

Planning Commission
Monday, May 13, 2019 7:00 PM
Council Chambers
1369 25 Avenue
Columbus, NE 68601

{{Name: Agenda Item Name}}

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

1. **Statement of Compliance with Open Meetings Act and roll call.**
2. **Minutes of April 8, 2019, meeting.**
3. **Public hearing - Application of Steve Lloyd Rentals, LLC to rezone property at 2503-2511 5 Street from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan.**
4. **Public hearing - Application of Scot Rosendahl for special use permit to allow a second floor single-family apartment in a "B-1" (Central Business District) zone located at 2517 13 Street.**
5. **Public hearing - Application of Foreman Lumber to rezone property at 3920 23 Street from "B-2" (General Commercial District) to "ML/C-1" (Limited Industrial District) and amend the Future Land Use Map of the Comprehensive Plan. (Applicant has withdrawn request.)**
6. **Public hearing - Application of Larry and Lois Mohrman to rezone property at 4281 78 Avenue from "RR" (Rural Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan.**
7. **Appointment of Nominating Committee for Chair and Vice Chair.**
8. **Building reports for March and April, 2019.**
9. **Adjournment**

PLANNING COMMISSION
April 8, 2019

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on April 8, 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:** Acting Chair Anderson announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Bob Elsasser, Chad Kucera, Fernando Lopez, Jr., Josh Mueller, and Brent Ogle. Members Dennis Hirschbrunner, Kim Hoefler, and John Lippert were absent and excused. City staff members present included City Attorney Gene Schumacher, City Engineer Rick Bogus, Community Development Director Dan Curtis, Public Works Director Chuck Sliva and City Clerk Janelle Kline. Also present was Mayor James Bulkeley.
2. **Minutes of March 11, 2019, meeting:** The minutes were approved as presented with a motion by Elsasser and a second by Kucera. Anderson, Elsasser, Kucera, Lopez, Mueller, and Ogle voted "Aye" and none voted "Nay". Hirschbrunner, Hoefler, and Lippert were absent.
3. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow View Addition (south of intersection of 51 Avenue and 37 Street), and request for waiver of subdivision regulations for length of cul-de-sac to exceed 350 feet.** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained the plans to extend the road ending in a cul-de-sac to construct duplexes or townhouses on **ten** residential lots. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Kucera. Anderson, Elsasser, Kucera, Lopez, Mueller, and Ogle voted "Aye" and none voted "Nay". Hirschbrunner, Hoefler, and Lippert were absent. A recommendation was made to the mayor and council that the preliminary plat of Meadow View Addition and the request for waiver of subdivision regulations for the length of cul-de-sac to exceed 350 feet were approved with a motion by Kucera and a second by Lopez Jr. as the preliminary plat is amenable with adjacent land use and future land use and is in accordance with the Land Development Ordinance. Anderson, Elsasser, Kucera, Lopez, Mueller, and Ogle voted "Aye" and none voted "Nay". Hirschbrunner, Hoefler, and Lippert were absent.

- 4. Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Seventh Addition (west and north of the intersection of 42 Street and 54 Avenue).** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, pointed out that there will be nine lots in this addition and he noted that an overall plan for future development was included in the packet. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Kucera, Lopez, Mueller, and Ogle voted "Aye" and none voted "Nay". Hirschbrunner, Hoefler, and Lippert were absent. A recommendation was made to the mayor and council that the preliminary plat of Meadow Ridge Seventh Addition be approved with a motion by Ogle and a second by Kucera as it is amenable with adjacent land use and future land use and is in accordance with the Land Development Ordinance. Anderson, Elsasser, Kucera, Lopez, Mueller, and Ogle voted "Aye" and none voted "Nay". Hirschbrunner, Hoefler, and Lippert were absent.
- 5. Public hearing - Application of Loup Public Power District for preliminary plat of Energy Triangle Second Addition (south and east of the intersection of Old Monastery Road and Lost Creek Parkway).** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained that Energy Triangle Second Addition is a replat of Energy Triangle Addition with the addition of two parcels of property that were not included in the original plat. He also explained the plans for water and sewer mains to the addition. Schumacher pointed out that additional criteria will need to be met as part of the submission of a final plat application including a revised legal description to encompass all 10th Avenue right-of-way along the entire east property line of the addition, Army Corps of Engineers wetland determination and mitigation report, and Lost Creek Parkway and 10th Avenue traffic evaluation study. No public testimony was heard. The public hearing closed with a motion by Kucera and a second by Elsasser. Anderson, Elsasser, Kucera, Lopez, Mueller, and Ogle voted "Aye" and none voted "Nay". Hirschbrunner, Hoefler, and Lippert were absent. A recommendation was made to the mayor and council that the preliminary plat of Energy Triangle Second Addition be approved with a motion by Kucera and a second by Mueller as it is amenable with adjacent land use and future land use and is in accordance with the Land Development Ordinance. Anderson, Elsasser, Kucera, Lopez, Mueller, and Ogle voted "Aye" and none voted "Nay". Hirschbrunner, Hoefler, and Lippert were absent.
- 6. Public hearing - Application of McHanson Properties to rezone property at 2308 and 2312 4 Street from "R-2 (b)" (Urban-Family Residential District with an agricultural overlay district) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan. (This public hearing was continued from the March 11th meeting.)** The public hearing was removed from the agenda with a motion by Elsasser and a second by Kucera as the applicant did not meet the notification requirements and was not available to answer questions. Anderson, Elsasser, Kucera, Lopez, Mueller, and Ogle voted "Aye" and none voted "Nay". Hirschbrunner, Hoefler, and

Lippert were absent.

7. **Adjournment:** The meeting adjourned at 7:22 p.m. with a motion by Elsasser and a second by Lopez. Anderson, Hoefler, Kucera, Lippert, Lopez, and Mueller voted "Aye" and none voted "Nay". Elsasser, Hirschbrunner, and Ogle were absent.

OFFICE OF THE CITY CLERK
: Janelle Kline

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

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, May 13, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Lots 1 and 2, Block 222, Original City of Columbus, Platte County, Nebraska (2503-2511 5 Street) from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

Dated this 2 day of May, 2019.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 05:02:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: May 9, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning Application from R-2 to R-3

RECOMMENDATION:

If the Planning Commission and City Council believe this is a good fit for the neighborhood the rezoning should be approved and Future Land Use map amended.

