



Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Tom Brown	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	Vice Chairperson
Bill Hayes	Doniphan	
Dianne Miller	Grand Island	
Jaye Montor	Cairo	
Robert (Bob) Niemann	Grand Island	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Barbara Quandt

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item .A1

Summary

Staff Recommendation Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
December 13, 2006**

4. **Public Hearing** - Concerning a change of zoning for a tract of land proposed for platting Lot 1 of Back Home Subdivision located in part of the W1/2 (half SW1/4 (quarter) Section 5, Township 9, Range 9, North of Pine Street, and east of Highway 281 from R3 Residential to HC Highway Commercial. (C-6 -2007D)

Final Plat – Back Home Subdivision located east of U.S. Highway 281 and north of Pine Street. (2 Lots) **(See full recommendation.)**

5. **Public Hearing** – Concerning a change of zoning on a tract of land from TA & AG2 to M2. This property is located east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street in Grand Island. (C-5-2007G1) **(See full recommendation.)**

6. **Final Plat** – Platte Valley Industrial Park 5th Subdivision, located between Juergen Rd. and Gold Core Dr., Grand Island, Hall County, Nebraska. (2 lots) The subdivision of this property meets all the requirements for a legal subdivision; however the landscaping has not been completed along with the building on Lot 1 of this subdivision. Staff is recommending that this subdivision be **denied** until such time as the landscaping is completed for the existing building per the plans for landscaping submitted when the building permit for this structure was issued.

CONSENT AGENDA

7. **Final Plat** – Hulme Subdivision, located west of 190th Rd. and north of Airport Rd., Hall County, Nebraska. This subdivision splits an existing farmstead from a tract of 20 acres or more. (1 lot)
8. **Final Plat** - Pleasant View 15th Subdivision, located south of E. Sunset Ave., between Pleasant View Dr. and Sun Valley Dr., Grand Island, Hall County, Nebraska. (20 lots) The lots along Sun Valley Place are proposed for platting exactly as it was proposed in the original preliminary plat for Pleasant View Subdivision. The property is zoned R1-Suburban Density Residential.

It is recommended the Planning Commission approve the consent agenda items as presented.



Hall County Regional Planning Commission

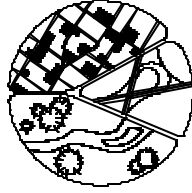
Wednesday, December 13, 2006
Regular Meeting

Item E1

Minutes - November 1, 2006 Meeting

Minutes of November 1, 2006 meeting

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes
for
November 1, 2006

The meeting of the Regional Planning Commission was held Wednesday, November 1, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" October 21, 2006.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Tom Brown
	Leslie Ruge	Deb Reynolds
	Don Snodgrass	Jaye Monter
	John Amick	Bill Hayes
	Mark Haskins	Scott Eriksen

Absent:

Other: Steve Riehle, Dale Shotkoski, Ron Depue, Greg Baxter, Raymond O'Connor, Joel Shafer, Paul Brungardt, Jr., Pat Heng, Doug Bandemer

Staff: Chad Nabity, Barbara Quandt

Press: GI Independent, Tracy Overstreet, Ginger Ben-Tensel

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of October 4, 2006

Reynolds noted that parliamentary procedure dictates that the word “tabled” in Agenda item #6 of the October 4, 2006 Minutes be changed to read “postpone”.

Reynolds also reported that her vote on Agenda item #13 should have read that she voted against, rather than voting in favor of, holding the December meeting on December 13, 2006.

A motion was made by Brown and seconded by Miller to approve the minutes of the October 4, 2006 meeting as corrected.

The motion carried with 8 members present voting in favor (O’Neill, Miller, Niemann, Ruge, Snodgrass, Reynolds, Monter, Brown,) and 4 members abstaining (Amick, Hayes, Haskins, Eriksen).

3. Request time to speak

Doug Bandemer, Paul Brungardt, Jr., Greg Baxter, Joel Shafer and Pat Heng requested a time to speak concerning Agenda item #6. Ron Dupue requested a time to speak concerning Agenda item #4.

4. Public Hearing - Concerning a change in zoning for a tract of land proposed for platting as Ponderosa Lake Estates Subdivision, located in Part of Outlots B and C4, Ponderosa Lake Estates Subdivision, from RD Residential Development to B2 General Business. (C-3-2007GI)

Chairman O’Neill opened the above mentioned Public Hearing. Nabity stated that the zoning change requested for the property located in Ponderosa Lake Estates Subdivision between south of Rae Road and east of U.S. Highway 281, from RD Residential development Zone to B2 General Business, is currently designated a landscape buffer around the Ponderosa Estates Subdivision. This change would be in general conformance with the City’s Comprehensive Land Use Plan. The property on the east side of James Road, as it is currently platted, is designated commercial. This proposal would move James Road to the west creating more space between U.S. 281 and the frontage road. Nabity also stated that the uses would be consistent with the level of service intended for James Road and Rae Road. Both streets will be designed to meet the minimum standards for a commercial street. These changes will allow the developers to put more separation between U.S. 281 and the frontage road. This should help avoid some of the issues that have been experienced along State Street and 13th Street west of U.S. Highway 281 to the north. The developer is proposing to reconfigure the intersection of James Road and Rae Road, pushing it further from U.S. Highway 281. The lot configuration proposed here will allow for a

standard intersection at James Road and Rae Road. This development is consistent with the Ewoldt Subdivision (Ponderosa Pointe Development) approved for the property north of Rae Road by Council last Spring. Staff recommends the zoning change.

No members of the public wished to speak at the hearing.

Chairman O'Neill closed the Public Hearing.

A motion was made by Haskins, and seconded by Eriksen, to recommend that the Grand Island City Council change the zoning from RD Residential to B2 General Business for the above mentioned property as presented.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Ruge, Amick, Haskins, Eriksen, Hayes, Snodgrass, Reynolds, Niemann, Brown, Miller, Monter) voting in favor.

A motion was made by Hayes, and seconded by Ruge, to recommend that the Grand Island City Council to approve the Final Plat for Ponderosa Village Subdivision.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Ruge, Amick, Haskins, Eriksen, Hayes, Snodgrass, Reynolds, Niemann, Brown, Miller, Monter) voting in favor.

5. Public Hearing – Concerning an amendment to Redevelopment Plan for Blight and Substandard Area #2 for Southeast Crossings LLC for a commercial center to be located at 939 S. Locust Street in Grand Island. (C-04-2007GI)

Chairman O'Neill opened the Public Hearing. Nability reported that this is a proposal to redevelop a lot at this location for commercial purposes. The applicant will renovate and expand the commercial retail space available at this location. This application will also make street improvements to the median in South Locust Street at the intersection of Locust Street and Delaware Avenue. The applicant is requesting to use Tax Increment Financing to offset part of the costs of development. Nability stated that the purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is consistent with the existing zoning and the future land use plan for the City of Grand Island. This is evidenced by the fact that the property is zoned B2-AC General Business with an Arterial Commercial Overlay and the proposed uses are allowed in this district.

The Regional Planning Commission's recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for general commercial uses at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is supporting uses that would be consistent with the Comprehensive Plan. The proposed use for commercial retail space at this location is supported by the plan. Staff recommends that the Regional Planning Commission recommend that City Council approve the redevelopment plan amendment as submitted.

No members of the public wished to speak at the hearing.

Chairman O'Neill closed the Public Hearing.

The motion was made by Brown, and seconded by Hayes, to recommend that City Council approve the redevelopment plan amendment as submitted.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Ruge, Amick, Haskins, Eriksen, Hayes, Snodgrass, Reynolds, Niemann, Brown, Miller, Monter) voting in favor.

