,000 sq ft. (H) Per \$1,000 receipts</small>		
<b>Total Advance B.I. and P.D. Premiums</b>					<b>\$513</b>	<b>Incl.</b>	

When used as a premium basis:

1. "admissions" means the total number of persons, other than employees of the named insured, admitted to the event insured or to events conducted on the insured premises whether on paid admission tickets, complimentary tickets or passes
2. "receipts" means the gross amount of money charged by the named insured for such operations by the named insured or by others during the policy period as are rated on a receipts basis other than receipts from telecasting, broadcasting or motion pictures, and includes taxes, other than taxes which the named insured collects as a separate item and remits directly to a governmental division.

# Exhibit D

## COMBINED PROVISIONS ENDORSEMENT LIABILITY POLICIES NEBRASKA FARM AND/OR TOWN LIABILITY INSURANCE PROGRAM

In consideration of the premium charged, it is agreed that the following special provisions (indicated by "X") shall apply to this policy:

Provision included if box marked:

### I. COMBINED SINGLE LIMIT OF LIABILITY

Coverages	Limits of Liability
Bodily Injury Liability and Property Damage Liability	1,000,000 each occurrence
	1,000,000 aggregate

It is agreed that the provisions of the policy captioned "LIMITS OF LIABILITY" relating to Bodily Injury Liability and Property Damage Liability are amended to read as follows:

#### LIMITS OF LIABILITY

Regardless of the number of (1) insureds under this policy, (2) persons or organizations who sustain bodily injury or property damage, or (3) claims made or suits brought on account of bodily injury or property damage, the company's liability is limited as follows:

required by such law for Bodily Injury Liability and Property Damage Liability to the extent of the coverage required by such law, but the separate application of such limit shall not increase the total limit of the company's liability.

#### Bodily Injury Liability and Property Damage Liability:

(a) The limit of liability stated in the Schedule of this endorsement as applicable to "each occurrence" is the total limit of the company's liability for all damages including damages for care and loss of services because of bodily injury and property damage sustained by one or more persons or organizations as a result of any one occurrence, provided that with respect to any occurrence for which notice of this policy is given in lieu of security, or when this policy is certified as proof of financial responsibility under the provisions of the Motor Vehicle Financial Responsibility Law of any state or province, such limit of liability shall be applied to provide the separate limits

(b) If an aggregate amount is stated in the Schedule, then, subject to the above provision respecting "each occurrence", the total liability of the company for all damages because of all bodily injury and property damage which occurs during each annual period while this policy is in force commencing from its effective date, shall not exceed the limit of liability stated in the Schedule

(c) For the purpose of determining the limit of the company's liability, all bodily injury and property damage arising out of continuous or repeated exposure to substantially the same general conditions shall be considered as arising out of one occurrence.

### II. DEDUCTIBLE-PROPERTY DAMAGE. Amount \$250.00 per claim.

1. The company's obligation under the Property Damage Liability Coverages to pay damages on behalf of the insured applies only to the amount of damages in excess of deductible amount stated above.
2. The deductible amount applies under the Property Damage Liability Coverage to all property damage sustained by one person or organization, as the result of any one occurrence.
3. The deductible amount stated shall also apply toward investigation, adjustment and legal expenses incurred in the handling and investigation of each claim, whether or not payment is made to claimant, compromise settlement is reached or claim is denied.
4. The terms of the policy, including those which respect to (a) the company's right and duties with respect to the defense of suits and (b) the insured's duties in the event of an occurrence apply irrespective of the application of the deductible amount.
5. The company may pay any part or all of the deductible amount to effect settlement of any claim of suit, and upon notification of the action taken, the named insured shall promptly reimburse the Company for such part of the deductible amount as has been paid by the Company.

### III. CODE LIMITATION.

Coverage under this contract is specifically limited to those codes outlined. All coverages exclude any code or operation not specifically listed in the coverage part of this policy.

### IV. PUNITIVE DAMAGES EXCLUSION.

In consideration of the premium charged, it is understood and agreed that this policy excludes any claim for punitive or exemplary damages whether arising out of acts of the insureds, insured's employees or any other person.

### V. MALPRACTICE AND PROFESSIONAL SERVICES EXCLUSION

This insurance does not apply to bodily injury or property damage due to the rendering of or failure to render any professional service.

### VI. ATHLETIC PARTICIPANT'S EXCLUSION

This insurance does not apply to bodily injury to any person while practicing for or participating in any contest or exhibition of an athletic or sports nature.

### VII. FIRST AID EXPENSE EXCLUSION

This insurance does not apply to expense for first aid services provided by or on behalf of the named

### VIII. TRANSPORTATION OF STUDENTS EXCLUSION

This insurance does not apply to bodily injury or property damage to any student arising out of the transportation of the student to or from school or school activities by or on behalf of the named insured.

For attachment to policy No. CL 00180515 to complete said policy

**SCHEDULE**

The insurance afforded is only with respect to the following Coverage Indicated by specific premium charge or charges. The limit of the company's liability against such Coverage shall be as stated herein, subject to all the terms of this policy having reference thereto.

Advance Premiums	Limits of Liability		Coverage
X X X	\$1,000 dollars	\$50,000 dollars	E - Premises Medical Payments
\$154	each person	each accident	(a) Premises and operations
\$			(b) Escalators
\$			(c) Sports activities
\$			Form numbers of endorsements attached at issue
\$154	Total Advance Premium		

**I. COVERAGE E—PREMISES MEDICAL PAYMENTS**

The company will pay to or for each person who sustains bodily injury caused by accident all reasonable medical expense incurred within one year from the date of the accident on account of such bodily injury, provided such bodily injury arises out of (a) a condition in the insured premises or (b) operations with respect to which the named insured is afforded coverage for bodily injury liability under this policy.

**Exclusions**

This insurance does not apply:

(a) to bodily injury

(1) arising out of the ownership, maintenance, operation, use, loading or unloading of

- (i) any automobile or aircraft owned or operated by or rented or loaned to any insured, or
- (ii) any other automobile or aircraft operated by any person in the course of his employment by any insured;

but this exclusion does not apply to the parking of an automobile on the insured premises, if such automobile is not owned by or rented or loaned to any insured;

(2) arising out of (i) the ownership, maintenance, operation, use, loading or unloading of any mobile equipment while being used in any prearranged or organized racing, speed or demolition contest or in any stunting activity or in practice or preparation for any such contest or activity or (ii) the operation or use of any snowmobile or trailer designed for use therewith;

(3) arising out of the ownership, maintenance, operation, use, loading or unloading of

- (i) any watercraft owned or operated by or rented or loaned to any insured, or
- (ii) any other watercraft operated by any person in the course of his employment by any insured;

but this exclusion does not apply to watercraft while ashore on the insured premises; or

(4) arising out of and in the course of the transportation of mobile equipment by an automobile owned or operated by or rented or loaned to any insured;

(b) to bodily injury

- (1) included within the completed operations hazard or the products hazard;
- (2) arising out of operations performed for the named insured by independent contractors other than (i) maintenance and repair of the insured premises or (ii) structural alterations at such premises which do not involve changing the size of or moving buildings or other structures;
- (3) resulting from the selling, serving or giving of any alcoholic beverage (i) in violation of any statute, ordinance or regulation, (ii) to a minor, (iii) to a person under the influence of alcohol or (iv) which causes or contributes to the intoxication of any person, if the named insured is a person or organization engaged in the business of manufacturing, distributing, selling or serving alcoholic beverages or, if not so engaged, is an owner or lesser of premises used for such purposes but only part (i) of this exclusion (b) (3) applies when the named insured is such an owner or lesser;

- (4) due to war, whether or not declared, civil war, insurrection, rebellion or revolution, or to any act or condition incident to any of the foregoing;
- (c) to bodily injury

- (1) to the named insured, any partner therein, any tenant or other person regularly residing on the insured premises or any employee of any of the

foregoing if the bodily injury arises out of and in the course of his employment therewith;

(2) to any other tenant if the bodily injury occurs on that part of the insured premises rented from the named insured or to any employee of such a tenant if the bodily injury occurs on the tenant's part of the insured premises and arises out of and in the course of his employment for the tenant;

(3) to any person while engaged in maintenance and repair of the insured premises or alteration, demolition or new construction at such premises;

(4) to any person if any benefits for such bodily injury are payable or required to be provided under any workmen's compensation, unemployment compensation or disability benefits law, or under any similar law;

(5) to any person practicing, instructing or participating in any physical training, sport, athletic activity or contest unless a premium charge is entered for sport activities in the policy with respect to Premises Medical Payments Coverage;

(d) to any medical expense for services by the named insured, any employee thereof or any person or organization under contract to the named insured to provide such services.

**II. LIMITS OF LIABILITY**

The limit of liability for Premises Medical Payments Coverage stated in the schedule as applicable to "each person" is the limit of the company's liability for all medical expense for bodily injury to any one person as the result of any one accident; but subject to the above provision respecting "each person", the total liability of the company under Premises Medical Payments Coverage for all medical expense for bodily injury to two or more persons as the result of any one accident shall not exceed the limit of liability stated in the schedule as applicable to "each accident".

When more than one medical payments coverage afforded by this policy applies to the loss, the company shall not be liable for more than the amount of the highest applicable limit of liability.

**III. ADDITIONAL DEFINITIONS**

When used in reference to this insurance (including endorsements forming a part of the policy):

"insured premises" means all premises owned by or rented to the named insured with respect to which the named insured is afforded coverage for bodily injury liability under this policy, and includes the ways immediately adjoining on land; "medical expense" means expenses for necessary medical, surgical, x-ray and dental services, including prosthetic devices, and necessary ambulance, hospital, professional nursing and funeral services.

**IV. POLICY PERIOD; TERRITORY**

This insurance applies only to accidents which occur during the policy period within the United States of America, its territories or possessions, or Canada.