DISCUSSION:

We have received an application to rezone 2503-2511 5th Street Lots 1 & 2, Block 222, Original City from R-2 to R-3. Lot 1 has a duplex and if approved the owner intends to construct a second duplex that will extend over part of lot 1. The applicant has been made aware that if the property is sold in the future both duplexes would need to be sold together as one site containing Lots 1, and 2.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

By: 

Approved By: 

RE-ZONING APPLICATION

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

1. Applicant's Name: Steve Lloyds Rentals, LLC
Applicant's Address: 3221 13th Street
Columbus, NE 68601
2. Property Owner: Steve Lloyds Rentals, LLC
Address of Property: 2503-2511 5th Street
Columbus, NE 68601

Legal Description of Property:

Lots 1 & 2, Block 222, Original City of Columbus, Platte County, Nebraska

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

Requested Zoning Classification: R-3 (Multiple-Family Residential)

3. Set forth a description of the nature and operating characteristics of the proposed use:
Duplex
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 site plan and floor plan

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

Dated this 27th day of March, 2019.


Property Owner/Authorized Agent

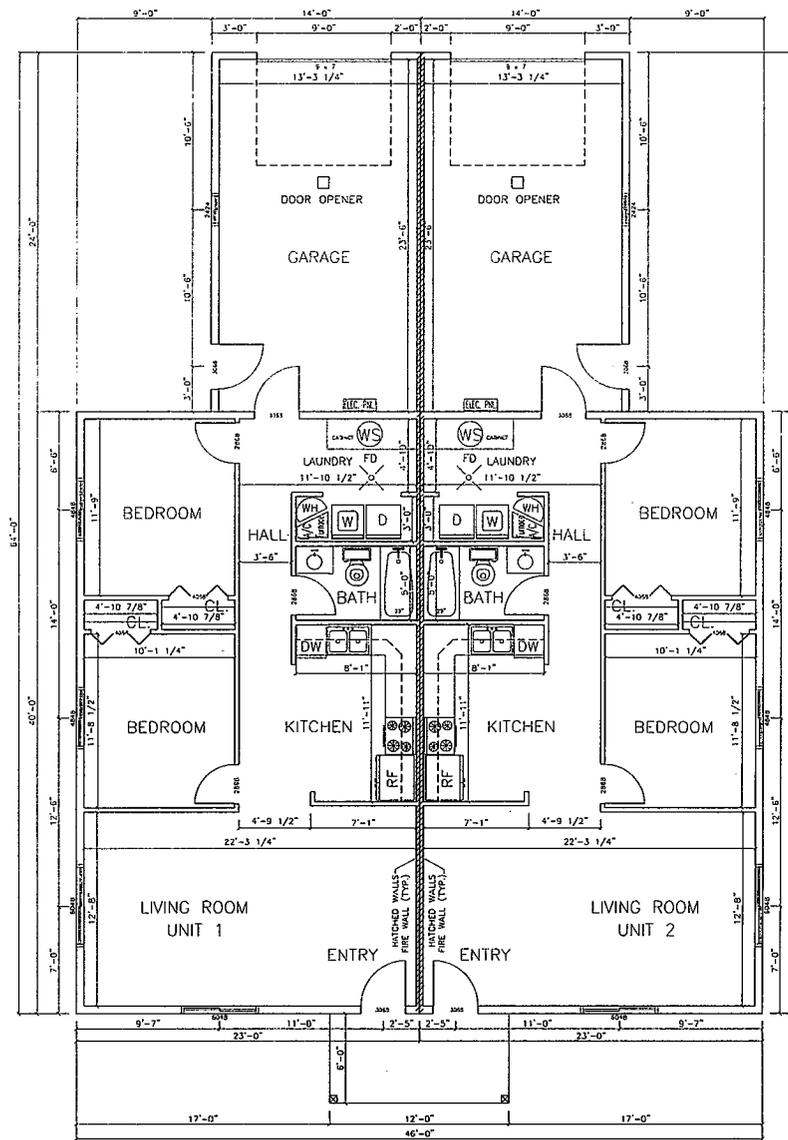
GENERAL NOTES:

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

ALL EXTERIOR HOUSE WALLS ARE SHOWN 6" THICK. (2"X6" STUD FRAMING WITH 1/2" EXTERIOR SHEETING).

ALL EXTERIOR GARAGE WALLS ARE SHOWN 6" THICK. (2"X6" STUD FRAMING WITH 1/2" EXTERIOR SHEETING).

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



FLOOR PLAN

SCALE: 1/4" = 1'-0"