6. Preliminary Plat – Prairie Acres Subdivision located south of West State Street and west of Highway 281. (190 lots)

Nabity reported on Prairie Acres Subdivision, which is located west of U.S. Hwy 281 between 13th Street and State Street, east of Summerfield Estates Subdivision. Shafer Properties L.L.C. is proposing to develop this property (70 acres) with 190 lots in two phases. The property is zoned R4 High Density Residential. Four lots along 13th Street and State Street are large lots that would be appropriate for apartment development under the current zoning, or possible office uses with a zoning change. Approximately 4 acres of park space is planned in the interior of the development on the east side. At this time, it appears that this would be a private park supported by the development. There are 185 residential lots that range between 6000 and 10,000 square feet per lot. These lots would be suitable for single family or duplex structures. Both would be permitted in the R4 zone. Sewer, water and electric are available to the subdivision and can be extended to serve the development. Sewer, water, streets and storm sewer will all be public infrastructure built to city standards. This plat has been amended to line Sagewood Avenue up north and south of 13th Street as requested by the Regional Planning Commission at their October meeting. Staff recommended that the Planning Commission approve this preliminary plat as presented.

Doug Bandemer, president of the Summerfield Estates Homeowners Association, expressed concerns regarding the proposed prices of the houses negatively impacting property values of the Summerfield Estates development. He also questioned the need for 1200 to 1500 building lots in the City of Grand Island. An additional concern was for the maintenance of the proposed park to be located in the new development, since it appears that the City will not be maintaining it.

Greg Baxter, developer of Summerfield Estates, raised concerns regarding maintaining the property values of Summerfield Estates if the quality of the homes in Prairie Acres is poor. Baxter expressed that many people have approached him voicing their concerns with reference to the image of Summerfield Estates being marred due to the new development of the housing being of poor workmanship and quality. He also cited as an example the developer's property located at Ponderosa Lake not being in compliance with the Homeowner's Association codes.

Doug Bandemer, president of the Summerfield Estates Homeowners Association, also expressed concerns regarding the negative impact on property values of having shoddy workmanship and a possibly drawn-out completion of a development located next to their development. Maintenance of the proposed park was also of concern to Bandemer.

Joel Shafer spoke asking the Commission to consider that the market demographics show that moderately priced houses are needed in the Grand Island area. Shafer stated that five builders have reserved lots and that Phase I is nearly reserved. Realtors are on board and 59 of the 72 lots reserved are privately funded. Amick questioned if covenants are in place. Shafer responded that the development will likely have a homeowner's association; however, no covenants are finalized at this time. Shafer addressed issues regarding his personal residence at Ponderosa Lake. Shafer also addressed questions from Brown regarding the maintenance of a park. He stated that the park is not in the first phase. The land has been dedicated but all plans regarding it are preliminary at this time. Shafer cited Saratoga Circle as an example of good workmanship. The quality of the houses for Prairie Acres is proposed to be like those of Shoemaker Subdivision, ranging in price from \$150,000 to \$180,000.

Pat Heng, an Omaha attorney representing the two banks who are financing the proposed Prairie Acres project, stated that there is definitely a need for moderately priced housing in Grand Island according to the demographic studies. The line of credit is ready to go on the first phase. Their involvement with Shafer Development on Saratoga Circle has been a very positive experience. Heng stated that the banks would like to see a park in the development.

Raymond O'Connor spoke stating his agreement that there is a need for building lots on which to build \$130,000 to \$160,000 homes. He cited Country

Meadows, which sold out in 27 months, as an example. O'Connor stated that he has no objection to this project due to the need for homes in this price range.

A motion was made by Hayes and seconded by Monter to recommend approval of the Preliminary Plat for Prairie Acres Subdivision to the City Council as presented.

A roll call vote was taken and the motion passed with 10 members present (O'Neill, Ruge, Monter, Brown, Miller, Amick, Monter, Reynolds) voting in favor and two members present (Niemann, Snodgrass) voting against.

It was determined that we consider Agenda items 7 and 8 as separate agenda items.

7. Final Plat – Sundance Subdivision, located south of Highway 30, between Shady Bend Road and Gunbarrel Road, Hall County, Nebraska. (2 lots)

This final plat proposes to create two (2) lots on a tract of land comprising that part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Grand Island, Hall County, Nebraska. This land consists of approximately 14.720 acres. Nabity reported that this is the site of the Sundance Feed and Seed Store. They are proposing to divide this property into two lots with one 5 acre lot to the southwest and one lot (approximately 9.5 acres) to the northeast. City sewer and water are not available, but the lots are large enough to support two septic systems and wells.

A motion was made by Amick and seconded by Miller to recommend approval of the Final Plat for Sundance Subdivision to the City Council as presented.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Miller, Ruge, Amick, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds, Haskins, Eriksen) voting in favor.

8. Resolution recommending approval of redevelopment plan and contracts For TIF

Nabity reported that this site was declared Blighted and Substandard by Wood River following the recommendation by Planning Commission in May 2006. F. William Shellpepper, Attorney for the City of Wood River, is requesting that the Planning Commission review the development contract and pass a resolution approving the ethanol plant project and contract as submitted.

Hanna Keelan Associates P.C. prepared a blight and substandard study of the property described. The area has been declared blighted and substandard in a manner consistent with State Statutes. A development proposal has been submitted by Pioneer Energy Trail L.L.C. and a development contract has been prepared. According to the terms of the contract the developer will build and

operate an ethanol plant on this site and Tax Increment Financing will be used to pay for infrastructure necessary to support that production.

A motion was made by Ruge and seconded by Snodgrass to recommend passage of a resolution approving the ethanol plant project and contract as submitted.

A roll call vote was taken and the motion passed with 11 members present (O'Neill, Miller, Ruge, Amick, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds, Eriksen) voting in favor and 1 member present (Haskins) voting against.

9. Election of Officers

A motion was made by Amick and seconded by Monter to keep the same slate of officers for 2007, Chairman - Pat O'Neill, Vice Chairman Mark Haskins, Secretary Les Ruge.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Miller, Ruge, Amick, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds, Haskins, Eriksen) voting in favor.

9. Planning Director's Report

Nabity reported that we had received a letter from Janda & Janda expressing appreciation for receiving the Community Beautification Award for 2006. He also noted that we had previously received an appreciation letter for being nominated for that award from Hansen Employment Service.

Nabity stated that the members of the Interjurisdictional Planning Commission will be holding an organizational meeting on November 15, 2006 at 5:30 p.m.

Nabity will be attending an APA conference in Ft. Worth, Texas the second week in November.

10. Next meeting December 13, 2006

11. Adjourn

Chairman O'Neill adjourned the meeting at 7:25 p.m.

Leslie Ruge, Secretary

by Barbara Quandt



Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item F1

Public Hearing - C-6-2007D

Concerning a change of zoning for a tract of land proposed for platting as Lot 1 of Back Home Subdivision located east of U.S. Highway 281 between Walnut St. and Pine St. in the Village of Doniphan from R3 Multiple Family Residential District to HC Highway Commercial District.

Staff Contact: Chad Nabity

November 29, 2006
C-6-2007D

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday December 13, 2006 concerning the following changes:

An amendment to the Doniphan Zoning Map, for land proposed for platting as Lot 1 of Back Home Subdivision, from R3 Multiple Family Residential Zone to HC Highway Commercial Zone. This land is located on a tract of land comprising a part of the West Half of the Southwest Quarter (W1/2SW1/4) of Section 5, Township 9 North, Range 9, West of the 6th P.M., Hall County, Nebraska, as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nability, AICP
Planning Director

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 27, 2006

SUBJECT: *Concerning change of zoning for property located in part of the W ½(half) SW ¼(quarter) Section 5, Township 9, Range 9, North of Pine Street, and East of Highway 281, to be platted as Lot 1 of Back Home Subdivision, Doniphan NE from R3 Residential to HC Highway Commercial. (C-06-2007D)*

PROPOSAL: This change would allow this property to be split into two lots with a commercial building on the west lot and a single family home on the east lot.