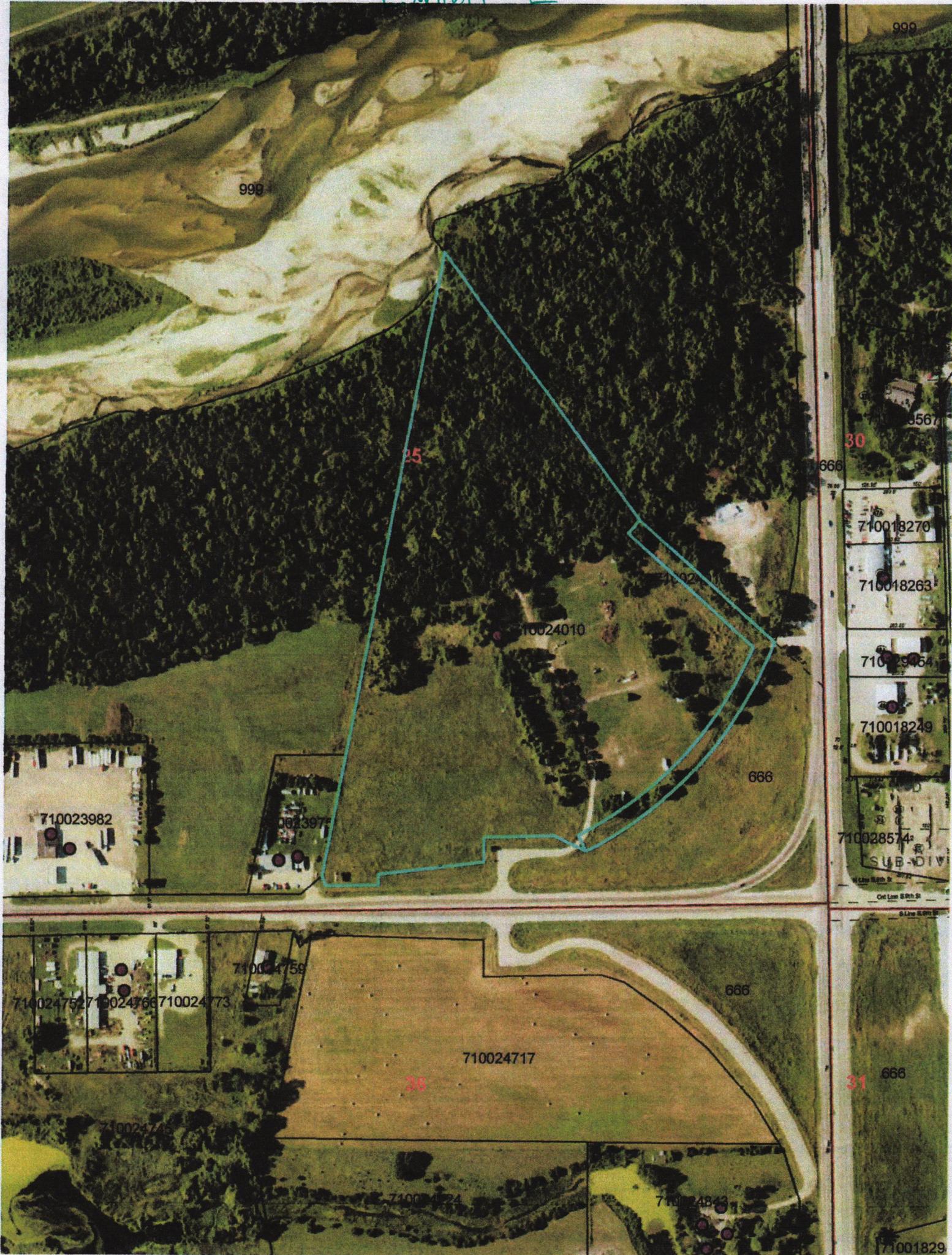
**V. ADDITIONAL CONDITION**

**Medical Reports; Proof and Payment of Claim**

As soon as practicable the injured person or someone on his behalf shall give to the company written proof of claim, under oath if required, and shall, after each request from the company, execute authorization to enable the company to obtain medical reports and copies of records. The injured person shall submit to physical examination by physicians selected by the company when and as often as the company may reasonably require. The company may pay the injured person or any person or organization rendering the services and the payment shall reduce the amount payable hereunder for such injury. Payment hereunder shall not constitute an admission of liability of any person or, except hereunder, of the company.



Exhibit E





June 14, 2019

Dear Tara Vasicek  
City of Columbus Nebraska  
2424 14th St.  
P.O. Box 1677  
Columbus, NE 68602-1677

**RE: Bonfire Camp Grounds**

Dear Tara Vasicek,

Enclosed is a proposed site plan for the Bonfire, LLC. Currently, the Bonfire Camp Grounds is comprised of 23 lots for campers. The proposed site plan increases the total capacity to 33 lots. Both the proposed site and the existing site are designed only for self-contained campers providing their own water and waste collection systems. However, the proposed plan also includes an area for the future possibility of installing a utilities hookup.

Each lot of the proposed site is made up of two main components, the parking area and picnic or lounge area. The parking area is 20 feet wide at the front and 12 feet wide at the back with a total length of 50 feet. At the back of the parking area is a picnic area measuring 20 feet by 20 feet. The plan also accounts for the future addition of utilities being installed. This area would be a 2 foot by 9 foot slab housing the sewer, water, and electrical hookups in the future. In addition to the lots, the site has also been designed to have a 20 foot road throughout the camping area. This road is designed to be a one-way drive which includes a 6 foot pathway on the perimeter for pedestrian traffic.

If you have any questions, comments or concerns, please do not hesitate to contact our office.

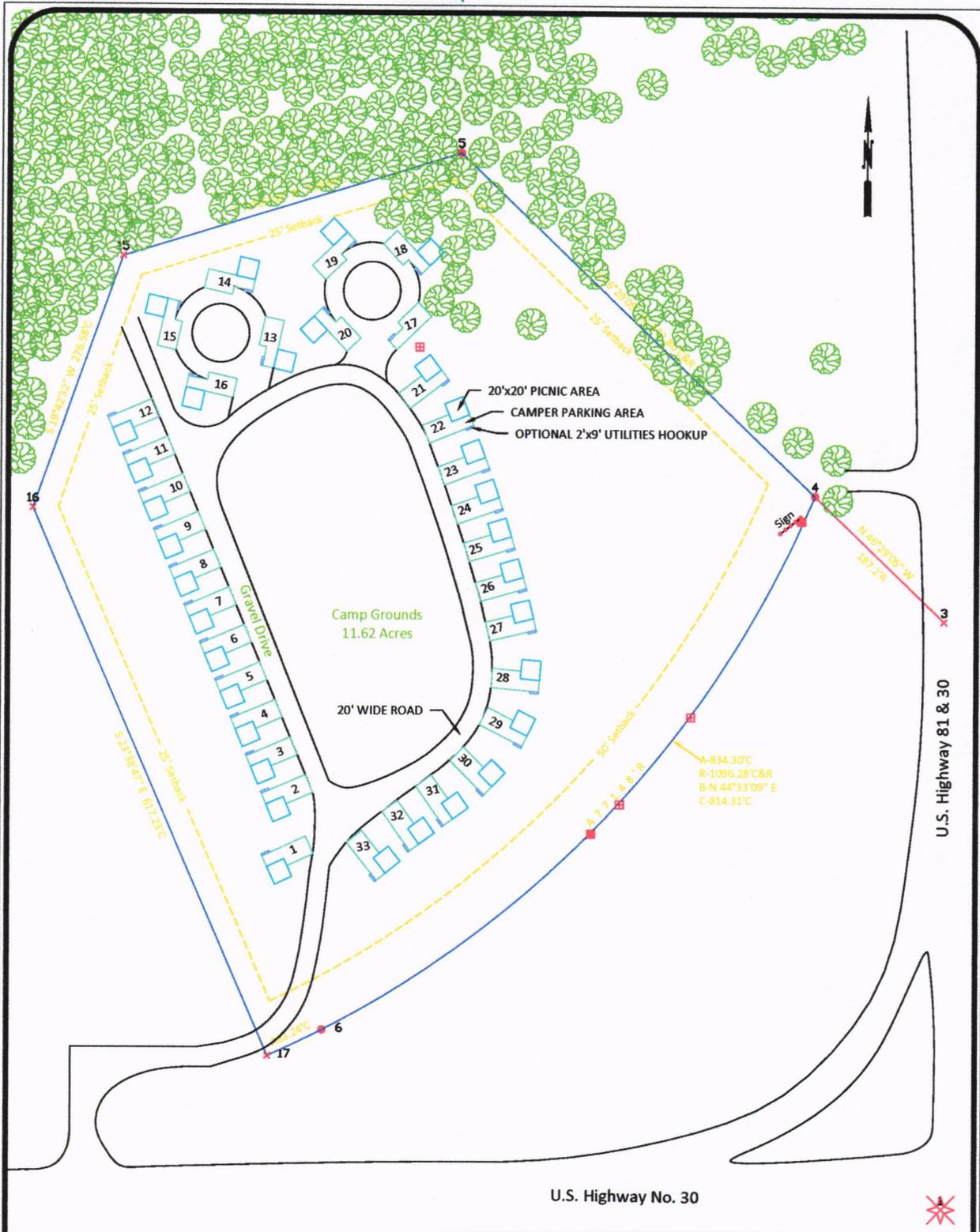
Cordially,

A handwritten signature in blue ink that reads "Nathan A. Pesta".

Nathan A. Pesta, P.E.  
Senior Project Engineer  
DeHaan, Grabs & Associates, LLC

Enclosures: Bonfire Camp Grounds Proposed Site Plan

# Exhibit F



U.S. Highway No. 30



DATE: JUNE 13, 2019  
SCALE: 1" = 100'  
DRAWN BY: DDR  
CHECKED BY: NAP

SHEET:  
**C3.1**

**BONFIRE CAMP GROUNDS**  
BONFIRE, LLC

SECTION 86, T. 17 N., R. 1 W  
PLATTE COUNTY, NE

**PROPOSED SITE PLAN**

**DGA**  
CONSULTING ENGINEERS  
4200 21st St., St. Omaha 101 MANHATTAN ND 58554

No.	Revision/Issue	Date

DeHaan, Grabs & Associates, LLC  
Certificate of Authorization: CA1026E

**DRAFT**  
NOT FOR CONSTRUCTION

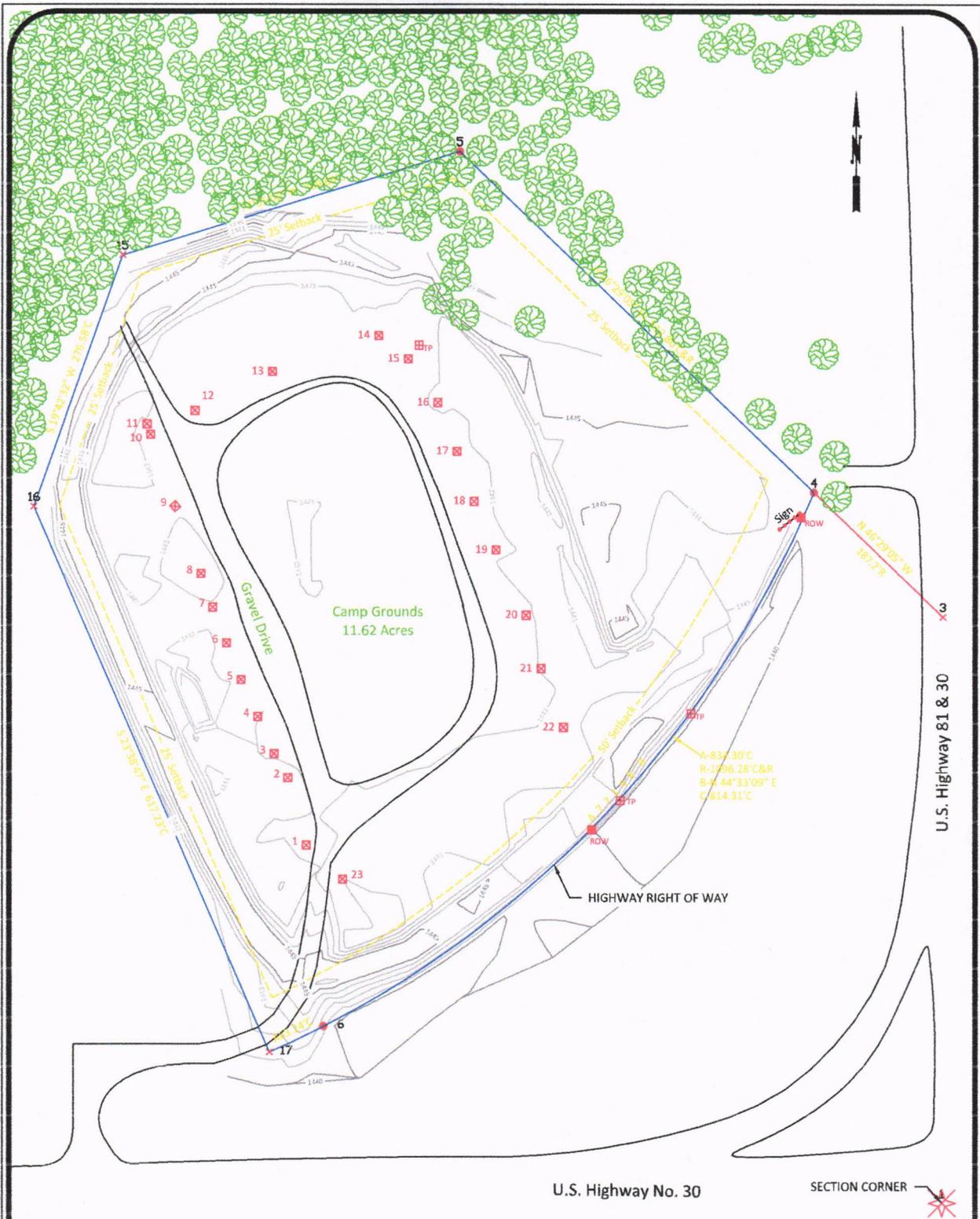
**GENERAL NOTES**

**LEGEND**

- SECTION CORNER
- TELEPHONE POLE
- COMPUTED CORNER
- FOUND CORNER
- RIGHT OF WAY POST
- PROPOSED LOT

SCALE, FEET

0 50 100 150 200



U.S. Highway 81 & 30

U.S. Highway No. 30

SECTION CORNER



DATE: JUNE 13, 2019  
 SCALE: 1" = 100'  
 DRAWN BY: DDR  
 CHECKED BY: NMP

**BONFIRE CAMP GROUNDS**  
**BONFIRE, LLC**  
 SECTION 26, T12N, R11W  
 FLETCHER COUNTY, INDIANA  
**EXISTING SITE**

**DGA**  
**CONSULTING ENGINEERS**  
 4200 21ST ST., SE UNIT 101 MANASSAS VA 20108

No.	Revision/Issue	Date

DeHaan, Gray & Associates, LLC  
 Certificate of Authorization: CA1026E

**DRAFT**

"NOT FOR CONSTRUCTION"