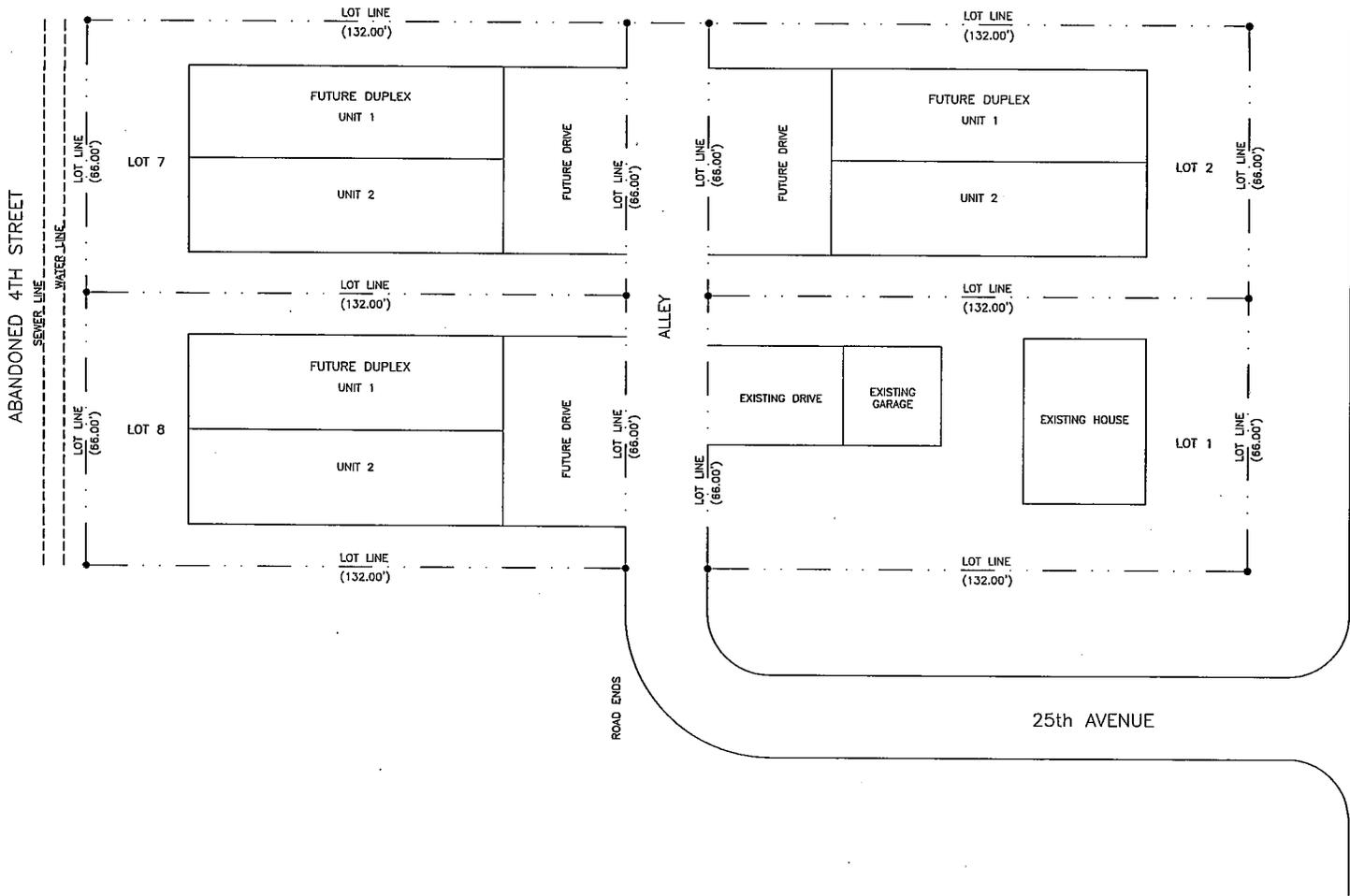
LIVING UNIT 1 SQ. FT. = 920.00
 LIVING UNIT 2 SQ. FT. = 920.00
 TOTAL SQ. FT. = 1840.00
 GARAGE UNIT 1 SQ. FT. = 336.00
 GARAGE UNIT 2 SQ. FT. = 336.00

PAGE: 4 OF: 6
 Date: May 10, 2018
 Name: Duplex_5.dwg

Steve Lloyd's Rentals LLC
 Columbus, NE

Approved By:

J. & W. RESIDENTIAL DRAING, L.L.C.
 1000 S. 10th Street, Columbus, NE 68502
 Phone: (402) 261-1111
 Fax: (402) 261-1112
 Email: info@jandwresidential.com
 The error and omissions liability insurance policy for the residence purpose of residence in residential units only, and the contract shall be void if the contractor does not obtain and maintain the required liability insurance for the entire term of the contract. The contractor shall be responsible for obtaining and maintaining the required liability insurance for the entire term of the contract. The contractor shall be responsible for obtaining and maintaining the required liability insurance for the entire term of the contract.



SITE PLAN

SCALE: 1/16" = 1'-0"

**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, May 13, 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 in the west 60 feet of the north 22 feet of Lot 4, Block 84, Original City (2517 13 Street) and at said time and place you may appear and be heard.

Dated this 2 day of May, 2019.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 05:02:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: May 8, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Special Use Permit 2507 13th Street,

RECOMMENDATION:

I recommend approval of this Special Use permit to allow a single-family apartment on the 2nd story in the building located at 2507 13th Street. The property is located within the B-1 zoning district. The City has been encouraging residential development in the downtown and I believe this is a good use for the 2nd story.

DISCUSSION:

We have received an application for a Special Use permit to allow a single-family apartment in the B-1 zoning district. The dwelling will be located on the 2nd floor in conformance with Land Use regulations.

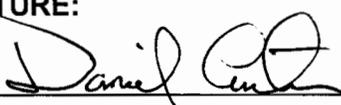
FISCAL IMPACT:

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 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: Scot Rosendahl
Applicant's Address: 2507 13th Street, Suite 2
Columbus, NE 68601
2. Property Owner: Scot Rosendahl
Address of Property: 2517 13th Street
Columbus, NE 68601

Legal Description of Property: The West 60 feet of the North 22 feet of Lot 4, Block 84, Original City of Columbus, Platte County, Nebraska

3. Set forth a description of the nature and operating characteristics of the proposed use:
The property will be used for a second floor single family apartment
4. Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.