OVERVIEW:

Site Analysis

Current zoning designation:

R3-Multiple Family Residential District

Permitted and conditional uses:

R3 - Agricultural uses, recreational uses and residential uses at a density of 1 per 3000 square feet of lot area or approximately 14 units per acre..

Comprehensive Plan Designation:

Designated for public and recreational uses.

Existing land uses.

Doniphan Ball Fields

Adjacent Properties Analysis

Current zoning designations:

North and South HC-Highway Commercial

West: HC-Highway Commercial, Public Use

East, R3 Multiple Family Residential and R6

Multiple Family Residential

Permitted and conditional uses:

R3 - Agricultural uses, recreational uses and residential uses at a density of 1 per 3000 square feet of lot area or approximately 14 units per acre.

R6 - Agricultural uses, recreational uses and residential uses at a density of 1 per 6000 square feet of lot area or approximately 7 units per acre.

Comprehensive Plan Designation:

North, South, and West: Designated for Commercial Development.

Existing land uses:

North: Water Tower and Residential

East: Typical urban scale residential

West: Ball Fields, Nebraska Public Power Offices, Doniphan Medical Clinic, and Farm Ground.

South: Convenience store and banking.

EVALUATION:

Positive Implications:

- *Consistent with the Village's Comprehensive Land Use Plan:* This change of zone is generally consistent with the comprehensive plan. The future land use map indicates commercial development to the south and recreation/public development to the west.

Negative Implications:

- *None foreseen:*

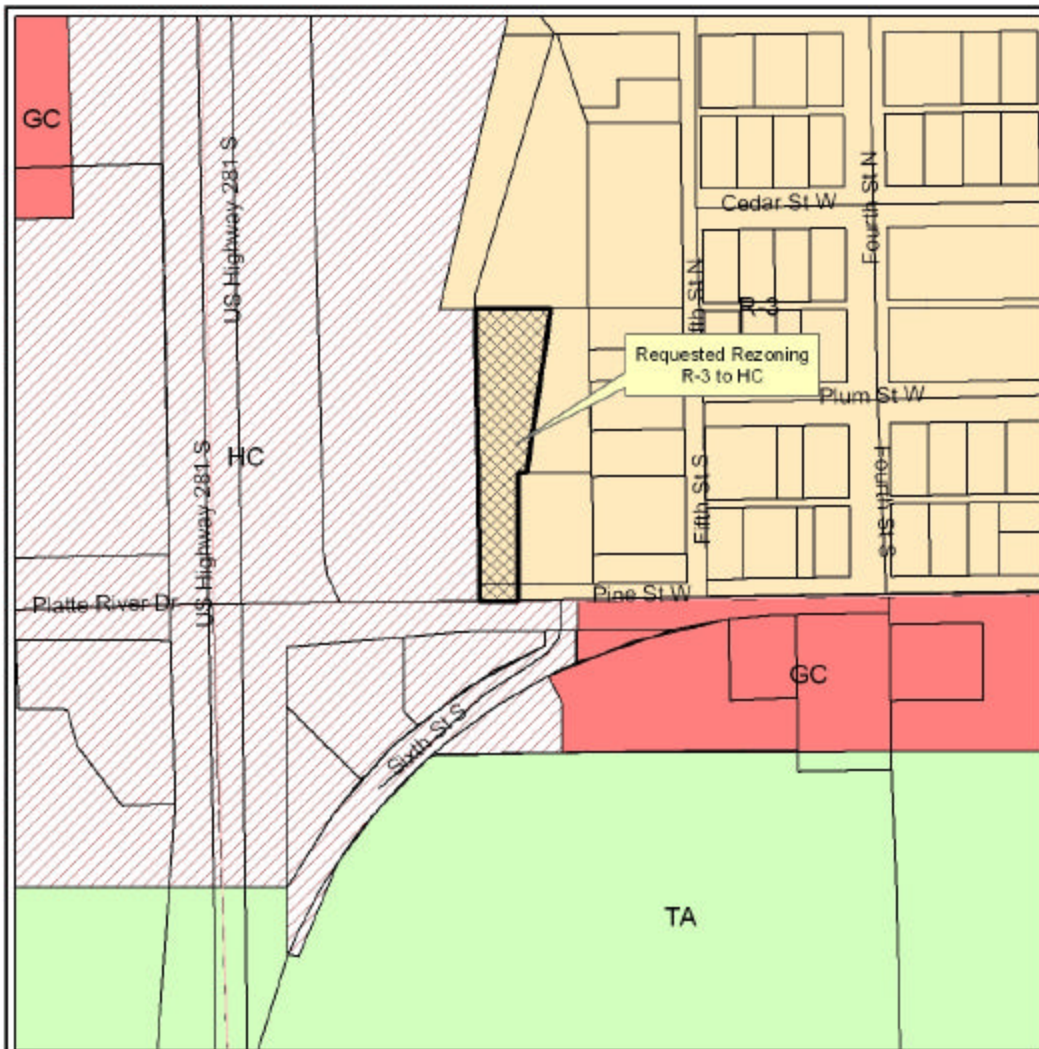
Other Considerations

The location along Pine Street supports this type of development. The commercial development already exists as part of the current property. This would create a more defined buffer with the owner building a house to the east of the business.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Village of Doniphan amend the zoning on the subject property from R3-Multiple Family Residential to HC Highway Commercial and pass an ordinance to show these changes on the Official Zoning Map for the Village of Doniphan.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE
C-6-2007D



 From R-3 : Multiple-Family Residential Zone

 To HC : Highway Commercial Zone



December 4, 2006

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located east of U.S. Highway 281 between Walnut St. and Pine St. in the Village of Doniphan, Nebraska (C-6-2007D)

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Doniphan Zoning Map from R3 Multiple-Family Residential District to HC Highway Commercial District for a tract of land proposed for platting as Back Home Subdivision. This land is located on a tract of land comprising a part of the West Half of the Southwest Quarter (W1/2SW1/4) of Section 5, Township 9 North, Range 9, West of the 6th P.M., Hall County, Nebraska, as shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on December 13, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Doniphan City Clerk
Doniphan City Attorney
County Building Inspector Director
Manager of Postal Operations
Linda Eihusen
Davis Surveying

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item M1

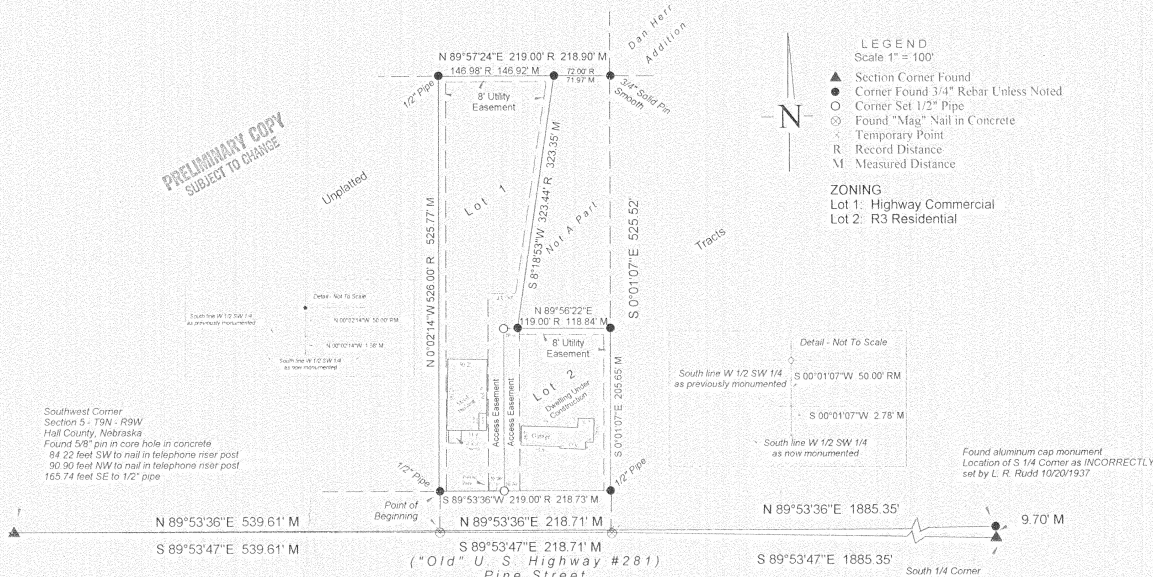
Back Home Subdivision

Back Home Subdivision School Board letter.

