RESOLUTION 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROKEN BOW, NEBRASKA, APPROVING THE JOHNSON LOT SPLIT OF IRREGULAR LOT 4, LOCATED ON PARCELS 000513100 AND 000513150, CURRENTLY IDENTIFIED AS 952 EAST S.E. STREET, BROKEN BOW, CUSTER COUNTY, NEBRASKA.

WHEREAS, a request has been made by Travis Johnson, on behalf of Johnson Metal Works, LLC, for the approval of a Lot Split for certain real estate located within the zoning jurisdiction of the City of Broken Bow, Nebraska, specifically Parcels 000513100 and 000513150, with the physical address of 952 East S.E. Street, Broken Bow, NE 68822, said real estate being part of Irregular Lot 4 in the Southeast Quarter (SE 1/4) of Section Thirty-three (33), Township Seventeen (17) North, Range Twenty (20) West of the 6th P.M., Custer County, Nebraska; and

WHEREAS, the proposed Lot Split divides said real estate into Tract A, containing 4.49 acres more or less, and Tract B, containing 6.46 acres more or less, together with the North 30.00 feet of Lot Six (6), Block One (1), Haven Heights First Addition to Broken Bow, Custer County, Nebraska, containing 0.05 acres more or less, as described upon the survey by Jacob H. Rapp, Nebraska P.L.S. No. 663, dated August 6, 2026, on file with the City; and

WHEREAS, the Broken Bow Planning Commission, pursuant to due public notice, held a public hearing upon and reviewed said Lot Split application during its regular meeting on August 24, 2026; and

WHEREAS, the Planning Commission has found that the proposed lot split complies with the comprehensive plan and the subdivision and zoning regulations of the City of Broken Bow, and has forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council of the City of Broken Bow finds that the Lot Split meets all applicable criteria of Nebraska State Statutes and local municipal code, does not require the dedication of any new street or alley, does not require the vacation of any street, alley, setback line, access control or easement, does not create any non-conforming or substandard lots or structures, does not lessen the right-of-way of the City of Broken Bow, and is in the best interest of the development and growth of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BROKEN BOW, NEBRASKA:

Section 1. That the Johnson Lot Split, as presented and reviewed, for Parcels 000513100 and 000513150 at 952 East S.E. Street, Broken Bow, NE 68822, creating Tract A and Tract B as legally described upon the survey on file with the City, is hereby formally approved.

Section 2. That the Mayor, City Clerk, and any other necessary city officials are hereby authorized and directed to execute any and all surveys, plats, agreements, or ancillary documents required to finalize and record said lot split with the Custer County Register of Deeds.

PASSED AND APPROVED this 25th day of August, 2026.

Rodney W. Sonnichsen, Mayor

Attest:

Jennifer A. Waterhouse, City Clerk

CITY OF BROKEN BOW CORPORATE SEAL NEBRASKA