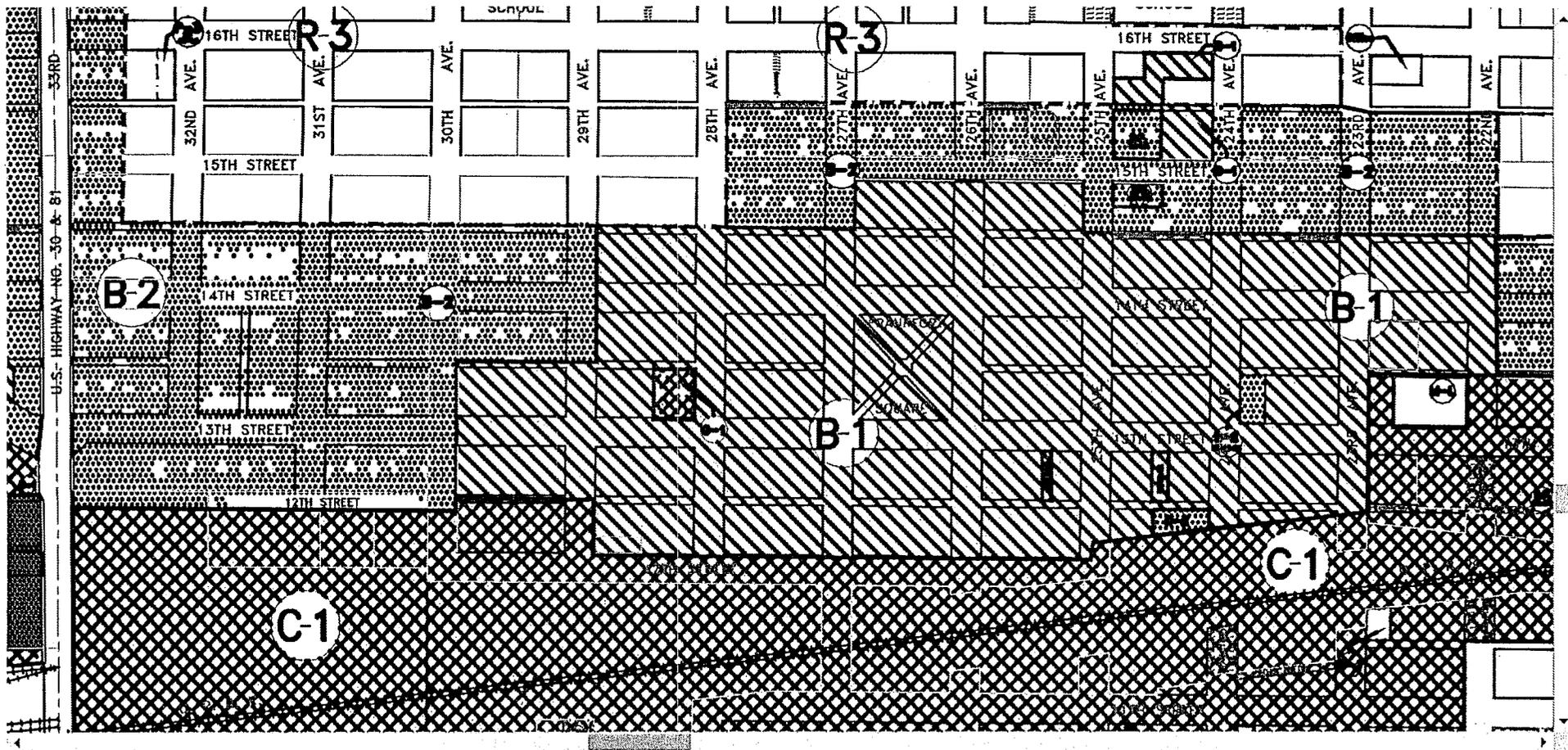
See attached zoning map and apartment floor plan

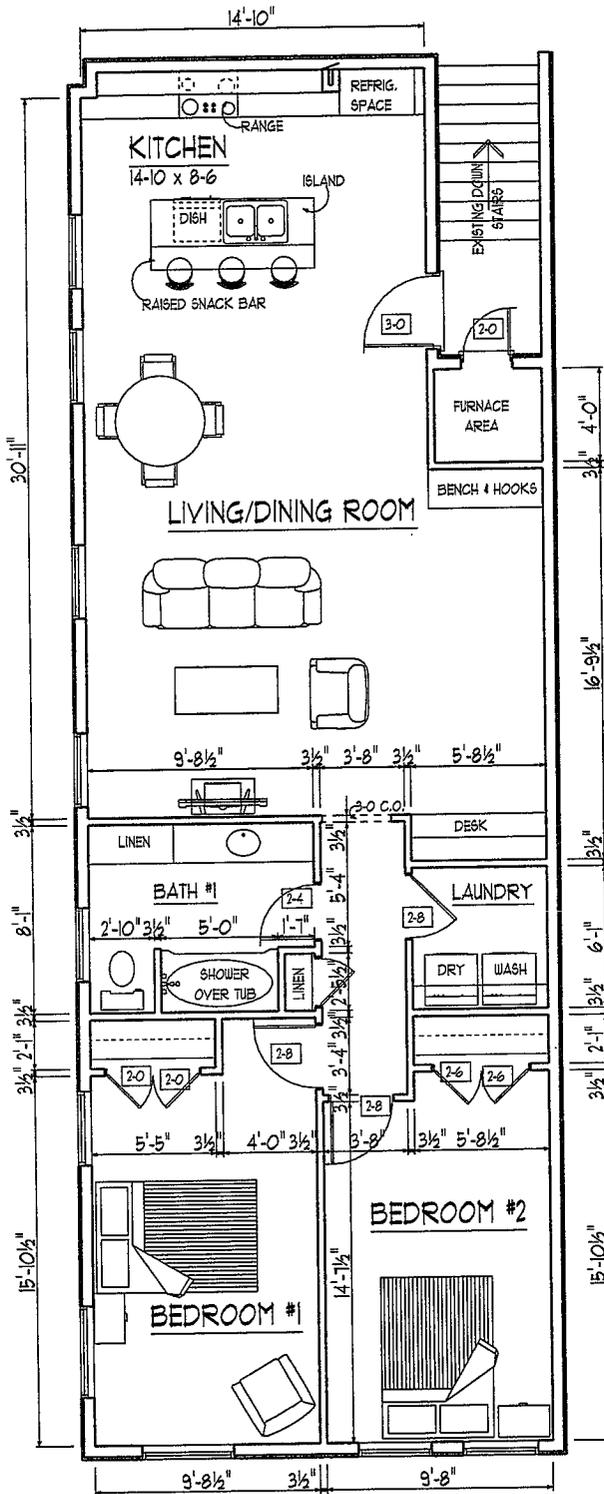
I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated this 10th day of April, 2019.



Property Owner/Authorized Agent





SECOND LEVEL PLAN #1

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

Curtis, Daniel

From: Jacqueline Tessendorf <jacitessendorf@yahoo.com>
Sent: Friday, May 10, 2019 11:03 AM
To: Curtis, Daniel
Subject: Foreman Construction

Dan-

At this time I would like to withdraw the request to rezone the old Bomgaars to Light Industrial. We will be preparing a Special Use Permit request to be filed in the near future.

Jacqueline M. Tessendorf

Tessendorf & Tessendorf, P.C.

2362 26th Ave

PO Box 925

Columbus, NE 68602-0925

Ph: (402) 564-8555

Cell: (402) 276-2411

Fax: (402) 564-8557

jacitessendorf@yahoo.com

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**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, May 13, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone 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) from "B-2" (General Commercial District) to "ML/C-1" (Light Industrial District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

Dated this 2 day of May, 2019.