**GENERAL NOTES**

**LEGEND**

- ✱ SECTION CORNER
- ⊠ TELEPHONE POLE
- ⊠ COMPUTED CORNER
- ⊠ FOUND CORNER
- ⊠ RIGHT OF WAY POST
- 23 ⊠ LOT POST LOCATION & NO.

SCALE, FEET

Floodway Zoned AE

Flood Plain - Zone AE



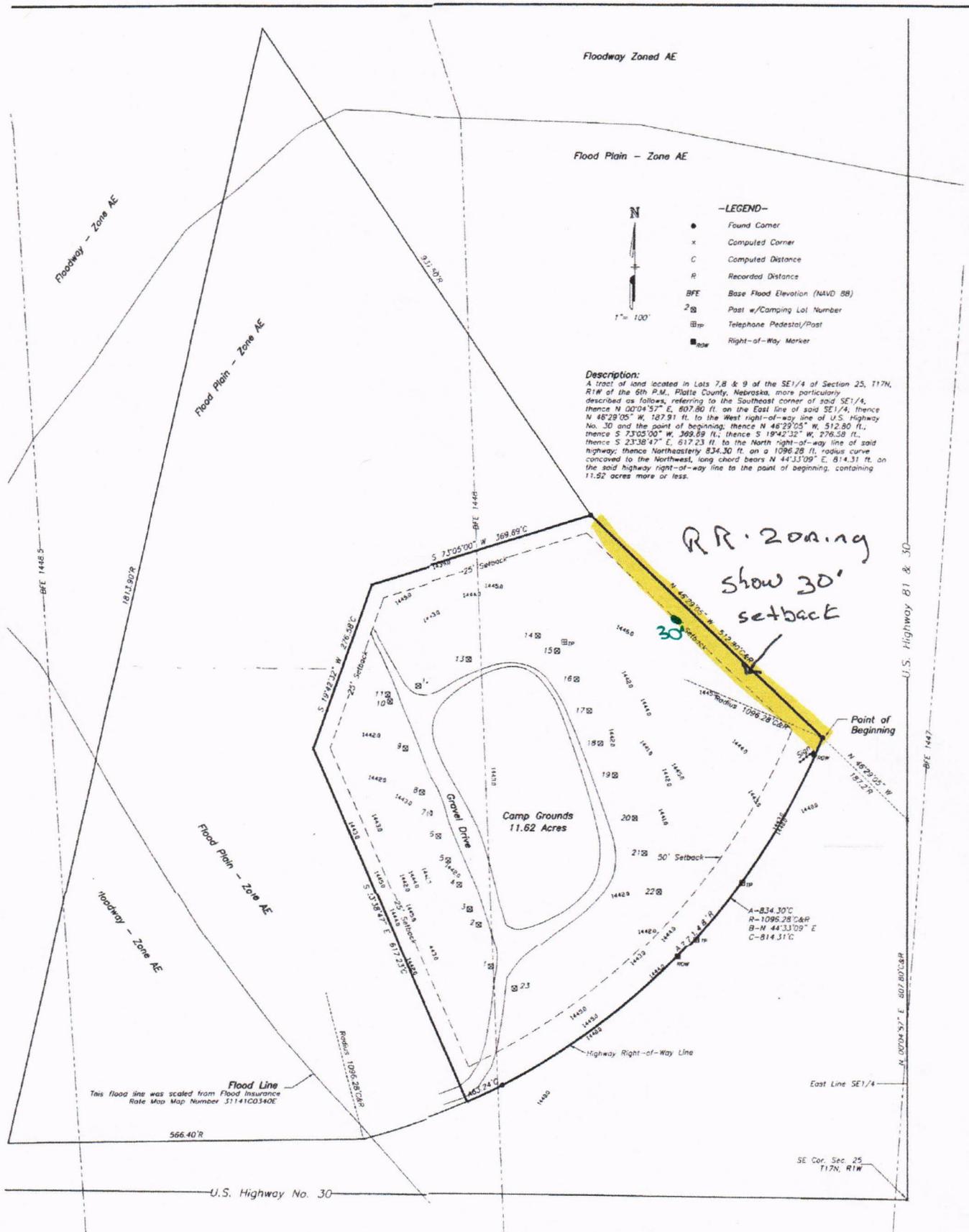
-LEGEND-

- Found Corner
- x Computed Corner
- C Computed Distance
- R Recorded Distance
- BFE Base Flood Elevation (NAVD 88)
- 2⊗ Post w/Camping Lot Number
- ⊗ Telephone Pedestal/Post
- ROW Right-of-Way Marker

1" = 100'

**Description:**  
 A tract of land located in Lots 7, 8 & 9 of the SE 1/4 of Section 25, T17N, R17W of the 6th P.M., Platte County, Nebraska, more particularly described as follows, referring to the Southeast corner of said SE 1/4, thence N 00°04'57" E, 807.80 ft. on the East line of said SE 1/4, thence N 48°29'05" W, 187.91 ft. to the West right-of-way line of U.S. Highway No. 30 and the point of beginning, thence N 48°29'05" W, 512.90 ft., thence S 73°05'00" W, 369.89 ft., thence S 19°42'32" W, 276.58 ft., thence S 23°38'47" E, 617.23 ft. to the North right-of-way line of said highway; thence Northeasterly 834.30 ft. on a 1096.28 ft. radius curve concave to the Northwest, long chord bears N 44°33'09" E, 614.31 ft. on the said highway right-of-way line to the point of beginning, containing 11.92 acres more or less.

RR Zoning  
 show 30'  
 setback



**Flood Line**  
 This flood line was scaled from Flood Insurance Rate Map Map Number 51141C0340E

**Flood Plain Notes:**  
 The base flood elevations and the measured contour elevations are referenced to the North American Vertical Datum of 1988 (NAVD 88).

<b>TOPO SURVEY - BONFIRE, LLC</b>		
<b>PART SECTION 25, T17N, R1W</b>		
<b>PLATTE COUNTY, NEBRASKA</b>		
TAT	TA TREMCL	No 1 Greenwood Drive - Columbus NE 68603
2019	2019	Phone (402) 563-9588 - Fax (402) 563-3922

**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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the preliminary plat of Deer Run Estates Second Subdivision, Deer Run Estates Subdivision of part of the Southwest 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska, (5800 block of Shady Lake Road) and at said time and place you may appear and be heard.

Dated this 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
One Affidavit of Publication

The City of **Columbus**

**MEMORANDUM**

---

**DATE:** July 3, 2019  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Deer Run Estates Second Subdivision - Preliminary Plat

**RECOMMENDATION:**

I recommend the approval of the preliminary plat of Deer Run Estates Second Subdivision 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. The subdivision is a replat of Deer Run Estates Subdivision and is within the corporate limits.

**DISCUSSION:**

The subdivision consists of 9 residential lots from the Deer Run Estates 5 lots and is located south of 23<sup>rd</sup> Street and west of 56<sup>th</sup> Avenue. The project will have a frontage road with limited driveway access. The storm water detention and treatment is the existing topography located along the south side of this subdivision. Sanitary Sewer Extension District No. 47 and Water Extension District No. 64 are currently in design phase to obtain estimated costs for formal creation. The City will be obtaining a part of Lot 1 for a sanitary sewer lift station which will be made part of the final plat.

Future improvements include the formation of a Street Improvement District.

**FISCAL IMPACT:**

Minor increase in water and sanitary sewer to the City system.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

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

**SIGNATURE:**

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

Approved By: \_\_\_\_\_ Tara Vasicek \_\_\_\_\_

**MAJOR SUBDIVISION/ADDITION APPLICATION**

**PRELIMINARY / FINAL (Circle One)**

DATE: June 24, 2019

NAME OF SUBDIVISION: Deer Run Estates Second Subdivision

NAME OF APPLICANT: Meadow Ridge Properties, LLC

ADDRESS OF APPLICANT: 4811 37th St

Columbus, NE 68601

NUMBER OF LOTS IN SUBDIVISION: 9

ADDRESS OF SUBDIVISION: Lots 1 thru 5 Deer Run Estates

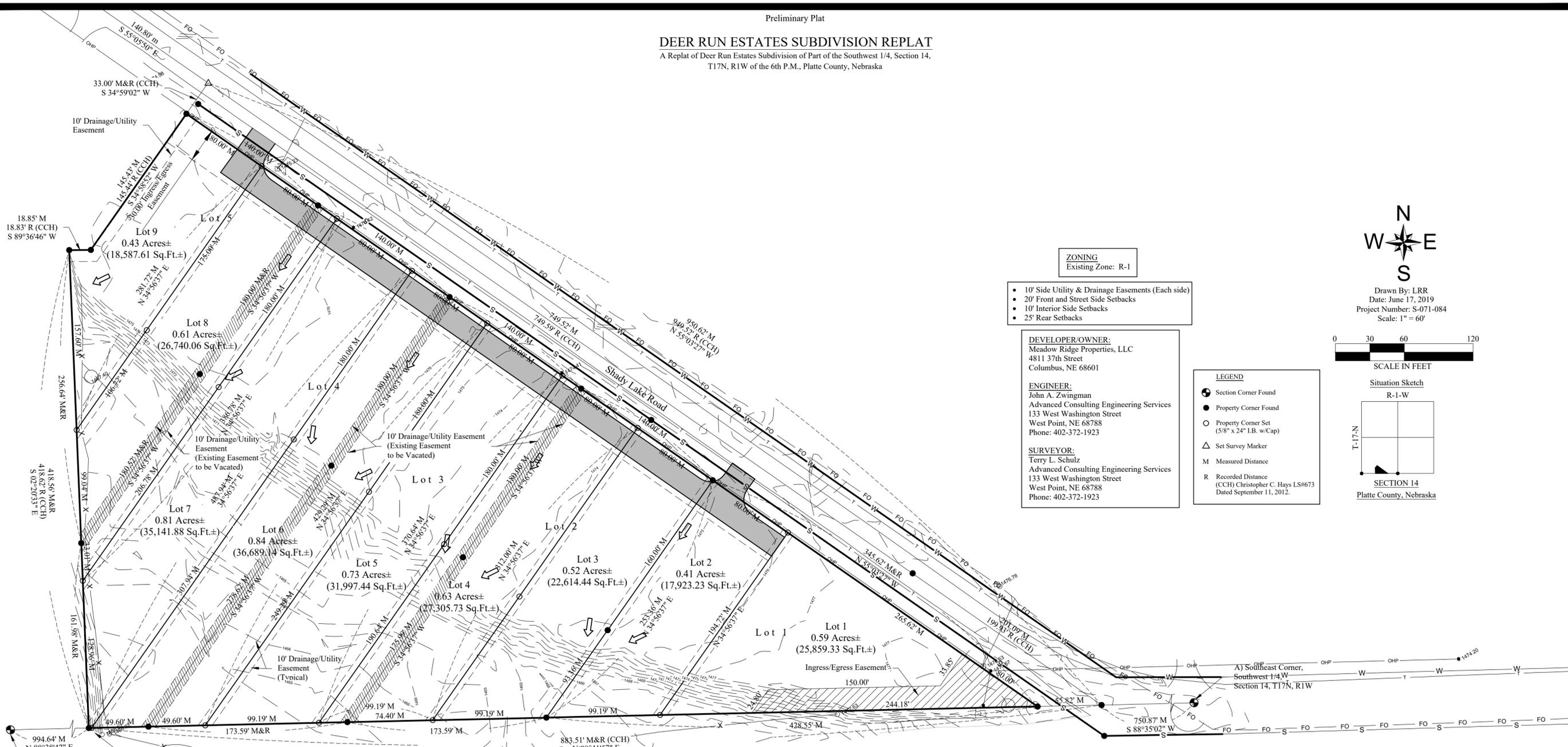
I hereby apply for a major subdivision and have paid the \$125.00 application fee, and \$100.00 review fee plus \$10.00 per lot review fee.

