

ORDINANCE NO. 14-737

1 AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE
2 CITY OF FRIEND, NEBRASKA, ATTACHED TO AND MADE A PART OF CHAPTER 11
3 OF THE MUNICIPAL CODE OF THE CITY OF FRIEND, NEBRASKA BY CHANGING
4 THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOW THEREON
5 (FRIEND CITY E WHITCOMB'S 1ST ADDITION, LOTS 32, 33, 34 AND 35 FROM B1 TO
6 B2).

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIEND,
9 NEBRASKA:

10 Section 1. That the Official Zoning District Map of the City of Friend, Nebraska attached
11 to and made of Chapter 11 of the Municipal Code of the City of Friend, Nebraska, be and it
12 hereby is amended by changing the boundaries of the Districts established and shown on said
13 map as follows:

14 Friend City E Whitcomb's 1st Addition, Lots 32, 33, 34 and 35, Friend, Saline County,
15 Nebraska;


16
17 be and they hereby are transferred from the B1 Highway Business District to the B2 Business
18 District and are hereby made a part of the B2 Business District and governed by all the
19 provisions and regulations pertaining to the B2 Business District.

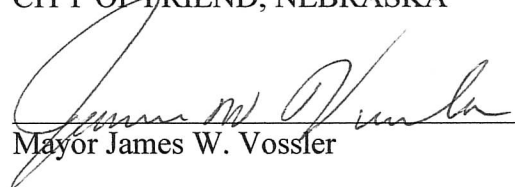
20 Section 2. That this Ordinance shall take effect and be in full force from and after its
21 passage, approval, and publication as required by law.

PASSED AND APPROVED this 7th day of October, 2014.

ATTEST:

CITY OF FRIEND, NEBRASKA


City Clerk/Treasurer

BY: 
Mayor James W. Vossler

Approved as to Form & Legality:

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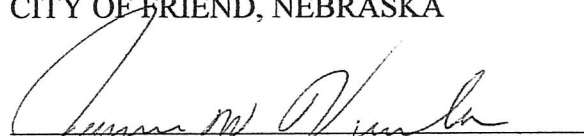
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Approved as to Form & Legality:



Zach Rogers
GBT Realty Corp.
9010 Overlook Blvd.
Brentwood, TN 37027

May 23, 2014

To whom it may concern,

Please find this letter as a formal request for a zoning change for the properties having a physical address of 1416 1st Street and 1418 1st Street in the City of Friend, NE 68359. Per the Saline County Assessor's Office, the property located at 1416 1st Street possesses a legal description of Friend City E Whitcomb's 1st Addition Lots 32-33 and a parcel identification number of 760034826. The property located at 1418 1st Street possesses a legal description of Friend City E Whitcomb's 1st Addition Lots 34-35 and a parcel identification number of 760034834.

The current zoning classification of these two parcels described above is B-1 Highway Business District, which does not allow our use. To allow our use of the development of a general merchandise retail store, we would like to formally request this property be re-zoned to B-2 Business District.