CITY OF COLUMBUS, NEBRASKA

By: Janelle Kline
City Clerk

Publish: 05:02:19
Two Affidavits of Publication

RE-ZONING APPLICATION

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

FILED

Applicant's Name: Foreman Lumber

APR 17 2019

Applicant's Address: 5109 Howard Boulevard

Columbus, NE 68601

CITY CLERK
COLUMBUS, NEBR.

Applicant's Phone# (402) 910-1615

Applicant's E-Mail craig@foremanlumber.com

Property Owner: Foreman Lumber

Address of Property: 3920 23rd St., Columbus, Nebraska 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 3rd Addition to the City of Columbus, Platte County, Nebraska.

Present Zoning classification: B-2

Requested Zoning classification: ML/C-1

Description of the reason for the Re-zoning Application:

This property is currently vacant land. In the future, the applicant plans to construct a building for commercial storage.

Nature and operating characteristics of the proposed use:

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

See attached site plan.

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

Dated the 17th day of April, 2019.

C. M. A.
Property Owner

**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, May 13, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Lot 2 and Lot 3, Mohrman 1st Subdivision, a Minor Subdivision of part of the NW1/4 SW1/4 of Section 10, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska (4281 78 Avenue) from "RR" (Rural 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 2 day of May, 2019.

CITY OF COLUMBUS, NEBRASKA

By: Janelle Kline
City Clerk

Publish: 05:02:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: May 9, 2019
FROM: Daniel Cutis
TO: City Administrator Tara Vasicek
RE: Rezoning Application from RR to B-2

RECOMMENDATION:

I recommend approval of this rezoning and to amend the Future Land Use map accordingly.

DISCUSSION:

We have received an application to rezone Lots 2, and 3, Morhrman 1st Sub. from RR to B-2 for future commercial development. If the applicant wants convenience storage or outside vehicle storage Special Use permits will need approved by the City Council.

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'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:

FILED

Applicant's Name: Larry G. & Lois J. Mohrman APR 17 2019

Applicant's Address: 22624 235th Ave.
Columbus, NE 68601

**CITY CLERK
COLUMBUS, NEBR.**

Applicant's Phone# (402) 606-9205

Applicant's E-Mail larry.mohrman@gmail.com & jacitessendorf@yahoo.com

Property Owner: Larry G. & Lois J. Mohrman

Address of Property: 4281 78th Ave, Columbus, NE 68601

Legal Description of Property:

Lot 2 and Lot 3, Mohrman 1st Subdivision, a Minor Subdivision of part of the NW1/4 SW1/4 of Section 10, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska.

Present Zoning classification: R-R

Requested Zoning classification: B-2

Description of the reason for the Re-zoning Application:

This property is currently used as irrigated farmland and zoned as Rural Residential. The applicants desire to use Lot 2 for future Vehicle Storage and Convenient Storage. Lot 3 will serve as a buffer between Lot 2 and adjacent farmground.

Nature and operating characteristics of the proposed use: See attached.
(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.

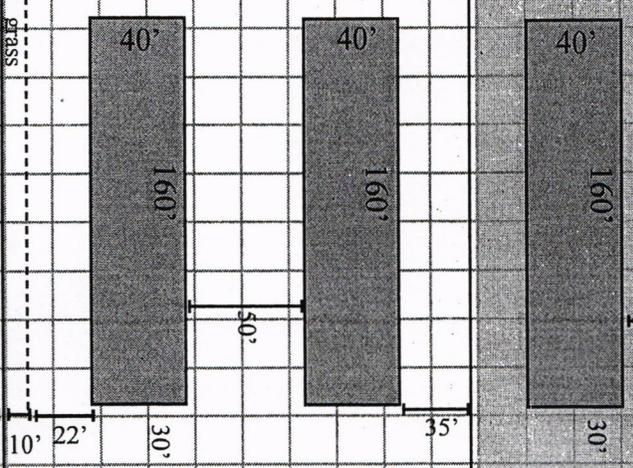
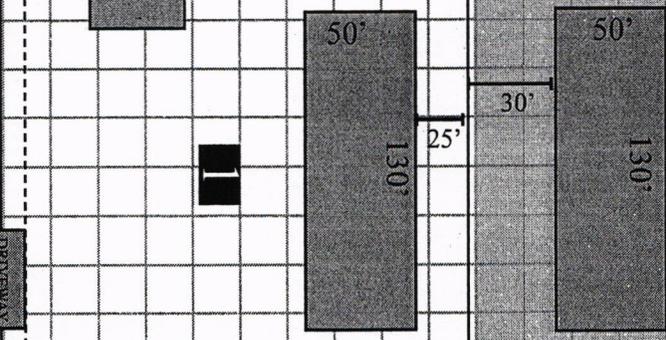
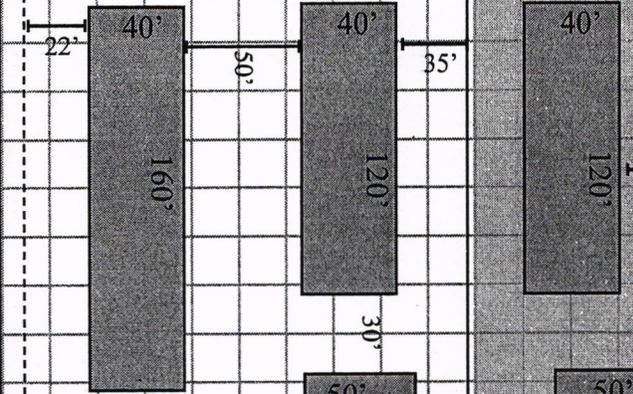
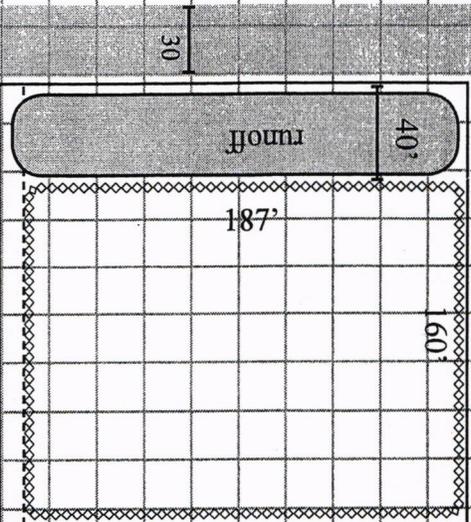
Dated the 17th day of April, 2019