John A. Zwingman, Project Engineer

Owner or Owner's Representative

### DEER RUN ESTATES SUBDIVISION REPLAT

A Replat of Deer Run Estates Subdivision of Part of the Southwest 1/4, Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska



**ZONING**  
Existing Zone: R-1

- 10' Side Utility & Drainage Easements (Each side)
- 20' Front and Street Side Setbacks
- 10' Interior Side Setbacks
- 25' Rear Setbacks

**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

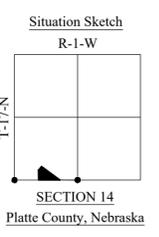
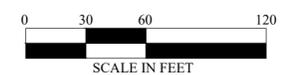
**SURVEYOR:**  
Terry L. Schulz  
Advanced Consulting Engineering Services  
133 West Washington Street  
West Point, NE 68788  
Phone: 402-372-1923

**LEGEND**

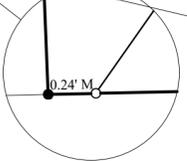
- Section Corner Found
- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- △ Set Survey Marker
- M Measured Distance
- R Recorded Distance (CCH) Christopher C. Hays LS#673 Dated September 11, 2012.



Drawn By: LRR  
Date: June 17, 2019  
Project Number: S-071-084  
Scale: 1" = 60'



B) Southwest Corner, Southwest 1/4, Section 14, T17N, R1W



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

**FIELD NOTES**  
A) Southeast Corner, Southwest 1/4, Section 14, T17N, R1W: Found Steel Survey Marker. On Centerline of Asphalt East-West. On Range of Fence North. 44.83' NE to "X" Nails in Power Pole. 34.40' NNE to "X" Nails in Power Pole. 25.20' South to Centerline of Manhole. 35.89' North to Nail & Disc in Top of Corner Fence Post.

B) Southwest Corner, Southwest 1/4, Section 14, T17N, R1W: Found 2" Aluminum Cap. 0.5' South to Post. On Range of Fence South. On Range of Fence East-West. 11.04' East to Nail & Disc in Gate Post. 18.18' West to Nail & Disc in Gate Post.

**LEGAL DESCRIPTION**  
Deer Run Estates Subdivision of part of the Southwest 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska.

**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 June 17, 2019; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

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



**COLUMBUS NEBRASKA PLANNING COMMISSION**  
This Preliminary Plat of DEER RUN ESTATES REPLAT, Platte County, Nebraska approved by the Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Chairman \_\_\_\_\_

**COLUMBUS NEBRASKA CITY COUNCIL**  
This Preliminary Plat of DEER RUN ESTATES REPLAT, 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, July 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and subdivision agreement 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.

In addition, you are hereby notified that at the same time and place, the City of Columbus, Nebraska, will hold a separate public hearing as to whether said Addition as above described should be included within the corporate limits of the City of Columbus and become a part of said municipality for all purposes whatsoever, and at said time and place you may appear and be heard.

Dated this 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

The City of **Columbus**

**MEMORANDUM**

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---

**DATE:** July 3, 2019  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Meadow View Addition - Final Plat

**RECOMMENDATION:**

I recommend the approval of the final plat of Meadow View Addition as it is consistent with the Preliminary Plat with the approved waiver of subdivision regulations noted below. The Preliminary Plat and waiver of subdivision regulations was approved by the Planning Commission on April 8, 2019, and City Council on April 15, 2019.

- Waiver to exceed the 350-foot maximum length of cul-de-sac length which conforms to the area layout plan

**DISCUSSION:**

The addition consists of 11 residential lots with extension of utilities including a looped water main and street. The addition is outside of the corporate limits and will be voluntarily annexed.

The vacation of 51<sup>st</sup> Avenue from the south line of 37<sup>th</sup> Street to the south line of Meadow View Addition has been submitted and on the Public Property, Safety, and Works Committee July 8, 2019, agenda.

**FISCAL IMPACT:**

Minor costs for associated utility main extensions.

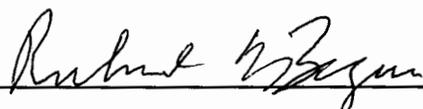
**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

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

**SIGNATURE:**

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

Approved By: \_\_\_\_\_ Tara Vasicek \_\_\_\_\_

**MAJOR SUBDIVISION/ADDITION APPLICATION**

**PRELIMINARY / FINAL (Circle One)**

DATE: April 22, 2019

NAME OF SUBDIVISION: Meadow View 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: On 51st Avenue, South of 37th Street

I hereby apply for a major subdivision and have paid the \$125.00 application fee, and \$100.00 review fee plus \$10.00 per lot review fee.

John A. Zwingman, Project Engineer  
Owner or Owner's Representative

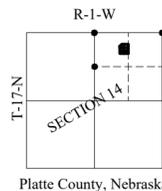
### MEADOW VIEW ADDITION

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: April 17, 2019  
Project Number: S-071-086  
Scale: 1" = 40'

#### Situation Sketch



#### 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

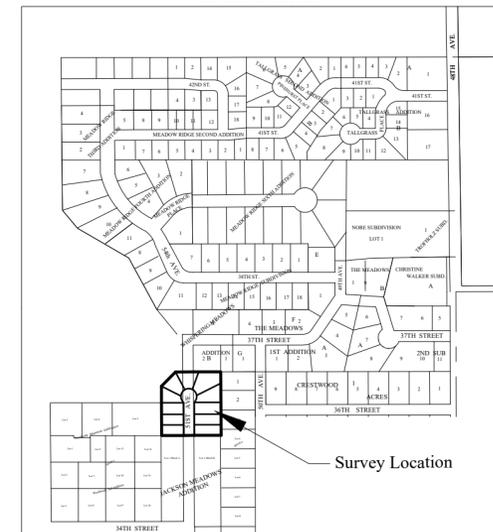
- Section Corner Found
- Property Corner Found
- Set Property Corner
- R Recorded Distance

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

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

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

#### Location Sketch



City of Columbus,  
Platte County, Nebraska

Note: Previously platted 51st Avenue to be vacated within the boundary of the legal description of Meadow View Addition by Ordinance No. 19-\_\_\_\_\_.

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 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.

#### UTILITY EASEMENT

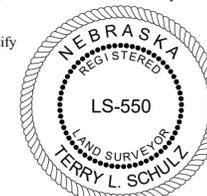
The East 10 feet of 51st Avenue Right-of-Way, adjacent to Lot 2, Block B, Whispering Meadows Addition to the City of Columbus, Platte County, Nebraska.

#### 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 June 27, 2019; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

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

Date \_\_\_\_\_



#### DEDICATION

I, Charles Seadschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW VIEW 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.

Charles Seadschlag  
Meadow Ridge Properties, LLC

STATE OF NEBRASKA) ss  
COUNTY OF PLATTE)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, a Notary Public, personally appeared Charles Seadschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW VIEW ADDITION, to me personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

#### NOTARY PUBLIC

#### COLUMBUS NEBRASKA PLANNING COMMISSION

This Final 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 Final Plat of MEADOW VIEW ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by

Resolution No. \_\_\_\_\_

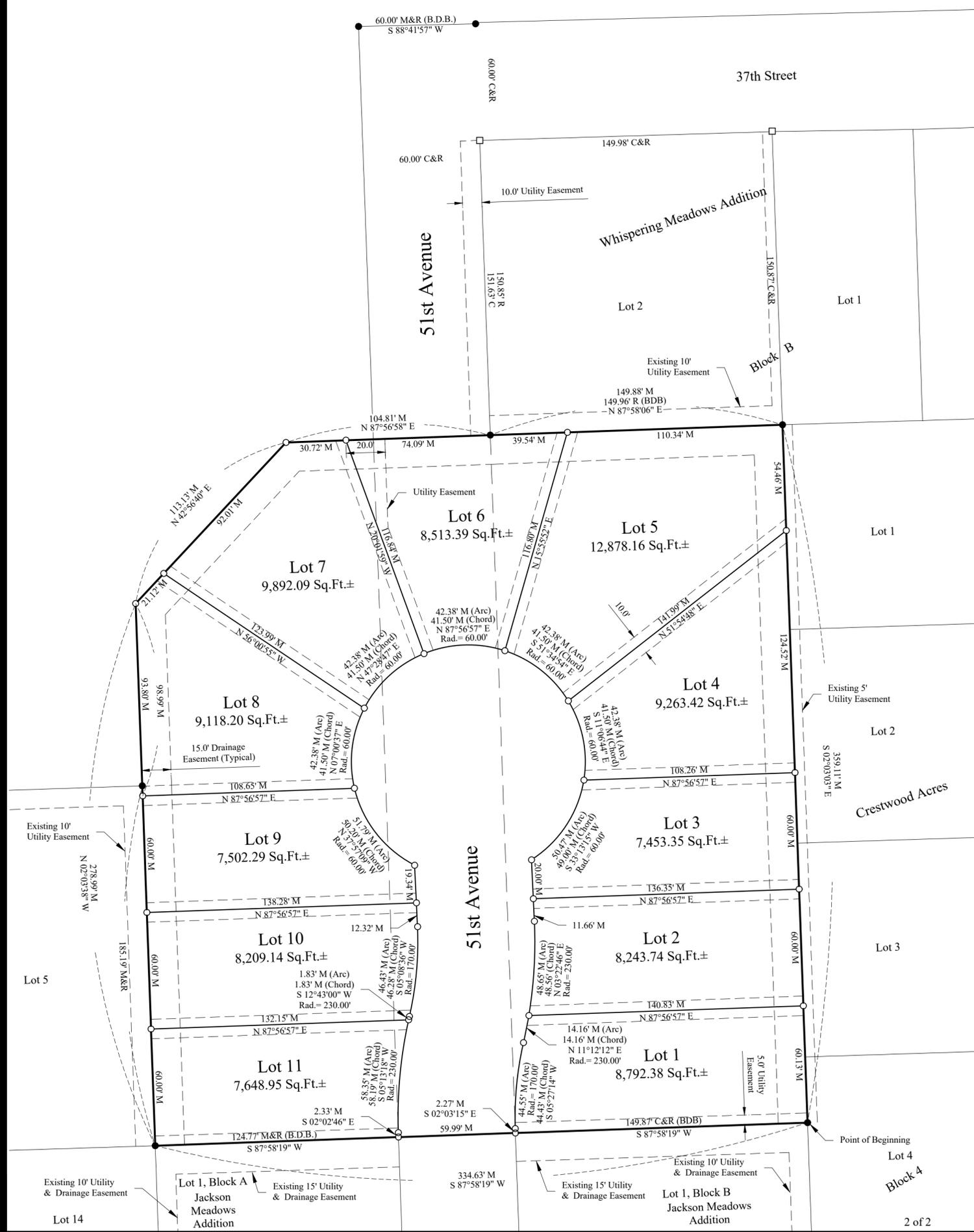
Mayor \_\_\_\_\_

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

#### COLUMBUS, NEBRASKA SCHOOL BOARD

This Final Plat of MEADOW VIEW ADDITION to the City of Columbus, Nebraska is approved by the Columbus Public Schools on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

School Superintendent \_\_\_\_\_



**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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and subdivision agreement 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.