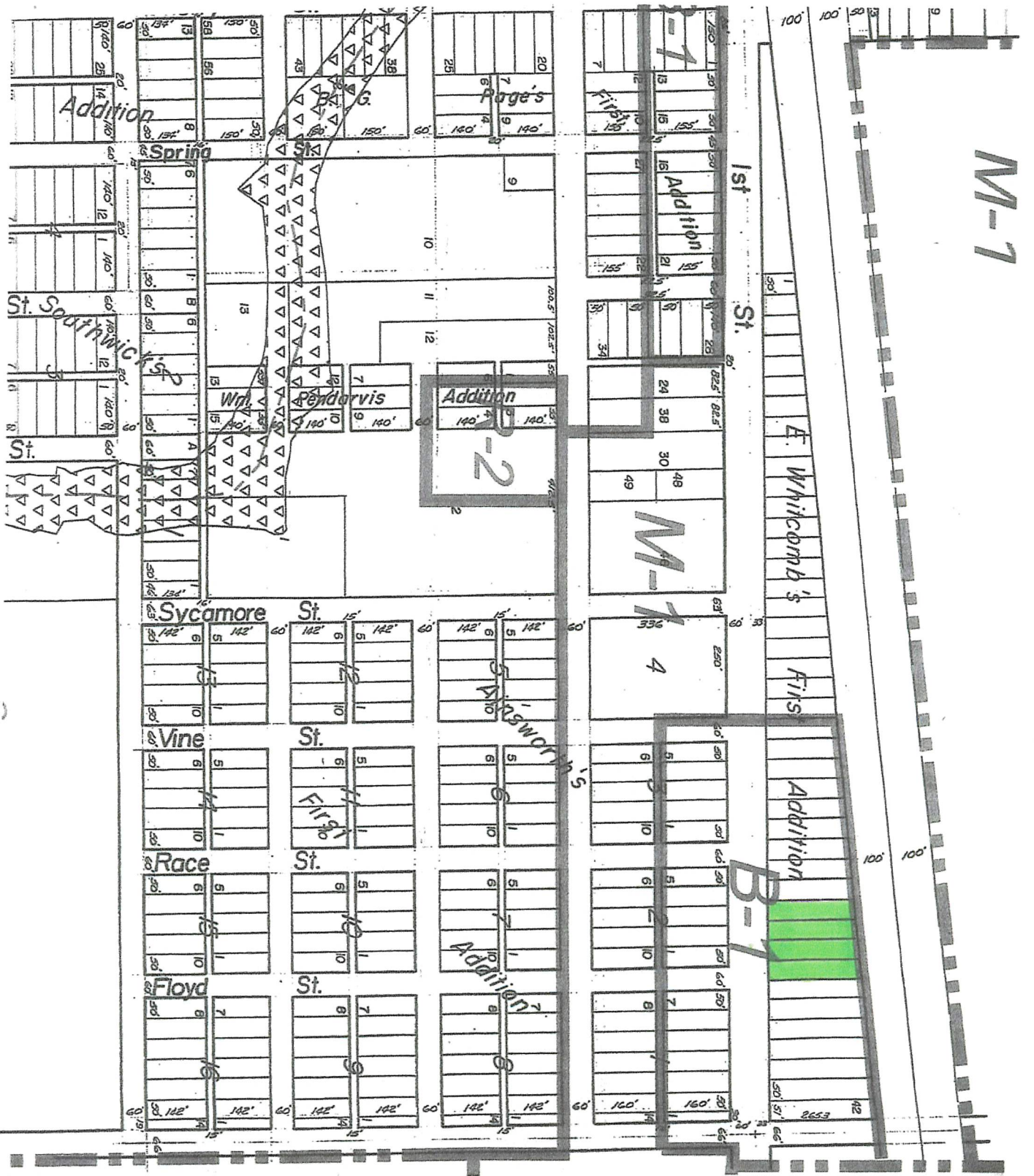
Enclosed are the tax sheets for both properties.

Thank you.

Best,

Zach Rogers
Development Associate
GBT Realty Corp.

M-7



Saline County Assessor

5:00
462-432-3803

Parcel Information	
Parcel ID	760034826
Links	Photo #1 Sketch #1
Map Number	3683-00-0-30205-000-0011
Cadastral #	005-047-0003
Current Owner	COLLIER/JEREMY L & NICOLE A 200 6TH STREET FRIEND, NE 68359- \$30K
Situs Address	1416 1ST STREET
Tax District	15
Tax ID	005-047-0003
School District	FRIEND 68
Neighborhood	5200
Property Class	Single Family
Lot Width x Depth	100 x 222.6
Legal Description	FRIEND CITY E WHITCOMB'S 1ST ADDITION LOTS 32-33

Assessed Values				
Year	Total	Land	Improvements	Outbuildings
2013	\$15,200	\$15,200	\$0	\$0

2013 Tax Information	
Taxes	\$348.14
Tax Levy	2.356262

2013 Tax Levy	
Description	Rate
AGRICULTURE SOC.	0.005793
ED SERV. UNIT #6	0.015000
FRIEND 68	1.009837
FRIEND 68 BOND	0.186490
FRIEND CITY	0.637913
HISTORICAL SOC.	0.001212
HOSPITAL	0.035000
JAIL BOND	0.025021
LOWER B BLUE NRD	0.033473
SALINE COUNTY	0.339823
SE COMM COLLEGE	0.066700