Larry Mohrman
Property Owner

Lois Mohrman
Property Owner



MOHRMAN 1ST EDITION



ROAD/DITCH

DRIVERWAY

GLASS

3

2

1

40'

33'

10'

22'

30'

197'

35'

100'

150'

Mohrman 1st Subdivision
 a Minor Subdivision of part of the NW1/4 SW1/4
 Section 10, T17N, R1W, Platte County, Nebraska

David Fogels
 REGISTER OF DEEDS
 PLATTE COUNTY, NE
 Fee: \$16.00
 ORIGINAL FILED IN PLAT
 CABINET A, SLIDE 58

Surveyor: TREMEL SURVEYING INC.
 1 Driftwood Drive
 Columbus, Nebraska 68601
 Ph. 402.563.4589
 Fax. 402.563.3922

Engineer: Merlin Lindahl
 9271 18th Avenue
 Columbus, Nebraska 68601
 Ph. 402.910.6609

Developer: Larry Mohrman
 22624 235th Avenue
 1471 26th Avenue
 Columbus, Nebraska 68601
 Ph. 402.563.7933

-Legend-

- Found Monument
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- × Computed Location
- M Measured this Survey
- R Recorded Measurement L.F. Gottschalk
- T Recorded Measurement T.A. Tremel, L.S. #455
- P Plat Measurement General Land Office

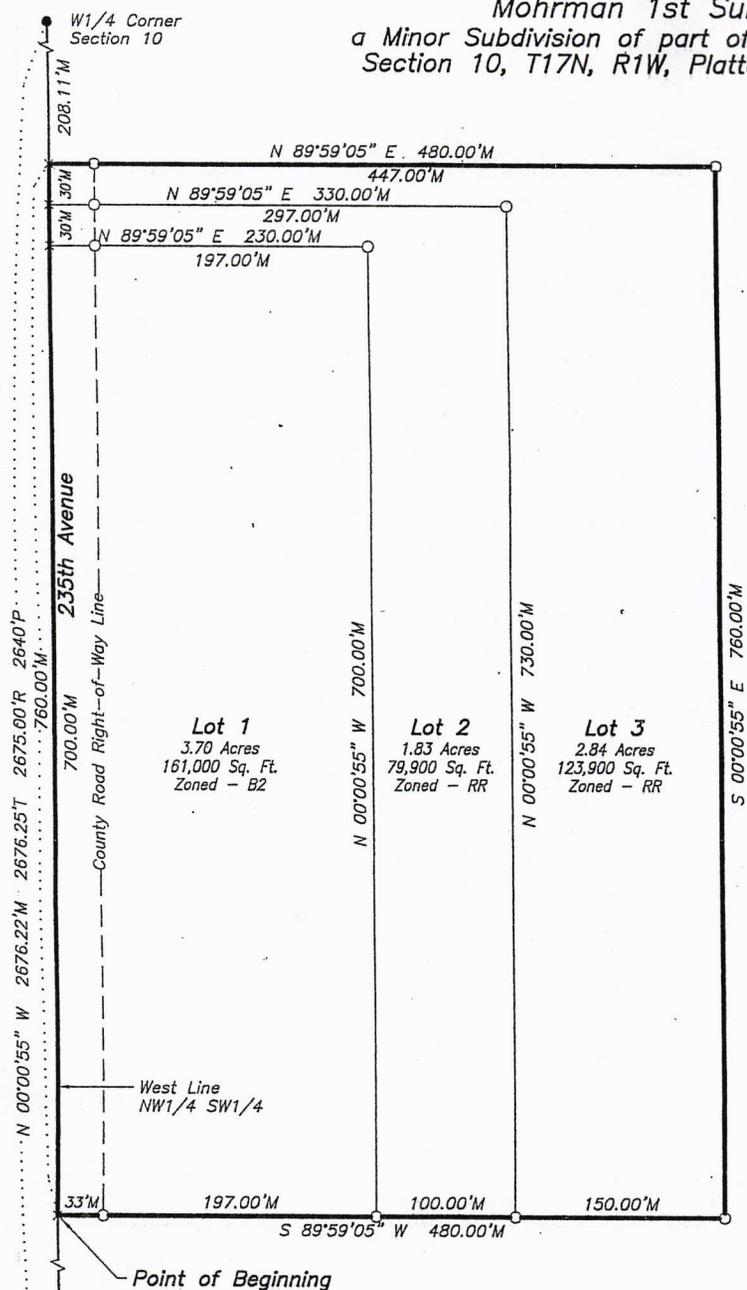


Note: All Bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W.

Field Notes:

W1/4 Corner, Section 10 T17N, R1W - found 5/8" iron bar as recorded by T.A. Tremel, L.S. #455; March 5, 2004.
 Ties: 34.14' East to "X" nails in corner fence post
 37.25' NE to "X" nails in power pole
 42.45' SE to 5/8" x 24" rebar with plastic survey cap
 2.2' North to range of fence East
 2' East to centerline of 235th Avenue North & South

Southwest Corner, Section 10, T17N, R1W - found 1" iron pipe, 0.5' deep, as recorded by T.A. Tremel, L.S. #455, June 18, 2004.
 Ties: 2.04' East to "X" nails in power pole
 28.23' West to near face of telephone riser box
 36.11' West to "X" nails in brace post
 170.56' North to road PI (SLR #12)
 On range of fence West



Description:

A tract of land located in the NW1/4 of the SW1/4, Section 10, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southwest corner of said NW1/4 SW1/4; thence N 00°00'55" W, 370.00 ft. on the West line of said NW1/4 SW1/4 to the point of beginning; thence continuing N 00°00'55" W, 760.00 ft. on the West line of said NW1/4 SW1/4; thence N 89°59'05" E, 480.00 ft.; thence S 00°00'55" E, 760.00 ft.; thence S 89°59'05" W, 480.00 ft. to the point of beginning, containing 8.37 acres more or less, which includes 0.58 acres used for county road purposes.