In addition, you are hereby notified that at the same time and place, the City of Columbus, Nebraska, will hold a separate public hearing as to whether said Addition as above described should be included within the corporate limits of the City of Columbus and become a part of said municipality for all purposes whatsoever, and at said time and place you may appear and be heard.

Dated this 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA

By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

The City of **Columbus**

**MEMORANDUM**

---

**DATE:** July 3, 2019  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Meadow Ridge 7<sup>th</sup> Addition - Final Plat

**RECOMMENDATION:**

I recommend the approval of the final plat of Meadow-Ridge 7th Addition as it is consistent with the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on April 8, 2019, and City Council on April 15, 2019.

**DISCUSSION:**

The addition consists of 9 residential lots with extension of utilities and streets. The addition is outside of the corporate limits and will be voluntarily annexed.

**FISCAL IMPACT:**

Minor costs for associated utility main extensions and streets.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By:                     Dan Curtis                    

**SIGNATURE:**

By:                     Richard J. Bogus                    

Approved By:                     Tara Vasicek

**MAJOR SUBDIVISION/ADDITION APPLICATION**

**PRELIMINARY / FINAL (Circle One)**

DATE: April 22, 2019

NAME OF SUBDIVISION: Meadow Ridge Seventh Addition

NAME OF APPLICANT: Meadow Ridge Properties, LLC

ADDRESS OF APPLICANT: 4811 37th Street

Columbus, NE 68601

NUMBER OF LOTS IN SUBDIVISION: 9

ADDRESS OF SUBDIVISION: West of Meadow Ridge 5th and North of Meadow Ridge 2nd and 3rd

I hereby apply for a major subdivision and have paid the \$125.00 application fee, and \$100.00 review fee plus \$10.00 per lot review fee.

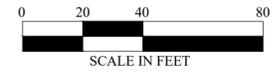
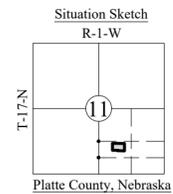
John A. Zwingman, Project Engineer  
Owner or Owner's Representative

MEADOW RIDGE SEVENTH ADDITION

Of Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska



Drawn By: LRR
Date: March 12, 2019
Revised: June 25, 2019
Project Number: S-071-086
Scale: 1" = 40'

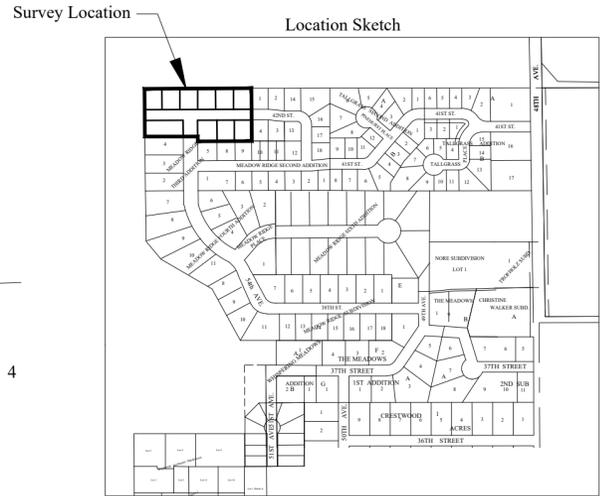


- LEGEND
Section Corner Found
Property Corner Found
Set Property Corner
Recorded Distance

DEVELOPER/OWNER: Meadow Ridge Properties, LLC
ENGINEER: John A. Zwingman
SURVEYOR: Terry L. Schulz

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



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

FIELD NOTES
A) Northwest Corner, North 1/2, Southwest 1/4, Southeast 1/4, Section 11, T17N, R1W: Found 1" Iron Pipe as Recorded by Clyde R. Flowers, Jr., RLS #357, Dated August 12, 1998.

LEGAL DESCRIPTION
A tract of land located in the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°05'44" 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, Platte County, 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.

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 June 13, 2019; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

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



DEDICATION
I, Charles Seedschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW RIDGE SEVENTH 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.

Charles Seedschlag
Meadow Ridge Properties, LLC

STATE OF NEBRASKA ss
COUNTY OF PLATTE)

On this \_\_\_ day of \_\_\_, 2019, before me, the undersigned, a Notary Public, personally appeared Charles Seedschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW RIDGE SEVENTH ADDITION, to me personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

NOTARY PUBLIC
COLUMBUS NEBRASKA PLANNING COMMISSION
This Final Plat of MEADOW RIDGE SEVENTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the Planning Commission this \_\_\_ day of \_\_\_, 2019.

Chairman
COLUMBUS NEBRASKA CITY COUNCIL
This Final Plat of MEADOW RIDGE SEVENTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council this \_\_\_ day of \_\_\_, 2019 by Resolution Number \_\_\_.

Mayor City Clerk
COLUMBUS, NEBRASKA SCHOOL BOARD
This Final Plat of MEADOW RIDGE SEVENTH ADDITION to the City of Columbus, Nebraska is approved by the Columbus Public Schools on this \_\_\_ day of \_\_\_, 2019.

School Superintendent



**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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone A tract of land located in the N1/2SW1/4SE1/4 of Section 11, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northwest Corner of the N1/2SW1/4SE1/4 of Section 11, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska; thence S02°05'44"E on the West line of said North 1/2 82.07 feet; thence N88°06'48"E, 558.46 feet to the Point of Beginning; thence N88°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 S02°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 S88°07'45"W, 266.00 feet to the Northwest Corner of Lot 5, Meadow Ridge Third Addition to the City of Columbus, Nebraska; thence N02°13'23"W on the East Right-of-Way line of 54th Avenue, 20.00 feet; thence S88°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 N02°13'23"W, 277.84 feet to the Point of Beginning, containing 3.22 acres, more or less (vicinity of north of 54 Avenue and west of 42 Street) from "RR" (Rural Residential 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 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

---

**DATE:** June 24, 2019  
**FROM:** Daniel Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Rezoning from RR to R-1

**RECOMMENDATION:**

I recommend approval of this rezoning from RR to R-1 and to amend the Future Land Use map accordingly.

**DISCUSSION:**

We have received an application to rezone the future Meadow Ridge Seventh Addition from RR to R-1. I believe R-1 zoning is a good use of the property and recommend approval.

**FISCAL IMPACT:**

None

**ALTERNATIVE:**

Deny the Rezoning

**SIGNATURE:**

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

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

*Daniel Curtis*

*Tara Vasicek*

**FILED**

APR 17 2019

**RE-ZONING APPLICATION  
(Meadow Ridge Seventh Addition)**

**CITY CLERK  
COLUMBUS, NEBR.**

*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:*                     Meadow Ridge Properties, LLC  
  
          *Applicant's Address:*             4811 37 Street  
  Columbus NE 68601
  
2.     *Property Owner:*                    Meadow Ridge Properties, LLC  
  
          *Address of Property:*            Rural – Columbus, NE

*Legal Description of Property:*

A tract of land located in the N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11, Township 17 North, Range 1 West of the 6<sup>th</sup> P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Northwest Corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11, Township 17 North, Range 1 West of the 6<sup>th</sup> P.M., Platte County, Nebraska; thence S02°05'44"E on the West line of said North  $\frac{1}{2}$ , 82.07 feet; thence N88°06'48"E, 558.46 feet to the Point of Beginning; thence N88°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 S02°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 S88°07'45"W, 266.00 feet to the Northwest Corner of Lot 5, Meadow Ridge Third Addition to the City of Columbus, Nebraska; thence N02°13'23"W on the East Right-of-Way line of 54<sup>th</sup> Avenue, 20.00 feet; thence S88°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 Addition; thence N02°13'23"W, 277.84 feet to the Point of Beginning, containing 3.22 acres, more or less ("Property").

*Present Zoning Classification:* RR

*Requested Zoning Classification:* R-1

3.     *Set forth a description of the reason for the re-zoning application:*

To allow Applicant to use the Property for single-family residential unit purposes.

*Set forth the nature and operating characteristics of the proposed use:*

To allow Applicant to use the Property for single-family residential unit purposes by eventually subdividing the Property and offering the same for sale to others for purposes of building single-family residential units.

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 Exhibit "A" for a copy of the preliminary plat.

I, the undersigned, am the Property owner of the Property described in this Application.

Dated: April 17, 2019.



---

Charles B. Seedschlag, Authorized Member,  
Meadow Ridge Properties, LLC

Prepared by:

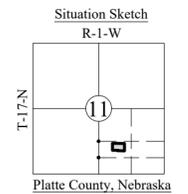
Thomas M. Fehring, #21713  
Fehring & Mielak, LLP  
P. O. Box 400  
Columbus, NE 68602-0400  
Tel. No. 402.563.9617  
Fax No. 402.563.9618

MEADOW RIDGE SEVENTH ADDITION

Of Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska



Drawn By: LRR
Date: March 12, 2019
Revised: June 25, 2019
Project Number: S-071-086
Scale: 1" = 40'

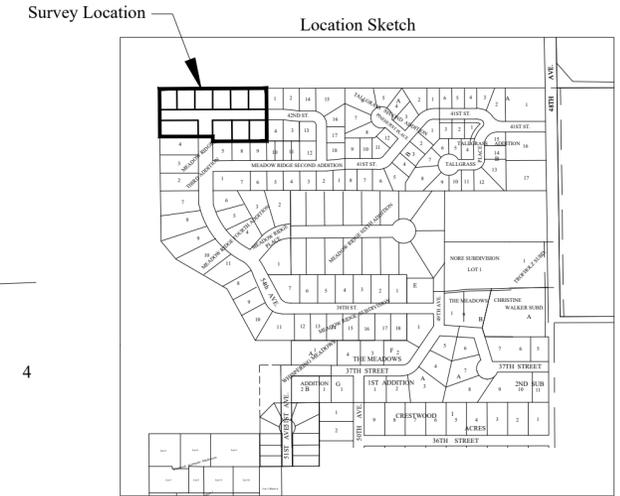


- LEGEND
Section Corner Found
Property Corner Found
Set Property Corner
Recorded Distance

DEVELOPER/OWNER: Meadow Ridge Properties, LLC
ENGINEER: John A. Zwingman
SURVEYOR: Terry L. Schulz

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



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

FIELD NOTES
A) Northwest Corner, North 1/2, Southwest 1/4, Southeast 1/4, Section 11, T17N, R1W: Found 1" Iron Pipe as Recorded by Clyde R. Flowers, Jr., RLS #357, Dated August 12, 1998.