Sales History				
Date	Book/Page	# Parcels	Grantor	Price
2013/12/30	401-827	1	MCDONALD/JACK E.	\$12,000.00
2010/10/20	378-248	1	MILTON/ROBERT A & SHIRLEY-K	\$10,000.00
2010/01/15	373-220	1	VOSSLER/KIMBERLY JO	\$7,000.00

Property Classification

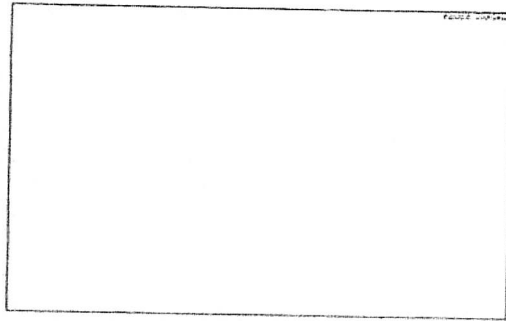
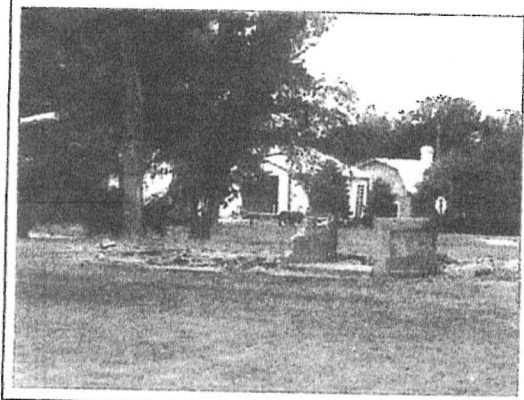
Status:	Unimproved	Location:	Urban
Property Class:	Single Family	City Size:	800-2,500
Zoning:	Single Family	Lot Size:	20,001 sq. ft. - .99 ac.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
100	222.6	Sq ft.	22260	15200

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outldg	Total	Taxable	Taxes
2013	MCDONALD/JACK E.	\$15,200	\$0	\$0	\$15,200	\$15,200	\$348.14
2012	MCDONALD/JACK E.	\$15,200	\$0	\$0	\$15,200	\$15,200	\$350.78
2011	MCDONALD/JACK E.	\$15,200	\$0	\$0	\$15,200	\$15,200	\$354.30
2010	MCDONALD/JACK E.	\$15,200	\$0	\$0	\$15,200	\$15,200	\$357.20
2009	VOSSLER/KIMBERLY JO	\$15,200	\$0	\$0	\$15,200	\$15,200	\$353.28

Residential Datasheet			
Type		Heat Type	
Quality / Condition	0 / 0	Foundation	
Arch. Type		Slab Area	0 sq. ft
Year Built		Crawl Area	0 sq. ft
Actual Age		Basement Area	
Ext. Wall 1		Min Finish	0 sq. ft
Ext. Wall 2		Rec Finish	0 sq. ft
Base Area	0 sq. ft	Part Finish	0 sq. ft
Total Area	0 sq. ft	Bedrooms	0
Style 1		Bathrooms	0
Style 2		Garage Type	
Roof Type		Garage Area	0 sq. ft

Photo/Sketch



Saline County Assessor

Parcel Information	
Parcel ID	760034834
Links	Photo #1 Sketch #1
Map Number	3683-00-0-30205-000-0012
Cadastral #	005-047-0004
Current Owner	TYSER/GREGORY K REBECCA K TYSER PO BOX 284 DORCHESTER, NE 68343-
Situs Address	1418 1ST STREET
Tax District	15
Tax ID	005-047-0004
School District	FRIEND 68
Neighborhood	5200
Property Class	Single Family
Lot Width x Depth	100 x 230.88
Legal Description	FRIEND CITY E WHITCOMB'S 1ST ADDITION LOTS 34-35

Assessed Values				
Year	Total	Land	Improvements	Outbuildings
2013	\$21,065	\$15,445	\$5,620	\$0

2013 Tax Information	
Taxes	\$482.44
Tax Levy	2.356262

2013 Tax Levy	
Description	Rate
AGRICULTURE SOC.	0.005793
ED SERV. UNIT #6	0.015000
FRIEND 68	1.009837
FRIEND 68 BOND	0.186490
FRIEND CITY	0.637913
HISTORICAL SOC.	0.001212
HOSPITAL	0.035000
JAIL BOND	0.025021
LOWER B BLUE NRD	0.033473
SALINE COUNTY	0.339823
SE COMM COLLEGE	0.066700

Sales History				
Date	Book/Page	# Parcels	Grantor	Price
2010/04/07	374-832	1	MICHL/LARRY D & MARILEA	\$18,000.00

Property Classification			
Status:	Improved	Location:	Urban

Property Class:	Single Family	City Size:	800-2,500
Zoning:	Single Family	Lot Size:	20,001 sq. ft. - .99 ac.