Staff Contact: Chad Nabity

BACK HOME SUBDIVISION

In
an Addition to the Village of Doniphan
Hall County, Nebraska



LEGAL DESCRIPTION
A tract of land comprising a part of the West Half of the Southwest Quarter (W 1/2 SW 1/4) of Section 5, Township 9 North, Range 9 West of the 6th P.M., Hall County, Nebraska, said tract being more particularly described as follows:
With reference to the Southwest corner of said W 1/2 SW 1/4; thence running on an assumed bearing of S 89° 53' 47" E on the South line of said W 1/2 SW 1/4 as it is now monumented, for a distance of 539.61 feet; thence N 00° 02' 14" W for 1.98 feet to a point on the South line of said W 1/2 SW 1/4 as it was formerly monumented; thence N 00° 02' 14" W for 50.00 feet to a point on the North right-of-way line of U.S. Highway #281 as formerly monumented, said point being the actual POINT OF BEGINNING; thence continuing N 00° 02' 14" W for 525.77 feet; thence N 89° 57' 24" E for 146.92 feet; thence S 08° 18' 53" W for 323.35 feet; thence N 89° 56' 22" E for 118.84 feet; thence S 00° 01' 07" E for 205.65 feet to a point on the North line of said highway right-of-way; thence S 89° 53' 36" E on said highway right-of-way for 218.73 feet to the POINT OF BEGINNING, said tract containing 1.940 acres more or less.

DEDICATION
Know all men by these present that Linda K. Eihusen, a single person, being the owner of the land described herein, has caused the same to be surveyed, subdivided, platted, and designated as BACK HOME SUBDIVISION, an addition to the Village of Doniphan, Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the easements, as shown thereon for the location, construction, and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision, as more particularly described in the legal description thereon, as appears on the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor. In witness whereof, I have affixed my signature hereto at _____, Nebraska, this _____ day of _____, 2006.

Linda K. Eihusen
ACKNOWLEDGEMENT
State of Nebraska ss
County of Hall
On this _____ day of _____, 2006, before me _____, a Notary Public within and for said County personally appeared Linda K. Eihusen, to me personally known to be the identical person whose signature is affixed hereto and that she did acknowledge the execution thereof to be her voluntary act and deed as said owner. In witness whereof, I have hereunto subscribed my name and affixed my official seal at _____, Nebraska on the date last above written.

Notary Public
APPROVALS
Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River, and the Villages of Alda, Cairo, and Doniphan, Nebraska, this _____ day of _____, 2006.

Chairman of the Board
VILLAGE BOARD APPROVAL
Approved and accepted by the Village Board of Doniphan, Nebraska this _____ day of _____, 2006.

Chairman Village Clerk

LAND SURVEYOR'S CERTIFICATE
I hereby certify that on _____, 2006, I completed an accurate survey of BACK HOME SUBDIVISION, an addition to the Village of Doniphan, Hall County, Nebraska, as shown on the accompanying plat thereof, that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked, that iron markers were placed at all lot corners, that the dimensions of each lot and block are as shown on this plat, that each lot bears its own number, and that said survey was made with reference to known and recorded monuments.

Lyle W. Davis
R. L. S. #111



DAVIS SURVEYING, INC.
Lyle and Barb Davis
203 Leisure Lake Road
Doniphan, Nebraska 68832
402-845-2784 Phone 402-845-2207 Fax
dav0028@attglobal.net



December 4, 2006

Dear Members of the Board:

RE: Final Plat – Back Home Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Back Home Subdivision, located east of U.S. Highway 281 between Walnut St. and Pine St. in the Village of Doniphan (C-6-2007D).

This final plat proposes to create 2 lots on a tract of land comprising a part of the West Half of the Southwest Quarter (W ½ SW ¼) of Section 5, Township 9 North, Range 9 West of the 6th P.M., Hall County, Nebraska. This land consists of approximately 1.940 acres.

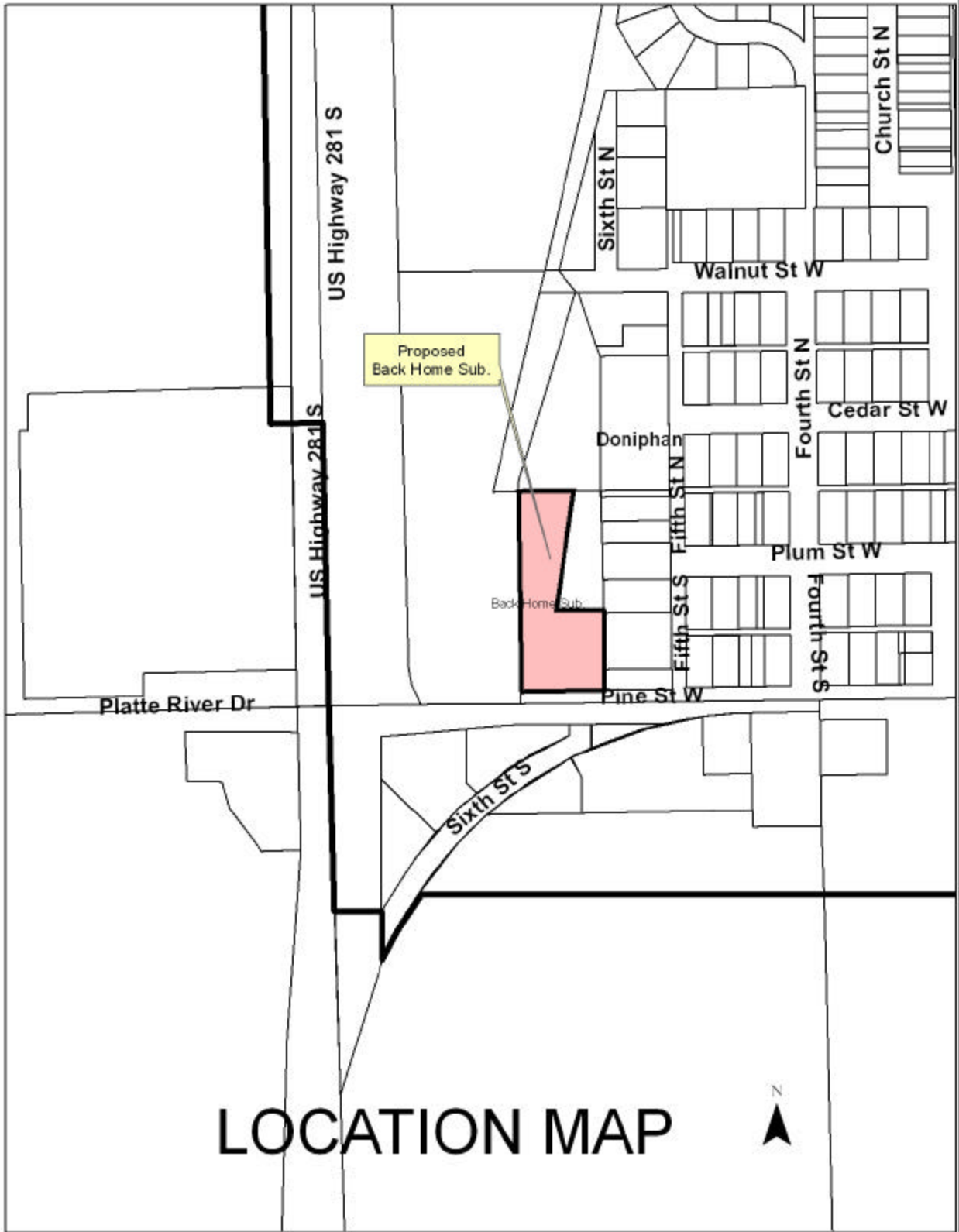
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 13, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Doniphan City Clerk
Doniphan City Attorney
County Director of Building Inspections
Manager of Postal Operations
Linda Eihusen
Davis Surveying, Inc.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item F2

Zoning Change C-5-2007GI

To rezone approximately 440 acres of land east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing. The purpose of this rezoning is to prepare this property for industrial development consistent with the Grand Island Comprehensive Development Plan.