Surveyor's Statement:

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

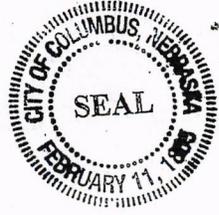
Thomas A. Tremel
 Thomas A. Tremel, L.S. #455
 February 18, 2019

City of Columbus Approval:

Mohrman 1st Subdivision, a minor subdivision of the NW1/4 SW1/4, Section 10, T17N, R1W of the 6th P.M., Platte County, Nebraska.

This 27 day of February, 2019

Janet Schmitt City Administrator
Janelle Kline City Clerk



MOHRMAN 1ST SUBDIVISION NW1/4 SW1/4 SECTION 10 T17N R1W PLATTE COUNTY NEBRASKA		
TAT	TA TREMEL	02/18/2019
DRAWN	SURVEYED	DATE

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

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT April 2019

	Current Month 2019			Current Month 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	2	27,188,521	51,946.30	0	0	0.00
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	0	0	0.00	1	700	31.25
New	0	0	0.00	0	0	0.00
Repairs/Remodel	5	168,911	668.29	3	249,258	1,279.64
Duplex/Townhouse (New)	0	0	0.00	1	291,114	876.95
Repairs/Remodel	0	0	0.00	0	0	0.00
Garage/Utility						
Addition	0	0	0.00	0	0	0.00
New	2	12,892	86.96	3	79,051	466.86
Multiple Family (New)	0	0	0.00	0	0	0.00
Repairs/Remodel	0	0	0.00	0	0	0.00
Residence						
Addition	2	19,500.00	102.50	2	47,326	292.14
Alteration	0	0	0.00	0	0	0.00
Deck	6	35,900	268.50	1	3,500	35.75
Fence	20	51,210	500.00	12	22,618	300.00
Miscellaneous (Other)	0	0	0.00	1	55,000	286.00
* New Residence	7	2,213,287	6,475.23	4	1,062,509	3,283.08
* New HUD Residence	0	0	0.00	0	0	0.00
Repairs/Remodel	6	85,800	451.00	2	4,500	57.75
Public Owned Repair	1	254,000	0.00	0	0	0.00
SPECIAL PERMITS						
Demolition	5	37,800	125.00	2	1,000	50.00
Electrical	0	0	0.00	17	602,000	2,390.00
Miscellaneous (Other)	0	0	0.00	1	2,500	17.00
Move Building	0	0	0.00	9	61,000	225.00
Plumbing	38	1,606,000	2,894.00	11	99,000	1,791.00
Signs	0	0	0.00	5	10,500	125.00
TOTAL	94	31,673,821.44	63,517.78	75	2,591,576.00	11,507.42

	Year to Date 2019			Year to Date 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	4	36,637,221	53,748.80	3	6,411,720	13366.80
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	0	0	0.00	1	700	31.25
New	4	6,260,000	12,981.25	5	7,095,200	488.37
Repairs/Remodel	9	1,584,911	4,582.66	8	1,069,453	4308.73
Duplex/Townhouse (New)	4	870,656	2,861.65	3	701,203	2252.13
Repairs/Remodel	0	0	0.00	0	0	0.00
Garage/Utility						
Addition	0	0	0.00	0	0	0.00
New	2	12,892	86.96	5	130,627	778.65
Multiple Family (New)	0	0	0.00	0	0	0.00
Repairs/Remodel	0	0	0.00	0	0	0.00
Residence (*See "New" Residences Below)						
Addition	6	126,210	575.50	6	136,751	836.14
Alteration	0	0	0.00	0	0	0.00
Deck	8	46,400	358.50	3	9,400	113.25
Fence	25	61,591	625.00	19	38,828	475.00
Miscellaneous (Other)	0	0	0.00	8	243,800	1351.40
* New Residence	24	5,852,321	18,474.81	10	3,087,093	9095.43
* New HUD Residence	0	0	0.00	0	0	0.00
Repairs/Remodel	12	242,480	1,286.88	7	237,251	869.82
Public Owned	4	9,350,500	2,265.00	0	0	0.00
SPECIAL PERMITS						
Demolition	11	70,300	275.00	4	1,500	100.00
Electrical	0	0	0.00	41	698,600	4340.00
Miscellaneous (Other)	0	0	0.00	2	5,000	34.00
Move Building	2	5,000	53.80	12	85,000	300.00
Plumbing	73	2,157,500	4,129.00	27	224,800	2815.00
Signs	12	100,000	305.00	10	99,000	250.00
TOTAL	200	63,377,982.04	102,609.81	174	20,275,926.00	41,805.97

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

CURRENT MONTH 2019

CURRENT MONTH 2018

YEAR TO DATE

BUILDING ACTIVITY:

NEW PERMITS ISSUED	51
INSPECTIONS PERFORMED:	
FOOTINGS	13
FOUNDATION	4
FRAMING	30
MISCELLANEOUS	68
FINAL	28

BUILDING ACTIVITY:

NEW PERMITS ISSUED	30
INSPECTIONS PERFORMED:	
FOOTINGS	21
FOUNDATION	8
FRAMING	25
MISCELLANEOUS	15
FINAL	23

BUILDING ACTIVITY:

NEW PERMITS ISSUED	82
INSPECTIONS PERFORMED:	
FOOTINGS	38
FOUNDATION	15
FRAMING	126
MISCELLANEOUS	135
FINAL	86

ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED	
INSPECTIONS PERFORMED:	
ROUGH IN	
TEMPORARY POLE	
POWER	
MISCELLANEOUS	
FINAL	

ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED	17
INSPECTIONS PERFORMED:	
ROUGH IN	24
TEMPORARY POLE	7
POWER	12
MISCELLANEOUS	11
FINAL	23

ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED	
INSPECTIONS PERFORMED:	
ROUGH IN	
TEMPORARY POLE	
POWER	
MISCELLANEOUS	
FINAL	

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	38
INSPECTIONS PERFORMED:	
WATER AND SEWER	20
MISCELLANEOUS	21
ROUGH IN	45
FINAL	24

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	11
INSPECTIONS PERFORMED:	
WATER AND SEWER	11
MISCELLANEOUS	6
ROUGH IN	18
FINAL	19

