



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** May 8, 2025  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Reeder 2<sup>nd</sup> Subdivision – Preliminary Plat

**RECOMMENDATION:**

I recommend the approval of the preliminary plat of Reeder 2<sup>nd</sup> Subdivision as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

**DISCUSSION:**

It is a subdivision of Lots 2 through 8, Block A, Reeder Subdivision, consisting of 43 total lots for the purposes of building townhouses. It is already zoned for townhouses and already 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  
PRELIMINARY PLAT / FINAL**

(CIRCLE ONE)

DATE: January 6, 2025.

NAME OF SUBDIVISION: Reeder 2nd Subdivision

NAME OF PROPERTY OWNER: Rback Enterprises, LLC, a Nebraska limited liability company

**CONTACT INFORMATION:**

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Clark J. Grant

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 1464 27th Ave., Columbus, NE 68601

PHONE NUMBER: 402-564-3274

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: assistant@grantattorney.com

NUMBER OF LOTS IN SUBDIVISION: 43

ADDRESS OF SUBDIVISION: See Attached

I hereby apply for a Major Subdivision / Addition 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.



Owner or Owner's Representative

Clark J. Grant

Attorney / Legal Counsel for Applicant  
assistant@grantattorney.com

Email of Attorney/Legal Counsel

Development Agreement submitted on: 1-6-25

City Attorney

Neal Valorz – [nvalorz@1492law.com](mailto:nvalorz@1492law.com)

Gene G. Schumacher – [gschum@1492law.com](mailto:gschum@1492law.com)

**REVIEW FOR UP TO DATE INFORMATION:**

**COLUMBUS LAND DEVELOPMENT ORDINANCE**

**CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION**

<https://www.columbusne.us/114/Land-Development-Zoning-Code>

Address of Subdivision:

826 4th Street  
Columbus, NE 68601

810 4th Street  
Columbus, NE 68601

802 4th Street  
Columbus, NE 68601

738 4th Street  
Columbus, NE 68601

716 4th Street  
Columbus, NE 68601

704 4th Street  
Columbus, NE 68601

463 7th Ave.  
Columbus, NE 68601

459 7th Ave.  
Columbus, NE 68601