Staff Contact: Chad Nabity

November 29, 2006
C-5-2007GI

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday December 13, 2006 concerning the following changes:

An amendment to the Grand Island Zoning Map from TA Transitional Agricultural and AG2 Secondary Agricultural to M2 Heavy Manufacturing, for land located on a tract of land located in part of the West Half (W1/2), in Section Five (5), Township Ten (10) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska and part of the East Half (E1/2) in Section Five (5), Township Ten (10) North, Range Nine (9) West of the 6th P.M., and the Southwest Quarter (SW1/4) in Section Four (4), Township Ten (10) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska. Generally located east and west sides of Blaine Street between Wildwood Drive and Schimmer Drive, as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nabity, AICP
Planning Director

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 28, 2006

SUBJECT: *Zoning Change (C-05-2007GI)*

PROPOSAL: To rezone approximately 440 acres of land east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing. The purpose of this rezoning is to prepare this property for industrial development consistent with the Grand Island Comprehensive Development Plan.

OVERVIEW:

Site Analysis

Current zoning designation:

TA – Transitional Agriculture and **AG2** – Secondary Agriculture.

Permitted and conditional uses:

TA - Agricultural uses, recreational uses and residential uses at a density of 1 dwelling unit per 20 acres, limited animal agriculture. **AG2** - Agricultural uses, recreational uses and residential uses at a density of 1 dwelling unit per 20 acres, some animal agriculture when associated with a farming operation, some agriculture based industrial uses.

Comprehensive Plan Designation:

Designated for future development as a combination of manufacturing and medium density residential to office uses, with the largest portion being manufacturing.

Existing land uses.

Agricultural crops

Proposed Zoning Designation

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Minimum lot size of 6000 square feet with 65% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: TA- Transitional Agriculture
South, and West: TA- Transitional Agriculture,
AG2-Secondary Agriculture. **West: ME**-
Manufacturing Estates Zone

Permitted and conditional uses:

ME A variety of warehousing, storage (limited chemical and fuel storage), manufacturing and industrial uses on large lots (2.5 Acre minimum) with large setback and landscaped areas and no residential uses. **TA** Agricultural uses including:

raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **AG2-** Agricultural uses including: raising of livestock and some limited confined feeding, raising crops, greenhouses and nurseries, some agriculture related manufacturing facilities and residential uses up to a density of 1 unit per 20 acres.

Comprehensive Plan Designation:

North: Designated for manufacturing and low to medium density residential.

East: Designated for low to medium density residential,

South: Designated for Public Uses and Agriculture

West: Designated for Manufacturing.

Existing land uses:

North: Farm Ground, Farm Houses

South: Power Plant (Platte Generating Station)

Farm Ground

East: Farm Ground

West: Platte Valley Industrial Park

EVALUATION:

Positive Implications:

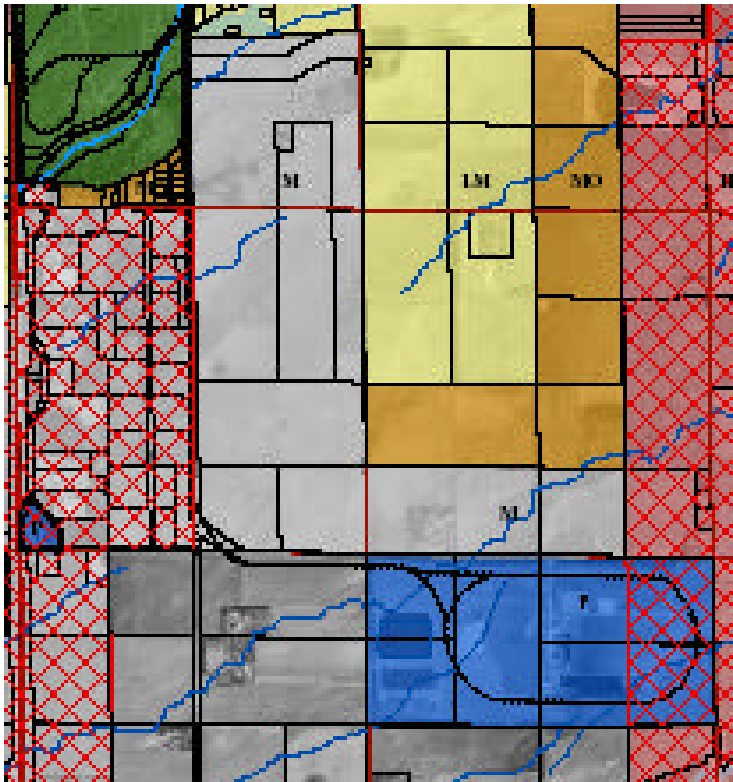
- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services can be extended to serve the rezoning area. Sewer and water extensions will be costly but will occur with the development of the property and included with the price of that property.
- *Would provide additional manufacturing property:* This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing manufacturing uses.
- *Would provide manufacturing property with less restriction than the ME Zone:* The ME zone is specifically designed to provide entrance features to the community by requiring large lots with the buildings and parking set at least 50 feet from the front property line. The district is also designed to limit heavier uses that might include chemical, fuel and other hazardous material storage. The M2 zone opens this property up to heavier uses that are needed to support development in and around Grand Island.
- *The site is not immediately adjacent to the Gateway Corridor Overlay (GCO) Zones located along U.S. Highway 281 and South Locust Street:* The development that would occur on these sites would not be easily visible from either South Locust or U.S. 281. Properties developed in the GCO zones will provide a buffer along those major entrances between this property and those roads.
- *Prepares the site for economic development prospects:* This rezoning would prepare this site for use by industrial prospects interested in locating in Grand Island.
- *Good access to transportation systems:* This site has good access to South Locust, U.S. 281, US I-80, US Highway 34 and Nebraska Highway 2. A railroad spur to the power plant also crosses the property providing potential access to the Union Pacific Main Line.
- *Monetary Benefit to Applicant and Adjacent property owners:* Would allow the applicant to lease or sell this property. Would also establish the development patterns for surrounding properties that would lean toward manufacturing or commercial development.