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	73
INSPECTIONS PERFORMED:	
WATER AND SEWER	42
MISCELLANEOUS	58
ROUGH IN	127
FINAL	76

Respectfully Submitted,



Daniel Curtis
Community Development Director

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT March 2019

BUILDING PERMITS	Current Month 2019			Current Month 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
Business/Industry						
Addition	0	0	0.00	0	0	0.00
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
New	2	10,000	100.00	2	10,000	100.00
Repairs/Remodel	1	35,000	225.00	1	200,000	768.75
Duplex/Townhouse (New)	2	387,780	1,326.34	2	410,089	1,375.18
Repairs/Remodel	0	0	0.00	0	0	0.00
Garage/Utility						
Addition	0	0	0.00	0	0	0.00
New	0	0	0.00	2	51,576	311.79
Multiple Family (New)	0	0	0.00	0	0	0.00
Repairs/Remodel	0	0	0.00	0	0	0.00
Residence						
Addition	3	81,709.60	319.00	2	27,000	181.50
Alteration	0	0	0.00	0	0	0.00
Deck	0	0	0.00	1	1,900	27.50
Fence	2	5,250	50.00	6	14,265	150.00
Miscellaneous (Other)	0	0	0.00	5	136,800	751.90
* New Residence	15	3,213,324	10,590.02	4	1,274,584	3,689.35
* New HUD Residence	0	0	0.00	0	0	0.00
Repairs/Remodel	2	29,000	165.00	2	99,000	186.45
Public Owned Repair	1	898,500	0.00	0	0	0.00
SPECIAL PERMITS						
Demolition	3	14,500	75.00	2	500	50.00
Electrical	0	0	0.00	11	25,100	745.00
Miscellaneous (Other)	0	0	0.00	1	2,500	17.00
Move Building	1	5,000	25.00	3	24,000	75.00
Plumbing	24	162,000	786.00	10	83,000	731.00
Signs	1	64,000	30.00	4	2,000	100.00
TOTAL	57	4,906,063.60	13,691.36	58	2,362,314.00	9,260.42

BUILDING PERMITS	Year to Date 2019			Year to Date 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
Business/Industry						
Addition	2	9,448,700	1,802.50	3	6,411,720	13366.80
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
New	4	6,260,000	12,981.25	5	7,095,200	488.37
Repairs/Remodel	4	1,416,000	3,914.37	5	820,195	3029.09
Duplex/Townhouse (New)	4	870,656	2,861.65	2	410,089	1375.18
Repairs/Remodel	0	0	0.00	0	0	0.00
Garage/Utility						
Addition	0	0	0.00	0	0	0.00
New	0	0	0.00	2	51,576	311.79
Multiple Family (New)	0	0	0.00	0	0	0.00
Repairs/Remodel	0	0	0.00	0	0	0.00
Residence (*See "New" Residences Below)						
Addition	4	106,710	473.00	4	89,425	544.00
Alteration	0	0	0.00	0	0	0.00
Deck	2	10,500	90.00	2	5,900	77.50
Fence	5	10,381	125.00	7	16,210	175.00
Miscellaneous (Other)	0	0	0.00	7	188,800	1065.40
* New Residence	17	3,639,034	11,999.58	6	2,024,584	5812.35
* New HUD Residence	0	0	0.00	0	0	0.00
Repairs/Remodel	6	156,680	835.88	5	232,751	812.07
Public Owned	3	9,096,500	2,265.00	0	0	0.00
SPECIAL PERMITS						
Demolition	6	32,500	150.00	2	500	50.00
Electrical	0	0	0.00	24	96,600	1950.00
Miscellaneous (Other)	0	0	0.00	1	2,500	17.00
Move Building	2	5,000	53.80	3	24,000	75.00
Plumbing	35	551,500	1,235.00	16	125,800	1024.00
Signs	12	100,000	305.00	5	88,500	125.00
TOTAL	106	31,704,160.60	39,092.03	99	17,684,350.00	30,298.55

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

CURRENT MONTH 2019

CURRENT MONTH 2018

YEAR TO DATE

BUILDING ACTIVITY:

NEW PERMITS ISSUED 28
INSPECTIONS PERFORMED:
 FOOTINGS 18
 FOUNDATION 5
 FRAMING 27
 MISCELLANEOUS 20
 FINAL 11

ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED 0
INSPECTIONS PERFORMED:
 ROUGH IN 0
 TEMPORARY POLE 0
 POWER 0
 MISCELLANEOUS 0
 FINAL 0

PLUMBING ACTIVITY:

NEW PERMITS ISSUED 24
INSPECTIONS PERFORMED:
 WATER AND SEWER 5
 MISCELLANEOUS 8
 ROUGH IN 24
 FINAL 13

BUILDING ACTIVITY:

NEW PERMITS ISSUED 27
INSPECTIONS PERFORMED:
 FOOTINGS 19
 FOUNDATION 21
 FRAMING 17
 MISCELLANEOUS 17
 FINAL 20

ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED 11
INSPECTIONS PERFORMED:
 ROUGH IN 27
 TEMPORARY POLE 4
 POWER 12
 MISCELLANEOUS 9
 FINAL 25

PLUMBING ACTIVITY:

NEW PERMITS ISSUED 10
INSPECTIONS PERFORMED:
 WATER AND SEWER 15
 MISCELLANEOUS 15
 ROUGH IN 21
 FINAL 20

BUILDING ACTIVITY:

NEW PERMITS ISSUED 31
INSPECTIONS PERFORMED:
 FOOTINGS 25
 FOUNDATION 11
 FRAMING 96
 MISCELLANEOUS 67
 FINAL 58

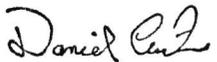
ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED 0
INSPECTIONS PERFORMED:
 ROUGH IN 0
 TEMPORARY POLE 0
 POWER 0
 MISCELLANEOUS 0
 FINAL 0

PLUMBING ACTIVITY:

NEW PERMITS ISSUED 35
INSPECTIONS PERFORMED:
 WATER AND SEWER 22
 MISCELLANEOUS 37
 ROUGH IN 82
 FINAL 52

Respectfully Submitted,



Daniel Curtis
 Community Development Director

Flood Inspections 36