LEGAL DESCRIPTION
A tract of land located in the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

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SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me on June 13, 2019; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

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



DEDICATION
I, Charles Seedschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW RIDGE SEVENTH 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.

Charles Seedschlag
Meadow Ridge Properties, LLC

STATE OF NEBRASKA ss
COUNTY OF PLATTE)

On this \_\_\_ day of \_\_\_, 2019, before me, the undersigned, a Notary Public, personally appeared Charles Seedschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW RIDGE SEVENTH ADDITION, to me personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

NOTARY PUBLIC

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

Chairman

COLUMBUS NEBRASKA CITY COUNCIL
This Final Plat of MEADOW RIDGE SEVENTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council this \_\_\_ day of \_\_\_, 2019 by Resolution Number \_\_\_.

Mayor

City Clerk

COLUMBUS, NEBRASKA SCHOOL BOARD
This Final Plat of MEADOW RIDGE SEVENTH ADDITION to the City of Columbus, Nebraska is approved by the Columbus Public Schools on this \_\_\_ day of \_\_\_, 2019.

School Superintendent



**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 8, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone A tract of land located in the NW1/4NE1/4 of Section 14, Township 17 North, Range 1 West 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 S87°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 N02°03'38"W, 278.99 feet; thence N42°56'40"E, 113.13 feet; thence N87°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 N87°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 S02°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 (vicinity of 3500 block of 51 Avenue) from "RR" (Rural Residential District) to "R-2" (Urban-Family Residential District) and at said time and place you may appear and be heard.

Dated this 27 day of June, 2019.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 06:27:19  
Two Affidavits of Publication

**CITY OF COLUMBUS  
MEMORANDUM**

---

**DATE:** June 24, 2019  
**FROM:** Daniel Curtis  
**TO:** City Administrator Tara Vasicek  
**RE:** Rezoning From RR to R-2

**RECOMMENDATION:**

I recommend the rezoning from RR to R-2 be approved.

**DISCUSSION:**

We have received an application to rezone future Meadow View Addition from RR to R-2. If the rezoning were approved single-family homes and uses listed under R-2 would be permitted. I believe R-2 is a good fit for the area and recommend approval.

**FISCAL IMPACT:**

None

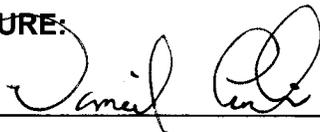
**ALTERNATIVE:**

Deny the Rezoning

**SIGNATURE:**

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

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



**FILED**

APR 17 2019

**RE-ZONING APPLICATION  
(Meadow View Addition)**

**CITY CLERK  
COLUMBUS, NEBR.**

*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:* Meadow Ridge Properties, LLC

*Applicant's Address:* 4811 37 Street  
Columbus NE 68601

2. *Property Owner:* Meadow Ridge Properties, LLC

*Address of Property:* Rural – Columbus, NE

*Legal Description of Property:*

A tract of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 14, Township 17 North, Range 1 West of the 6<sup>th</sup> 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 S87°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 N02°03'38"W, 278.99 feet; thence N42°56'40"E, 113.13 feet; thence N87°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 N87°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 S02°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 ("Property").

*Present Zoning Classification:* RR

*Requested Zoning Classification:* R-2

3. *Set forth a description of the reason for the re-zoning application:*

To allow Applicant to use the Property for single-family residential unit purposes and urban-family residential unit purposes.

*Set forth the nature and operating characteristics of the proposed use:*

To allow Applicant to use the Property for single-family residential unit

purposes and urban-family residential unit purposes by eventually subdividing the Property and offering the same for sale to others for purposes of building single-family and urban-family residential units.

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 Exhibit "A" for a copy of the preliminary plat.

I, the undersigned, am the Property owner of the Property described in this Application.

Dated: April 17, 2019.

  
\_\_\_\_\_  
Charles B. Seadschlag, Authorized Member,  
Meadow Ridge Properties, LLC

Prepared by:

Thomas M. Fehring, #21713  
Fehring & Mielak, LLP  
P. O. Box 400  
Columbus, NE 68602-0400  
Tel. No. 402.563.9617  
Fax No. 402.563.9618

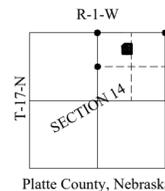
### MEADOW VIEW ADDITION

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: April 17, 2019  
Project Number: S-071-086  
Scale: 1" = 40'

#### Situation Sketch



**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

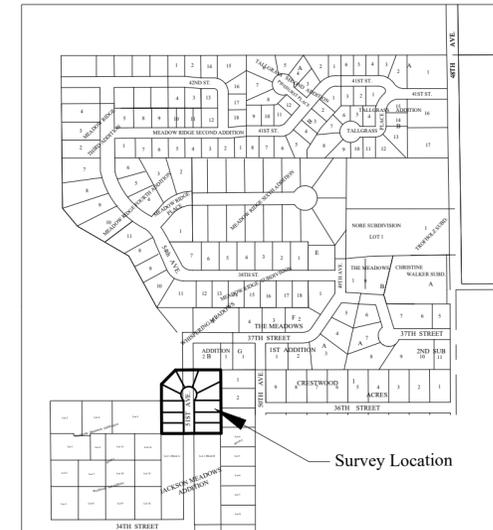
- Section Corner Found
- Property Corner Found
- Set Property Corner
- R Recorded Distance

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

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

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

#### Location Sketch



City of Columbus,  
Platte County, Nebraska

Note: Previously platted 51st Avenue to be vacated within the boundary of the legal description of Meadow View Addition by Ordinance No. 19-\_\_\_\_\_.

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 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.

#### UTILITY EASEMENT

The East 10 feet of 51st Avenue Right-of-Way, adjacent to Lot 2, Block B, Whispering Meadows Addition to the City of Columbus, Platte County, Nebraska.

#### 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 June 27, 2019; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

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

Date \_\_\_\_\_



#### DEDICATION

I, Charles Seadschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW VIEW 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.

Charles Seadschlag  
Meadow Ridge Properties, LLC

STATE OF NEBRASKA ss  
COUNTY OF PLATTE)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, a Notary Public, personally appeared Charles Seadschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW VIEW ADDITION, to me personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

#### NOTARY PUBLIC

#### COLUMBUS NEBRASKA PLANNING COMMISSION

This Final 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 Final Plat of MEADOW VIEW ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by

Resolution No. \_\_\_\_\_

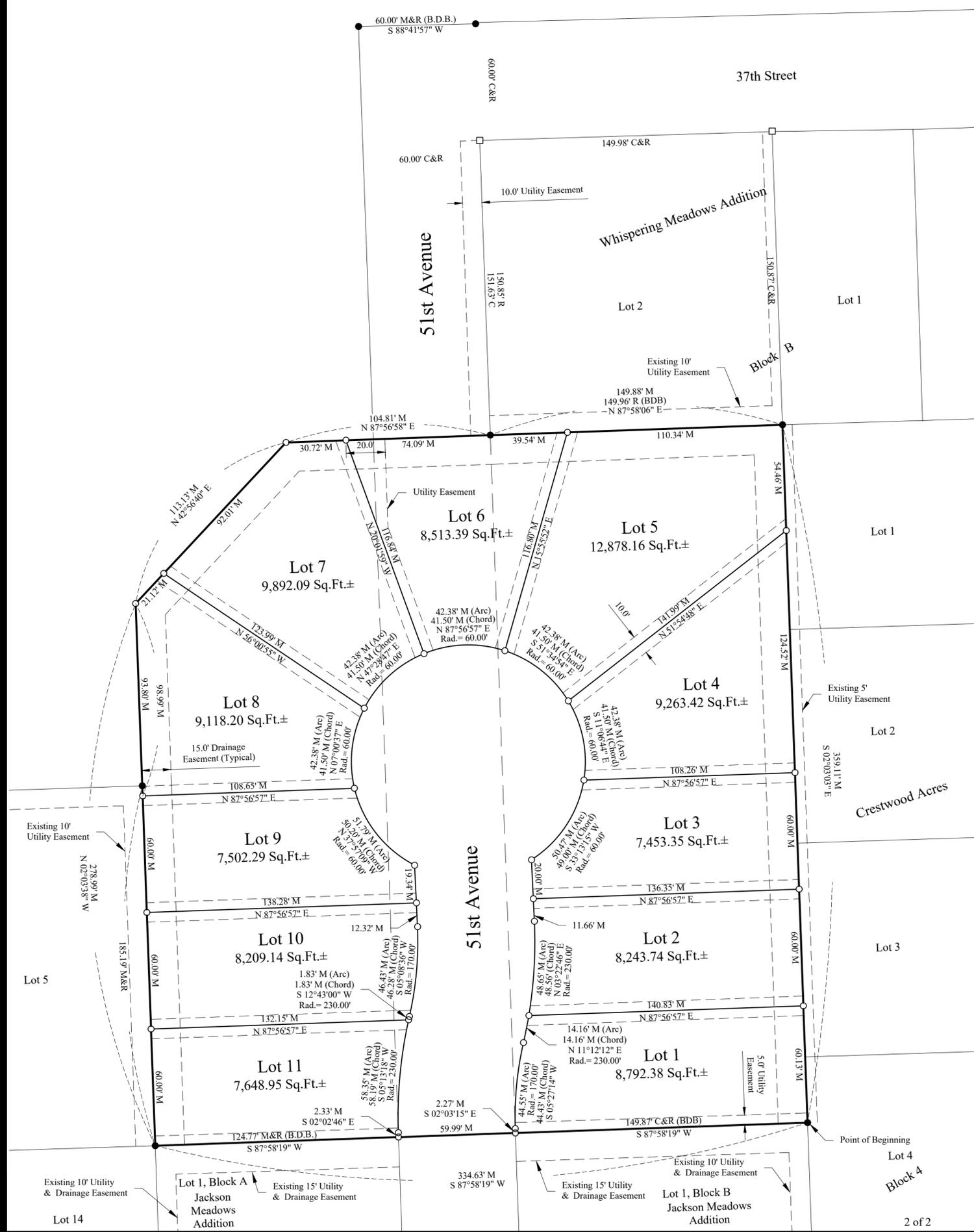
Mayor \_\_\_\_\_

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

#### COLUMBUS, NEBRASKA SCHOOL BOARD

This Final Plat of MEADOW VIEW ADDITION to the City of Columbus, Nebraska is approved by the Columbus Public Schools on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

School Superintendent \_\_\_\_\_





## MEMORANDUM

DATE: July 2, 2019

TO: Planning Commission

FROM: Heather Lindsley, Finance Director

SUBJECT: Capital Improvement Plan

Attached is the 2020 Capital Improvement Plan for your review and recommendation. Per the Commission's request we have included the 2019 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.