Negative Implications:

- *Changes the Neighborhood:* This will establish that the area between U.S. 281 and South Locust south of Grand Island is intended for industrial development. The scattered residential development (primarily farm residences) may lose market value for residential use due to the proximity of manufacturing uses.
- *Increased Traffic:* Manufacturing development at this location will result in increased traffic volumes on Wildwood, Schimmer, U.S. 281 and South Locust.
-

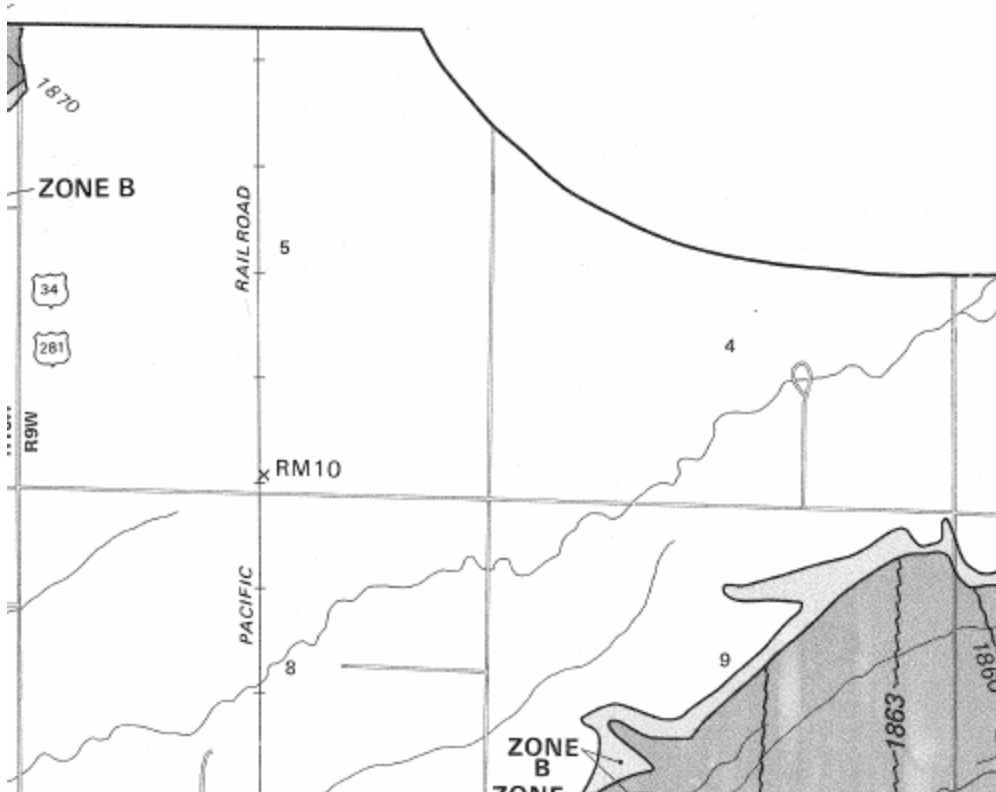
Other Considerations

The majority of this property is already intended for manufacturing uses as shown below on the Future Land Use Map for the City of Grand Island.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

The transportation systems will support the proposed development. Sewer and water can be extended to serve these properties. None of these properties are located within the gateway corridor zones along U.S. 281 and South Locust. There is no flood plain on the property as shown on the current effective flood maps for the area.

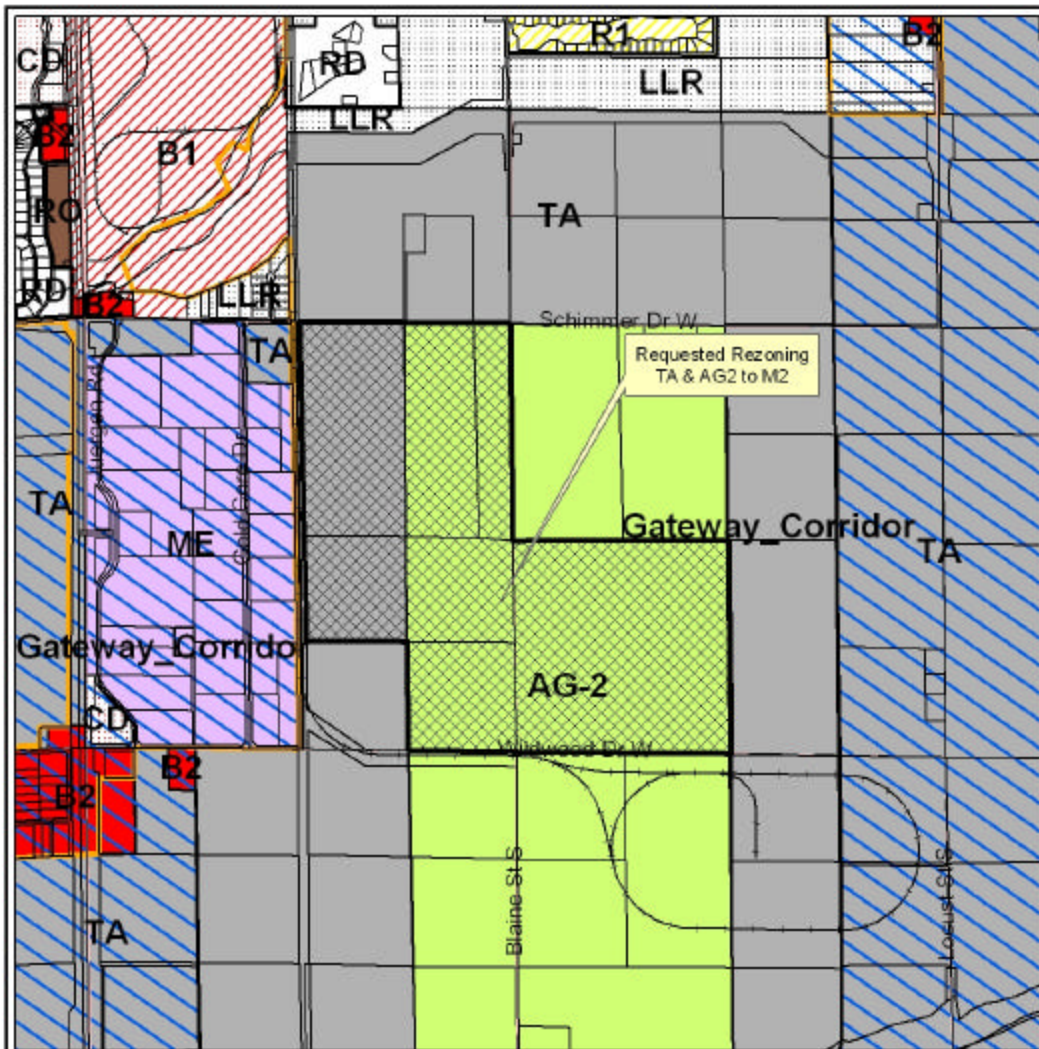


Flood Plain on Property as shown on FIRM 310100-0100 C September 29, 1986

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA-Transitional Agriculture and AG2 Secondary Agriculture to M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE
C-5-2007GI



-  From TA : Transitional Agricultural Zone
-  And AG2 : Secondary Agricultural Zone
-  To M2 : Heavy Manufacturing Zone





Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item M2

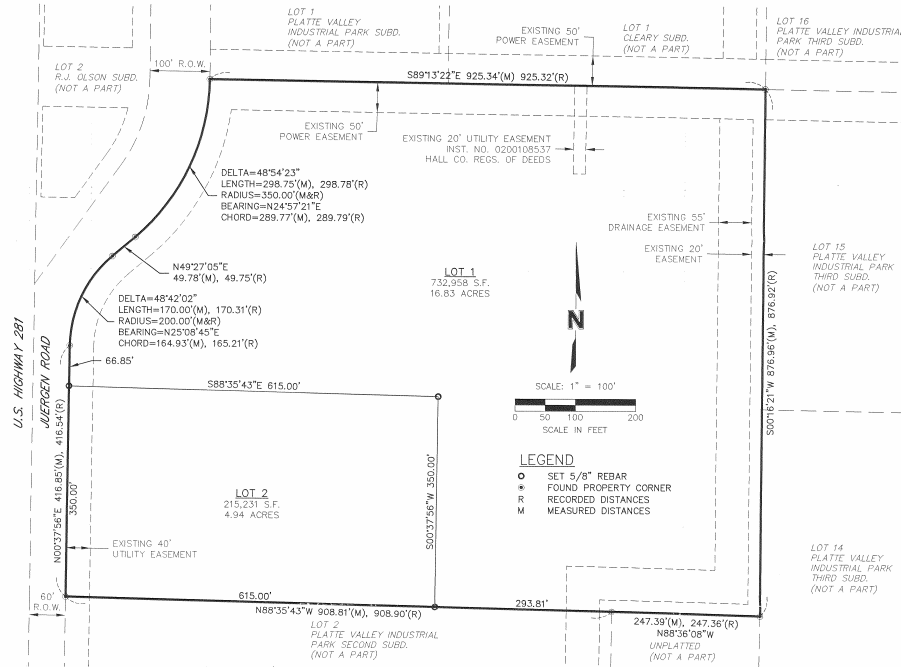
Final Plat - Platte Valley Industrial Park 5th Subdivision

