



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: July 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Halls Culligan Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Hall Culligan Subdivision as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The subdivision consists of 3 lots for commercial use. The south lot is being sold. The property is within the corporate limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woehner

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
APPLICATION TYPE (CHECK BOX):**

☒ **PRELIMINARY PLAT**

☐ **FINAL PLAT**

DATE: June 5, 2026

NAME OF SUBDIVISION OR ADDITION: Halls Culligan Subdivision

NAME OF PROPERTY OWNER: CRH, LIMITED COMPANY, a Kansas limited liability company

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: Clark J. Grant

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):

1354 27th Ave., Suite 109, Columbus, NE 68601

PHONE NUMBER: 402-564-3274

REPRESENTATIVE E-MAIL: clark@grantattorney.com

NUMBER OF LOTS IN SUBDIVISION/ADDITION: 3

ADDRESS OF SUBDIVISION/ADDITION: 2257 E. 12th Ave., Columbus, NE 68601

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: CRH LIMITED COMPANY

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):

10821 E. 26th Street, North, Wichita, KS 67226

PHONE NUMBER: 316-293-2202

PROPERTY OWNER E-MAIL: chall@hallswater.com

DEVELOPER INFORMATION:

NAME OF DEVELOPER: Life is Golden, LLC

ADDRESS (to include City, State, Zip):

245 Sandy Banks Street, Leigh, NE 68643

PHONE NUMBER: 402-276-6831

DEVELOPER E-MAIL: pritz@agri-city.com

SURVEYOR INFORMATION:

NAME OF SURVEYOR: Thomas Tremel

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SURVEYOR LICENSE NO.: 5

ADDRESS (to include City, State, Zip):

1 Driftwood Drive, Columbus, NE 68601

PHONE NUMBER: 402-563-4589

SURVEYOR E-MAIL: ttremel@hotmail.com

ATTORNEY INFORMATION:

NAME OF ATTORNEY: Clark J. Grant

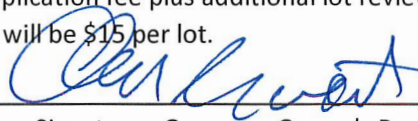
ADDRESS (to include City, State, Zip):

1354 27th Ave., Suite 109, Columbus, NE 68601

PHONE NUMBER: 402-564-3274

ATTORNEY E-MAIL: clark@grantattorney.com

I hereby apply for a Major Subdivision / Addition which follows the Columbus Land Development Ordinance requirements and have paid \$325.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Signature: Owner or Owner's Representative

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

**UP-TO-DATE INFORMATION CAN BE FOUND IN CHAPTER 2, ARTICLE 3 PROCEDURES AND
ADMINISTRATION <https://www.columbusne.us/114/Land-Development-Zoning-Code>**

Halls Culligan Subdivision Preliminary Plat
a Major Subdivision of Lots 2 thru 3, Sand Bar Subdivision
to the City of Columbus, Platte County, Nebraska

Centerline of Westbound Lane, U.S. Highway No. 30

Notes:

1.) Present and Proposed Zoning: B-2
2.) This property is shown on FIRM Map
No. 31141C0330E, 31141C0335E,
31141C0340E, and 31141C0345E
All Effective Date: April 19, 2010.
Located in Zone X,
Community: City of Columbus, Number
315272

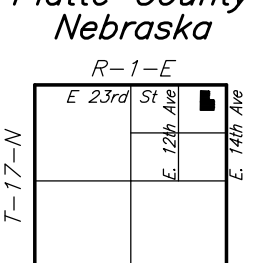
Owner/Developer:

CRH Limited Company
10821 E 26th Street North
Wichita, KS 67226

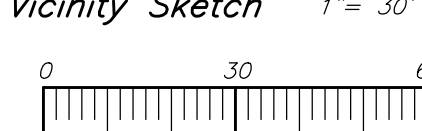
Surveyor:

Thomas A. Tremel
Tremel Surveying, Inc.
1 Driftwood Drive
Columbus, NE 68601
402.276.3690

Platte County
Nebraska



Section 21
Vicinity Sketch



Legend

- Found Monument
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- Measured This Survey
- Recorded Measurement T.A. Tremel, L.S. #455
- Plat Distance
- Water Valve
- Fire Hydrant
- Power Pole
- Anchor
- Mail Box
- A.C. Unit
- Light Fixture
- Culligan Sign
- Flag Pole
- Septic/Sanitary Cleanout
- Guard Post
- T-Post
- Telephone Pedestal
- Gas Meter
- Overhead Electric
- Fence
- Underground Telephone Fiber Optic
- Underground Telephone
- Underground Gas
- Underground Sanitary Sewer
- Underground Water
- Underground Fiber Optic
- Underground Electric
- Underground Private Sanitary Sewer
- Underground Private Water

Note: All Bearings are referenced to the Platte County Projection.

Utility Note:

Private water and private sanitary sewer locations were located based on the Site Plan prepared by Bierman Contracting, Inc. for Sand Bar Solutions LLC dated June 5, 2014, with a project number of 14-019.

Lot 1

Everett 2nd Subdivision
Owner: SABA Foundation Inc.
G/O True Real Estate

Lot 2

Everett 2nd Subdivision
Owner: Midland Resources LLC

Field Notes:

- A. Found 5/8" Iron Bar
- B. Found 5/8" Iron Bar w/psc
- C. Found 1" iron pipe
- D. Found 5/8" Rebar w/psc 3" below grade

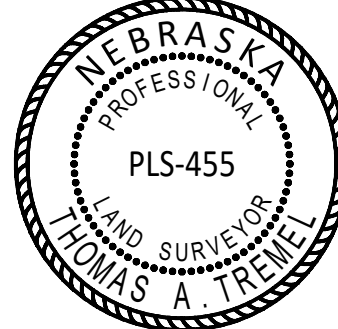
Description:

Lot 2 and 3 of Sand Bar Subdivision to the City of Columbus, Platte County, Nebraska, a Minor Subdivision of Lot 2, Block C, Sand Subdivision, Platte County, Nebraska, containing 3.69 acres more or less.

Surveyor's Statement:

I, Thomas A. Tremel, a Professional Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief and is in accordance with the Minimum Standards for Surveys in Nebraska.

Thomas A. Tremel, P.L.S. #455
July 1, 2026



Planning Commission:

This Preliminary Plat of Halls Culligan Subdivision to the City of Columbus, Platte County, Nebraska, has received a recommendation from the Planning Commission

on _____ Day of _____, 2026.

Chairman

City Council:

This Preliminary Plat of Halls Culligan Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the City Council on

____ Day of _____, 2026.

Mayor

City Clerk

Preliminary Plat

HALLS CULLIGAN SUBDIVISION, A MAJOR SUBD.
OF LOT 2-3 SAND BAR SUBD, TO THE
CITY OF COLUMBUS, PLATTE COUNTY, NE

WAS	TMB	4/14/2026
DRAWN	SURVEYED	DATE



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