## 2020 Capital Improvement Plan Real Property

6/26/2019

	Funding Source	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget
Land Development Ordinance Update	General Fund	30,000				
Steffy South Building Demolition	Sales Tax	200,000				
Old Senior Center/Fire Department Demolition	Sales Tax	250,000				
EagleView Upgrade	General Fund	19,500				
City Hall Security and Doors	Sales Tax	40,000				
<b>Total Real Property for General Administration</b>		<b>539,500</b>	-	-	-	-
Computer/Gas Pumps Upgrades	Sales Tax	20,000				
<b>Total Real Property for Columbus Area Transit</b>		<b>20,000</b>	-	-	-	-
Impound Lot/Facility	Sales Tax	200,000				
<b>Total Real Property for Police Department</b>		<b>200,000</b>	-	-	-	-
Charlie Louis Addition Design	Sales Tax	50,000				
Training Tower Improvement Concrete	Sales Tax	25,000				
<b>Total Real Property for Fire Department</b>		<b>75,000</b>	-	-	-	-
Library Project	Sales Tax/Grants/Donation/Debt	1,200,000				
Replacement Windows	Sales Tax	300,000				
<b>Total Real Property for Library</b>		<b>1,500,000</b>	-	-	-	-
New Maintenance Shop Design	Federal/State/Sales Tax	50,000				
<b>Total Real Property for Cemetery</b>		<b>50,000</b>	-	-	-	-
Powerhouse Trail Phase 1	Sales Tax/Grant/NRD/Donation	490,000				
Covered Horseshoe Courts	Sales Tax/Grants	400,000				
Tree Planting	Sales Tax	10,000				
Sunset Park Playground Equipment	Sales Tax/Donations	60,000				
Centennial Park Splash Pad	Sales Tax	120,000				
Bradshaw Park Batting Cage	Sales Tax	35,000				
Centennial Park Minor League Backstop	Sales Tax	35,000				
Bleacher Shade Covers	Sales Tax	40,000				
Tennis/Basketball Court Renovations	Sales Tax	850,000				
Frankfort Square Improvements	Sales Tax	35,000				
Pawnee Park Baseball Field Agri-Lime	Sales Tax	20,000				
Pawnee Park Playground Equipment	Sales Tax/Donations	100,000				
Centennial Park Outfield Netting/Fence Padding	Sales Tax	30,000				
Centennial Park Concrete Between Fields	Sales Tax	35,000				

## 2020 Capital Improvement Plan Real Property

6/26/2019

	Funding	2019	2020	2021	2022	2023
Bradshaw Park Concrete Between Fields	Sales Tax	35,000				
Bradshaw Park Irrigation	Sales Tax	20,000				
<b>Total Real Property for Parks</b>		<b>2,315,000</b>	-	-	-	-
Wall Grates	Sales Tax	11,000				
Heat Pump (Phase 2)	Sales Tax	25,000				
Canopies on Deck	Sales Tax	40,000				
Outside Lights	Sales Tax	6,000				
<b>Total Real Property for Pawnee Plunge</b>		<b>82,000</b>	-	-	-	-
SID178 - 3rd Ave from 8th Street to South 3rd Street	Federal/Assess/Debt/Sales Tax	200,000				
15th Street Reconstruction from 27th to 33rd Avenues	Sales Tax/Grant/Highway Funds	1,100,000				
South Thoroughfare Study	Sales Tax	60,000				
12th Avenue Viaduct	Federal/State/Railroad/Sales Tax	10,000,000				
Lease Purchase for Central Maintenance Facility	Sales Tax/Highway Funds	131,215				
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	1,600,000				
Subdivision or Miscellaneous Improvements - City Share	Sales Tax	250,000				
City Wide Pavement Rehabilitation	Sales Tax	1,800,000				
SID 48th Ave from 38th St to Lost Creek Pkwy	Federal/Assess/Sales Tax	1,900,000				
Downtown Traffic Signal and Intersection Improvements	Sales Tax	900,000				
School Crossing Signal Upgrades	Sales Tax	250,000				
East 14th Ave & 23rd St to 1/8 mile South of the Canal	Federal/Assess/Sales Tax	1,960,000				
ADA Improvements and Services	Sales Tax/Highway Funds	45,000				
23rd St and 48th Avenue SID	Federal/Assess/Debt/Sales Tax	1,900,000				
Howard Blvd and 14th St, 33rd Ave to Howard Blvd	Sales Tax/Debt	160,000				
Christopher Cove Bridge Painting	Sales Tax/Bridge Funds	40,000				
US Highway 30/23rd Street Reconstruction Betterment	Sales Tax/Debt/Assess	100,000				
Central Maintenance Facility Building Addition	Sales Tax/Highway Funds	50,000				
East Pawnee Park Paving	Sales Tax/Highway Funds/Debt	800,000				
<b>Total Real Property for Street</b>		<b>23,686,215</b>	-	-	-	-
Snow Removal Building	Federal/Sales Tax	650,000				
A-Frame Demolition	Sales Tax	30,000				
FBO Improvements	Federal/Sales Tax/Reserve	650,000				
10 Place Nested T-Hangar	Federal/Sales Tax/Reserve	620,000				
Perimeter Fencing	Federal/Sales Tax	450,000				
Construct Terminal Building	Federal/Sales Tax	650,000				
<b>Total Real Property for Airport</b>		<b>3,050,000</b>	-	-	-	-

## 2020 Capital Improvement Plan Real Property

6/26/2019

	Funding	2019	2020	2021	2022	2023
Police Station	Sales Tax/Debt	2,000,000				
Fire Station	Sales Tax/Debt	3,000,000				
<b>Total Real Property for 1/2 Cent Sales Tax</b>		<b>5,000,000</b>	-	-	-	-
SED 48th Ave from 42nd St to Lost Creek Parkway	Utility Revenue/Assess	250,000				
SED Deer Run Estates	Utility Revenue/Assess	475,000				
SRE Airport Building Sewer Extension	Utility Revenue	30,000				
North Sanitary Sewer Collection System Imp	Utility Revenue/Assess/Debt	2,500,000				
Lift Stations	Utility Revenue/Assess	600,000				
Lift Station Renovation	Utility Revenue	350,000				
System CIP Lining	Utility Revenue	150,000				
10th Avenue Sanitary Sewer Improvements	Utility Revenue	350,000				
<b>Total Real Property for Wastewater Collection</b>		<b>4,705,000</b>	-	-	-	-
WWTF Expansion Phase 4	Utility Revenue/Debt	3,500,000				
WWTF Phase 3 Water Main	Utility Revenue	400,000				
<b>Total Real Property for Wastewater Treatment</b>		<b>3,900,000</b>	-	-	-	-
Pershing Road East Park Water Main Loop	Utility Revenue	100,000				
WED 48th Ave from 42nd St to Lost Creek Parkway	Utility Revenue/Assess	300,000				
WED Deer Run Estates	Utility Revenue/Assess	125,000				
Pawnee Place Water Main Up-sizing	Utility Revenue	60,000				
Hydrant Re-Painting	Utility Revenue	30,000				
Remove/Replace Fire Hydrants	Utility Revenue	35,000				
Storage Addition	Utility Revenue	75,000				
<b>Total Real Property for Water</b>		<b>725,000</b>	-	-	-	-
Regional Storm Water Evaluation and Improvements	Utility Revenue	400,000				
Flood Evaluation	Utility Revenue/Grants	50,000				
<b>Total Real Property for Stormwater Utility</b>		<b>450,000</b>	-	-	-	-
Storage Shed	Solid Waste Fund	295,000				
<b>Total Real Property for Transfer Station</b>		<b>295,000</b>	-	-	-	-
<b>GRAND TOTAL</b>		<b>46,592,715</b>	-	-	-	-

FOR COMPARISON

**2019 Capital Improvement Plan  
Real Property**

8/21/2018

	<b>CIP Number</b>	<b>Funding Source</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>
City Hall Boiler	19-5	Sales Tax	50,000				
City Hall 2nd Floor General Maintenance	19-6	Sales Tax	20,000				
City Hall ADA Front Entry and Vestibule	19-7	Sales Tax		18,000			
Land Development Ordinance Update	19-8	General Fund	155,000				
Fiber Optics Network	19-9	Sales Tax	500,000				
Steffy South Building Demolition	19-13A	Sales Tax	170,000				
Police Impound Building	19-36	Sales Tax					250,000
Concrete at Charlie Louis Fire Station	19-41	Sales Tax		85,000			
Charlie Louis Addition	19-44	Sales Tax		40,000	350,000		
Library Project	19-55	Sales Tax/Grants/Donation/Debt	30,000	200,000	16,000,000		
Fire Detection System	19-61	Sales Tax		50,000			
Carpet and Paint	19-63	Sales Tax			75,000		
Replacement Windows	19-64	Sales Tax		100,000	100,000	100,000	
Library West Building Roof	19-65A	Sales Tax	110,000				
New Maintenance Shop	19-67	Federal/State/Sales Tax		50,000	500,000		
Land Acquisition	19-68	Sales Tax					150,000
Powerhouse Trail Phase 1	19-73	Sales Tax/Grant/NRD/Donation	490,000				
Splash Pad Construction	19-74	Sales Tax	120,000	120,000		120,000	
Frontier Park Restroom and Shelter	19-75	Sales Tax	350,000				
Tree Planting	19-76	Sales Tax		10,000	10,000	10,000	10,000
Bleacher Shade Covers	19-78	Sales Tax		30,000	30,000	40,000	30,000
Tennis Court Renovations	19-79	Sales Tax		850,000			
Playground Equipment	19-80	Sales Tax/Donations	110,000	50,000			
Bradshaw Park Batting Cage	19-81	Sales Tax		35,000			
Pawnee Park Baseball Field Concrete Replacement	19-83	Sales Tax	30,000				
Wilderness Park Storage Expansion	19-84	Sales Tax		150,000			
Centennial Park Minor League Backstop	19-85	Sales Tax		35,000			
Paint Lines on Memorial Stadium Track	19-86	Sales Tax	8,500				
Gerrard Park Agri-Lime	19-87	Sales Tax/Donations	30,000				
Covered Horseshoe Courts at Frontier Park	19-88	Sales Tax/Grants	400,000				
Frankfort Square Improvements	19-89	Sales Tax		35,000			
Centennial Park Concrete	19-90	Sales Tax		35,000			
Centennial Park Outfield Netting/Fence Padding	19-91	Sales Tax		30,000			
Remote Control Car Track	19-93	Sales Tax/Donations		70,000			
Sunset Park Playground Equipment	19-94	Sales Tax/Donations		120,000			
ADA Transition Plan Phase 2 Residential Park Review	19-95	Sales Tax		15,000			
Memorial Stadium Renovations	19-98	Sales Tax/Scoreboard Revenue			1,000,000		
Indoor Tennis Facility	19-99	Sales Tax/Grants/Donation					1,000,000
Baseball Field	19-100	Sales Tax/Grants/Donation			500,000	500,000	
Playground Equipment Pawnee Park	19-101	Sales Tax		100,000			
Wilderness Park Parking Lot	19-102	Sales Tax		50,000			