Platte Valley Industrial Park 5th Subdivision, located between Juergen Rd. and Gold Core Dr., Grand Island, Hall County, Nebraska. (2 lots) The subdivision of this property meets all the requirements for a legal subdivision; however, the landscaping has not been completed along with the building on Lot 1 of this subdivision. Staff is recommending that this subdivision be denied until such time as the landscaping is completed for the existing building per the plans for landscaping submitted when the building permit for this structure was issued.

Staff Contact: Chad Nabity

PLATTE VALLEY INDUSTRIAL PARK FIFTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

A REPLAT OF LOT 1, PLATTE VALLEY INDUSTRIAL PARK SECOND SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID TRACT CONTAINS 948,189 SQUARE FEET OR 21.77 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON NOVEMBER 13, 2006 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "PLATTE VALLEY INDUSTRIAL PARK FIFTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE PROPERTY ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOSSELMAN TANK AND TRAILER INCORPORATED, A NEBRASKA CORP., BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "PLATTE VALLEY INDUSTRIAL PARK FIFTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSOLIDATION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREON, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THAT THE FOREGOING DEDICATION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

NEBRASKA, THIS _____ DAY OF _____

BOSSELMAN TANK AND TRAILER INCORPORATED, A NEBRASKA CORP.
FREDRICK A. BOSSELMAN, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
SS
COUNTY OF HALL

ON THIS _____ DAY OF _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED FREDRICK A. BOSSELMAN, PRESIDENT, BOSSELMAN TANK AND TRAILER INCORPORATED, A NEBRASKA CORP., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

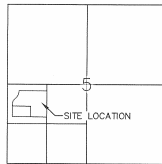
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____

MAYOR _____

CITY CLERK _____

OWNER: BOSSELMAN TANK & TRAILER INC., A NEBRASKA CORP.
SUBDIVIDER: BOSSELMAN TANK & TRAILER INC., A NEBRASKA CORP.
LAND SURVEYOR: OLSOON ASSOCIATES
ENGINEER: OLSOON ASSOCIATES
NUMBER OF LOTS: 2



VICINITY MAP
SEC. 5, T10N, R9W
NOT TO SCALE

OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssoon.com

November 29, 2006

Dear Members of the Board:

RE: Final Plat – Platte Valley Industrial Park 5th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Platte Valley Industrial Park 5th Subdivision, located south of W. Schimmer Drive between Juergens Road and Gold Core Drive, Grand Island Nebraska.

This final plat proposes to create 2 lots on a replat of Lot 1, Platte Valley Industrial Park Second Subdivision, located in the Northwest Quarter of the Southwest Quarter of Section 5, Township 10 North, Range 9 West of the 6th P.M., City of Grand Island, Hall County, Nebraska. This land consists of approximately 21.77 acres.

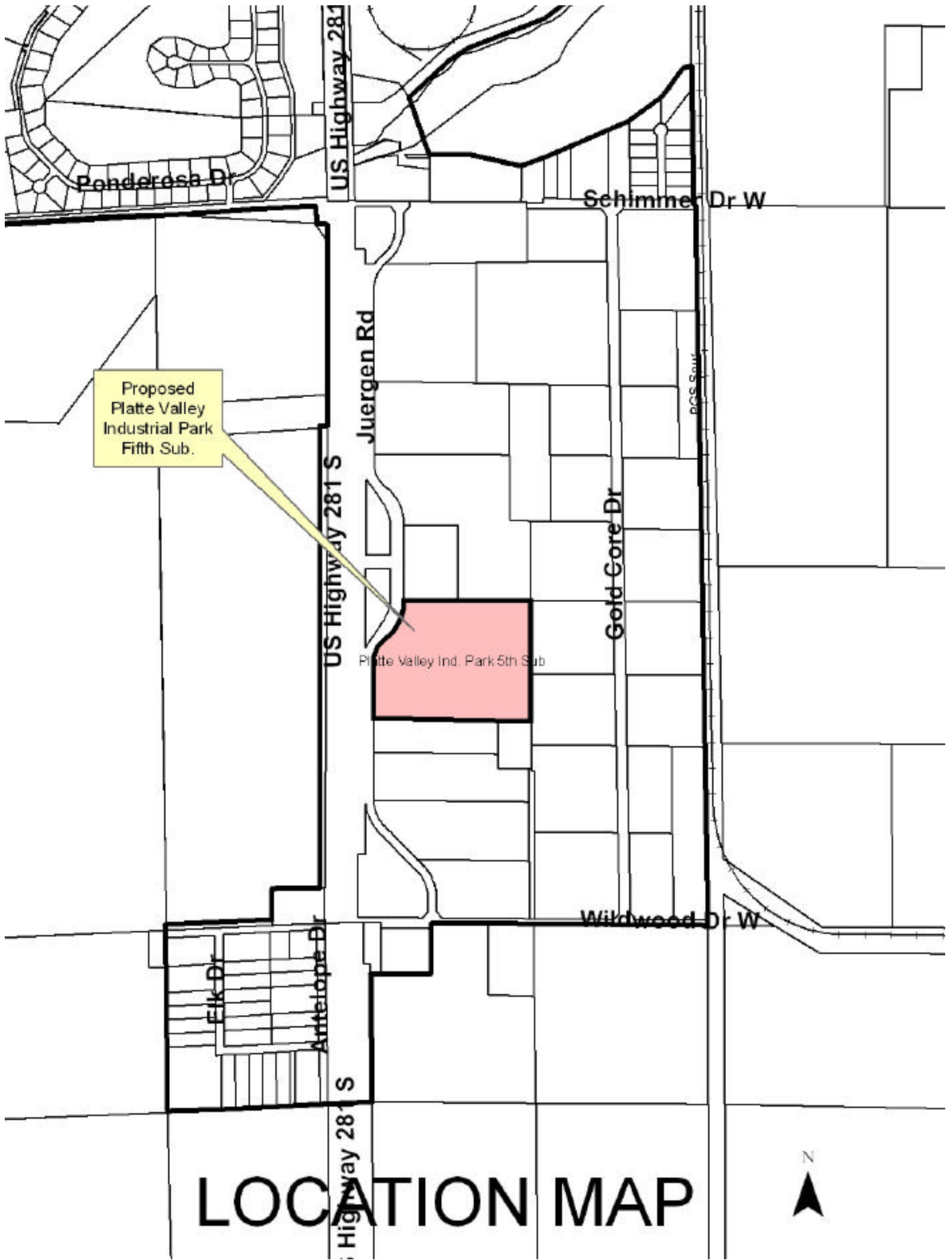
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 13, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



LOCATION MAP

US Highway 281 S

Juergen Rd

Gold Core Dr

Proposed
Platte Valley
Industrial Park
Fifth Sub.