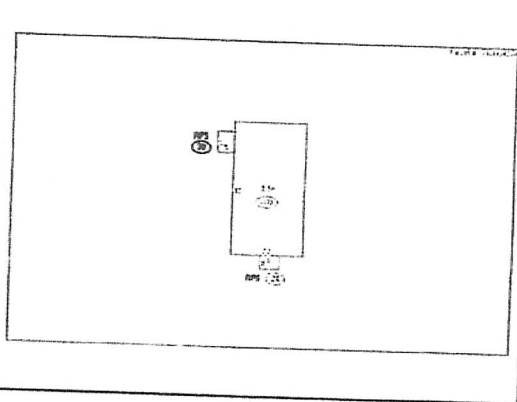
Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
100	230.88	Sq. ft.	23088	15445

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outldg	Total	Taxable	Taxes
2013	TYSER/GREGORY K	\$15,445	\$5,620	\$0	\$21,065	\$21,065	\$482.44
2012	TYSER/GREGORY K	\$15,445	\$5,915	\$0	\$21,360	\$21,360	\$492.92
2011	TYSER/GREGORY K	\$15,445	\$6,160	\$0	\$21,605	\$21,605	\$503.58
2010	TYSER/GREGORY K	\$15,445	\$6,415	\$0	\$21,860	\$21,860	\$513.74
2009	MICHL/LARRY D & MARILEA	\$15,445	\$6,415	\$0	\$21,860	\$21,860	\$508.08

Residential Datasheet			
Type	Single-Family	Heat Type	100 % FLOOR FURNACE &
Quality / Condition	25 Fair+ / 20 Fair	Foundation	
Arch. Type		Slab Area	0 sq. ft
Year Built	1910	Crawl Area	0 sq. ft
Actual Age	104	Basement Area	
Ext. Wall 1	100 % SIDING	Min Finish	0 sq. ft
Ext. Wall 2		Rec Finish	0 sq. ft
Base Area	880 sq. ft	Part Finish	0 sq. ft
Total Area	880 sq. ft	Bedrooms	2
Style 1	100% One-Story	Bathrooms	1
Style 2		Garage Type	
Roof Type	COMP SHINGLES	Garage Area	0 sq. ft

Miscellaneous Improvements		
Improvement	Year	Units
COVERED RAISED OPEN		30
COVERED RAISED OPEN		24
old yard shed av		64

Photo/Sketch



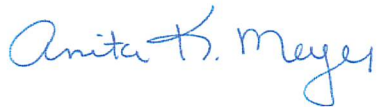
ZONING MEETING AGENDA
7/14/2014 Noon meeting at City Hall

Meeting was called to order by Anita Meyer as President, Dave Stutzman, was absent. Dave McCracken was also absent. All remaining members were present (Present: Anita Meyer, Max Kellough and Stan Houlden). Jim Ryan on behalf of the CRA (Community Redevelopment Authority) Board also attended the meeting.

Jim Ryan presented the letter and supporting documents from GBT Realty requesting a Zoning change from B-1 to B-2 on the 4 lots legally described as Lots 32, 33, 34, & 35, E. Whitcomb's First Addition to the City of Friend, Saline County, NE (Also known as 1416 and 1418 1st. Street Friend, NE 68359) After discussion of the zoning, potential use and EEA (Enhance Employment Area) tax, Stan Holdren made a motion to make a recommendation to the City Council to change the Zoning for the described 4 lots to B-2 Business District. Max made a 2nd to the motion and all voted yes.

There being no other business, Max made a motion for the meeting to be adjourned, Stan made a second to the motion. Meeting adjourned.

Respectfully Submitted;



Attached is a copy of the above mentioned documents