## 2019 Capital Improvement Plan Real Property

8/21/2018

	<b>CIP</b>	<b>Funding</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Paint Pool Basins	19-103	Sales Tax	200,000			200,000	
Check Valves	19-104	Sales Tax		25,000			
Heat Pump (Phase 2)	19-105	Sales Tax		25,000			
Hot Water Heaters	19-106	Sales Tax	10,000				
Canopies - Shade Areas	19-107	Sales Tax		40,000			
Floatables	19-109	Sales Tax	10,000				
Family Slide	19-113	Sales Tax		30,000			
Outside Lights	19-114	Sales Tax		6,000			
Wall Grates	19-117	Sales Tax			10,000		
Boilers	19-118	Sales Tax				25,000	
Renovate Bleachers	19-122	Sales Tax		15,000			
LED Lighting - Pool Deck	19-123	Sales Tax		25,000			
Sand Trap Renovation	19-127	Sales Tax		4,000			
Tee Renovation	19-129	Sales Tax		4,000			
Irrigation Filtration	19-138	Sales Tax	100,000				
LED Lights for South Half of the Maintenance Shop	19-141	Sales Tax		4,500			
Sand Trap Revitalization	19-142	Sales Tax		4,000	4,000	4,000	4,000
Lease Purchase for Central Maintenance Facility	19-154	Sales Tax/Highway Funds	135,550	131,225	185,525	178,400	171,120
Enclose Wash Area - Street	19-156	Sales Tax/Highway Funds	90,000				
ADA Improvements and Services	19-161	Sales Tax/Highway Funds	40,000	45,000	50,000	55,000	60,000
Brine Storage Tank	19-162	Sales Tax/Highway Funds		12,500			
3rd & 18th Avenues UPRR Viaducts	19-175	Federal/State/Railroad/Sales Tax	500,000				
12th Avenue Viaduct	19-176	Federal/State/Railroad/Sales Tax	8,000,000	4,500,000			
12th Ave S of 8th to 10th Street and 16th to 17th Street	19-177	Sales Tax		440,000			
15th Street Reconstruction from 27th to 33rd Avenues	19-178	Sales Tax/Grant/Highway Funds	750,000				
SID178 - 3rd Ave from 8th Street to South 3rd Street	19-179	Federal/Assess/Debt/Sales Tax	100,000	1,600,000			
SID 48th Ave from 38th St to Lost Creek Pkwy	19-180	Federal/Assess/Sales Tax	1,900,000				
US Highway 30/23rd Street Reconstruction Betterment	19-181	Sales Tax/Debt/Assess	150,000	100,000	100,000	4,400,000	1,000,000
23rd St and 38th Avenue SID	19-182	Federal/Assess/Debt/Sales Tax		1,900,000			
City Wide Pavement Rehabilitation	19-183	Sales Tax	1,000,000	1,800,000	1,900,000	1,900,000	1,900,000
South Thoroughfare Study	19-184	Sales Tax	75,000				
48th Ave and Lost Creek Pkwy Private Development Imps	19-185	Sales Tax	1,600,000				
East Pawnee Park Paving	19-186	Sales Tax/Highway Funds/Debt		800,000			
Downtown Traffic Signal and Intersection Improvements	19-187	Sales Tax	900,000				
Subdivision or Miscellaneous Improvements - City Share	19-189	Sales Tax	50,000	250,000	250,000	250,000	250,000
School Crossing Signal Upgrades	19-190	Sales Tax	150,000	250,000	250,000	150,000	150,000
Howard Blvd and 14th St, 33rd Ave to Howard Blvd	19-191	Sales Tax/Debt	40,000	160,000	2,300,000		
East 14th Ave & 23rd St to 1/8 mile South of the Canal	19-192	Federal/Assess/Sales Tax	40,000	1,960,000			
Regional Transportation Study	19-193	Federal/Local/County/Sales Tax					500,000
Christopher Cove Bridge Painting	19-194	Sales Tax/Bridge Funds		40,000			
Snow Removal Building	19-195	Federal/Sales Tax	650,000				
A-Frame Demolition	19-198	Sales Tax		30,000			

## 2019 Capital Improvement Plan Real Property

8/21/2018

	CIP	Funding	2019	2020	2021	2022	2023
10 Place Nested T-Hangar	19-199	Federal/Sales Tax/Reserve				620,000	
Taxilane to T-Hangar	19-200	Federal/Sales Tax/Reserve				940,000	
Construct Terminal Building	19-201	Federal/Sales Tax					650,000
Perimeter Fencing	19-202	Federal/Sales Tax					450,000
Administration Building Roof	19-203A	Sales Tax	110,000				
Police Station	19-204	Sales Tax/Debt	7,785,000				
Fire Station	19-205	Sales Tax/Debt	7,775,635				
Joint Communications Facility	19-258	Sales Tax/County	1,612,500				
Rail Served Site	19-207	Sales Tax/Grant/Local					1,500,000
Enclose Wash Area - Wastewater Collection	19-208	Utility Revenue	90,000				
East 11th Avenue Sanitary Sewer	19-209	Utility Revenue	129,000				
Sanitary Sewer Extend Bent Sewer Line	19-210	Utility Revenue		40,000			
15th Street Sanitary Sewer Improvements	19-211	Utility Revenue	30,000				
Lift Station Renovation	19-212	Utility Revenue	350,000	350,000	350,000	350,000	
System CIP Lining	19-213	Utility Revenue	215,000	150,000	150,000	150,000	
10th Avenue Sanitary Sewer Improvements	19-215	Utility Revenue	350,000				
17th Street Lift Station Removal	19-216	Utility Revenue	100,000				
North Sanitary Sewer Collection System Imp	19-218	Utility Revenue/Assess/Debt	1,100,000	2,500,000	2,000,000	1,500,000	
Lift Stations	19-219	Utility Revenue/Assess		600,000	600,000	600,000	
8th Street Sewer	19-220	Utility Revenue/Debt				1,200,000	
23rd Street Sanitary Sewer Main Reconstruction	19-222	Utility Revenue		400,000			
SED 48th Ave from 42nd St to Lost Creek Parkway	19-222A	Utility Revenue/Assess	310,000				
SED Deer Run Estates	19-222B	Utility Revenue/Assess	90,000				
WWTF Expansion Phase 4	19-223	Utility Revenue/Debt	8,000,000	4,500,000			
WWTF Phase 3 Water Main	19-224	Utility Revenue	375,000				
Enclose Wash Area - Water	19-234	Utility Revenue	90,000				
15th Street Water Main	19-235	Utility Revenue	231,000				
Storage Addition	19-236	Utility Revenue		75,000			
Remove/Replace Fire Hydrants	19-238	Utility Revenue	35,000	35,000	35,000	35,000	35,000
Pawnee Place Water Main Up-sizing	19-241	Utility Revenue		60,000			
Pershing Road East Park Water Main Loop	19-242	Utility Revenue	100,000				
23rd Street Water Main Reconstruction	19-243	Utility Revenue			850,000		
Storage Tank for NW Columbus	19-245	Utility Revenue/Debt					1,500,000
Hydrant Re-Painting	19-246	Utility Revenue	30,000				
North Well Field Expansion Study	19-247	Utility Revenue	75,000				
WED 48th Ave from 42nd St to Lost Creek Parkway	19-247A	Utility Revenue/Assess	360,000				
WED Deer Run Estates	19-247B	Utility Revenue/Assess	100,000				
Regional Storm Water Evaluation and Improvements	19-248	Utility Revenue	350,000				
Storage Shed	19-253	Solid Waste Fund		250,000			
Old Transfer Station Building	19-254	Solid Waste Fund			100,000		
<b>GRAND TOTAL</b>			<b>48,857,185</b>	<b>25,439,225</b>	<b>27,699,525</b>	<b>13,327,400</b>	<b>9,610,120</b>

CITY OF COLUMBUS  
BUILDING DEPARTMENT REPORT June 2019

	Current Month 2019			Current Month 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
<b>BUILDING PERMITS</b>						
<b>Business/Industry</b>						
Addition	2	307,600	1,300.00	0	0	0.00
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	2	56,000	368.75	0	0	0.00
<b>New</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	2	70,000	450.00	1	150,000	643.75
<b>Duplex/Townhouse (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Garage/Utility</b>						
Addition	0	0	0.00	0	0	0.00
New	7	163,192	918.30	1	28,512	169.45
<b>Multiple Family (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	0	0	0.00	1	25,840	179.20
<b>Residence</b>						
Addition	3	62,928.00	385.25	1	47,000	289.08
Alteration	0	0	0.00	0	0	0.00
Deck	5	22,947	192.24	2	14,060	110.33
Fence	16	43,200	400.00	15	37,963	375.00
Miscellaneous (Other)	0	0	0.00	3	5,000	82.50
<b>* New Residence</b>	<b>3</b>	<b>919,694</b>	<b>2,732.83</b>	<b>3</b>	<b>619,826</b>	<b>2,073.13</b>
<b>* New HUD Residence</b>	<b>1</b>	<b>130,760</b>	<b>524.17</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	8	119,900	565.98	2	21,000	148.50
<b>Public Owned New</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>SPECIAL PERMITS</b>						
Demolition	2	1,000	50.00	3	4,500	75.00
Electrical	0	0	0.00	16	64,400	1,420.00
Miscellaneous (Other)	6	14,500	102.00	6	15,000	102.00
Move Building	0	0	0.00	0	0	0.00
Plumbing	15	9,812,295	3,332.00	7	87,500	544.00
Signs	4	5,500	120.00	6	32,700	150.00
<b>TOTAL</b>	<b>76</b>	<b>11,729,516.00</b>	<b>11,441.52</b>	<b>67</b>	<b>1,153,300.50</b>	<b>6,361.94</b>

	Year to Date 2019			Year to Date 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
<b>BUILDING PERMITS</b>						
<b>Business/Industry</b>						
Addition	7	37,624,398	56,904.25	4	6,448,572	13601.06
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	2	56,000	368.75	1	700	31.25
<b>New</b>	<b>8</b>	<b>26,030,883</b>	<b>52,189.15</b>	<b>6</b>	<b>7,430,200</b>	<b>1594.62</b>
Repairs/Remodel	14	26,752,544	7,806.99	10	3,219,453	9283.73
<b>Duplex/Townhouse (New)</b>	<b>4</b>	<b>870,656</b>	<b>2,861.65</b>	<b>5</b>	<b>1,129,943</b>	<b>3668.35</b>
Repairs/Remodel	0	0	0.00	0	0	0.00
<b>Garage/Utility</b>						
Addition	0	0	0.00	0	0	0.00
New	13	225,408	1,333.09	10	294,205	1672.93
<b>Multiple Family (New)</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	0	0	0.00	1	25,840	179.20
<b>Residence (*See "New" Residences Below)</b>						
Addition	12	238,792	1,384.93	11	352,571	1783.16
Alteration	0	0	0.00	0	0	0.00
Deck	15	77,347	621.74	5	23,460	223.58
Fence	57	144,151	1,425.00	50	96,341	1250.00
Miscellaneous (Other)	2	40,500	245.00	12	249,400	1458.90
<b>* New Residence</b>	<b>29</b>	<b>7,317,039</b>	<b>22,879.69</b>	<b>20</b>	<b>5,626,338</b>	<b>16948.58</b>
<b>* New HUD Residence</b>	<b>1</b>	<b>130,760</b>	<b>524.17</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
Repairs/Remodel	25	510,880	2,592.86	10	270,251	1100.82
<b>Public Owned</b>	<b>5</b>	<b>9,667,400</b>	<b>2,265.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>SPECIAL PERMITS</b>						
Demolition	18	96,600	450.00	11	7,000	250.00
Electrical	0	0	0.00	95	1,817,650	10825.00
Miscellaneous (Other)	20	51,000	331.00	14	35,000	238.00
Move Building	2	5,000	53.80	13	95,000	325.00
Plumbing	104	13,455,295	8,548.00	39	352,800	3697.00
Signs	22	127,150	605.00	27	140,600	675.00
<b>TOTAL</b>	<b>360</b>	<b>123,421,803.04</b>	<b>163,390.07</b>	<b>344</b>	<b>27,615,323.10</b>	<b>68,806.18</b>

**CITY OF COLUMBUS  
BUILDING DEPARTMENT REPORT  
JUNE 2019**

**CURRENT MONTH 2019**

**BUILDING ACTIVITY:**

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

**PLUMBING ACTIVITY:**

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

**CURRENT MONTH 2018**

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>29</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	23
FOUNDATION	5
FRAMING	20
MISCELLANEOUS	12
FINAL	13

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>7</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	7
MISCELLANEOUS	2
ROUGH IN	18
FINAL	13

**YEAR TO DATE**

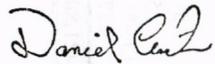
**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>174</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	83
FOUNDATION	30
FRAMING	201
MISCELLANEOUS	229
FINAL	141

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>104</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	75
MISCELLANEOUS	75
ROUGH IN	205
FINAL	112

Respectfully Submitted,



Daniel Curtis  
Community Development Director