Platte Valley Ind. Park 5th Sub

LOCATION MAP





Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item J1

Final Plat - Hulme Subdivision

Hulme Subdivision, located west of 190th Rd., and north of Airport Rd., Hall County, Nebraska. This subdivision splits an existing farmstead from a tract of 20 acres or more. (1 lot)

Staff Contact: Chad Nabity

November 29, 2006

Dear Members of the Board:

RE: Final Plat – Hulme Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hulme Subdivision, located west of 190th Rd. and north of Airport Road, Hall County Nebraska.

This subdivision proposes to create 1 lot on a tract of land comprising a part of the East Half of the Southeast Quarter (E1/2SE1/4), of Section Thirty One (31), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 7.026 acres, more or less.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 on December 13, 2006, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
County Public Works Director
County Building Director
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Abbott Rd W

190th Rd N

Proposed Hulme Sub.

Hulme Sub

Airport Rd W



LOCATION MAP

N.W. Cor. SW1/4 Sec. 31,
T 12 N - R 12 W, Found
Aluminum Cap

1/4 Section Line

N.E. Cor. E1/2SE1/4 Sec.
31, T 12 N - R 12 W,
Found Brass Cap

795.00' A S 89°27'36" E
755.00'

40.0'

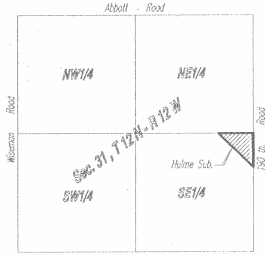
LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance

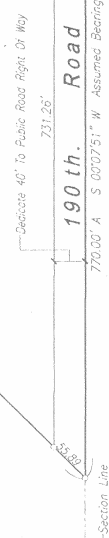
SCALE 1" = 100'

Lot 1
(6.337 Ac.)

SE1/4, Sec. 31, T12N - R12W
Unplatted



Location Sketch



S.E. Cor. SE1/4 Sec. 31,
T 12 N - R 12 W, Found
Brass Cap

Acknowledgement

State Of Nebraska
County Of Hall ss

On the _____ day of _____, 2006, before me
a Notary Public within and for said County, personally appeared DOYLE L. HULME and
KAY V. HULME, husband and wife and HARLAND G. HUGHES and LOIS HUGHES, husband
and wife, to me personally known to be the identical persons whose signatures are
affixed hereto, and that each did acknowledge the execution thereof to be his or her
voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official
seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____

(Seal)

Notary Public

Surveyors Certificate

I hereby certify that on October 31, 2006, I completed an accurate survey of 'HULME
SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that
the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as
contained in said subdivision as shown on the accompanying plat thereof are well and
accurately staked off and marked; that iron markers were placed at all lot corners; that
the dimensions of each lot are as shown on the plat; that each lot bears its own
number; and that said survey was made with reference to known and recorded
monuments.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County,
Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of
_____, 2006.

Doyle L. Hulme

Harland G. Hughes

Kay V. Hulme

Lois Hughes

Chairman Of The Board

County Clerk

(Seal)

**HULME SUBDIVISION
HALL COUNTY, NEBRASKA**



Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item J2

Pleasant View 15th Subdivision

Pleasant View 15th Subdivision, located south of E. Sunset Ave., between Pleasant View Dr. and Sun Valley Dr., Grand Island, Hall County, Nebraska. (20 lots) The lots along Sun Valley Place are proposed for platting exactly as it was proposed in the original preliminary plat for Pleasant View Subdivision. The property is zoned R1 Suburban Density Residential.

Staff Contact: Chad Nabity

November 29, 2006

Dear Members of the Board:

RE: Final Plat – Pleasant View Fifteenth Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Pleasant View Fifteenth Subdivision, located south of East Sunset Avenue between Pleasant View Drive and Sun Valley Drive, Grand Island Nebraska.

This final plat proposes to create 20 lots on a tract of land being part of the West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Nine (9) west of the Sixth Principal Meridian, Grand Island, Hall County, Nebraska. This land consists of approximately 5.86 acres.

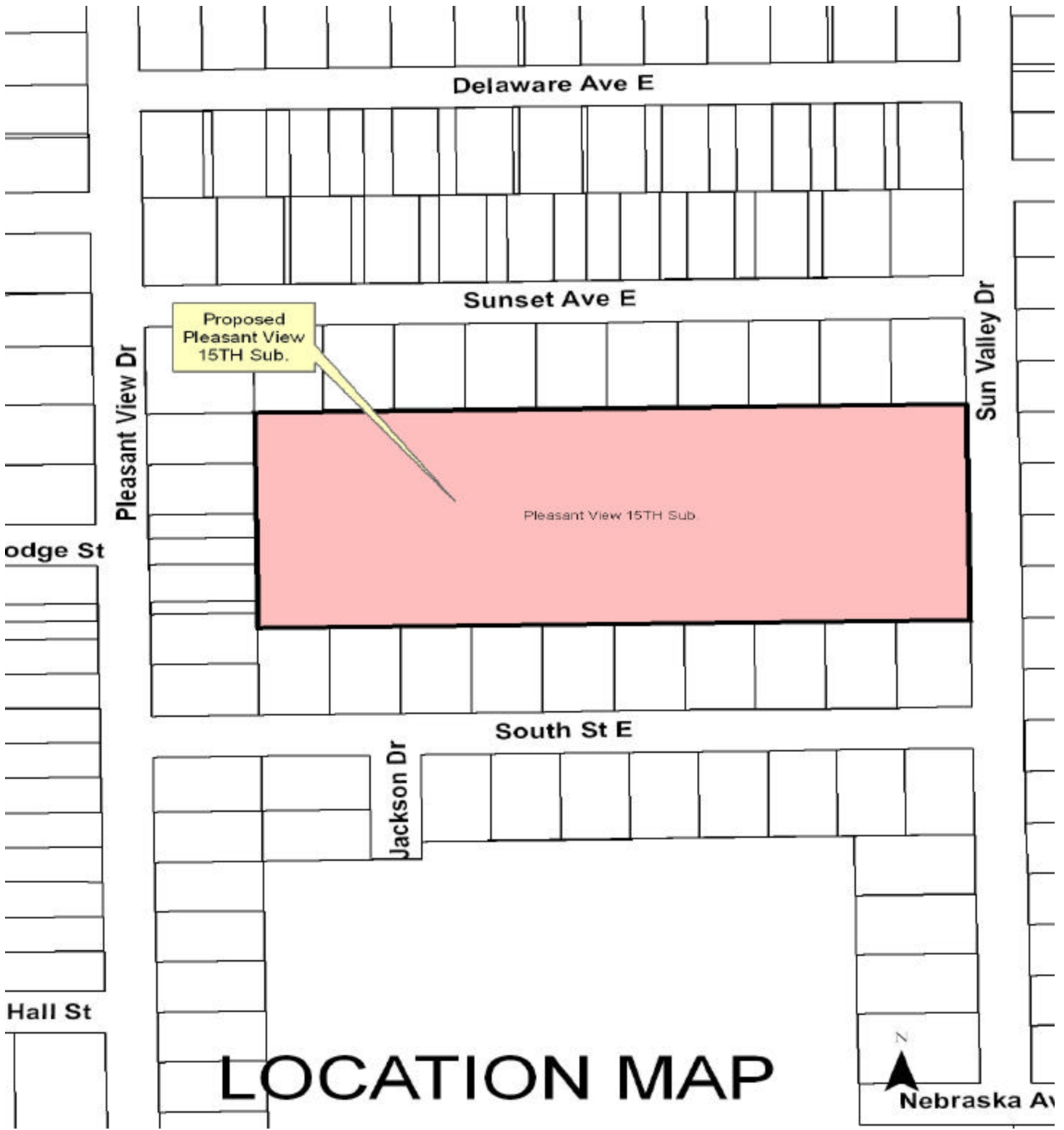
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 13, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

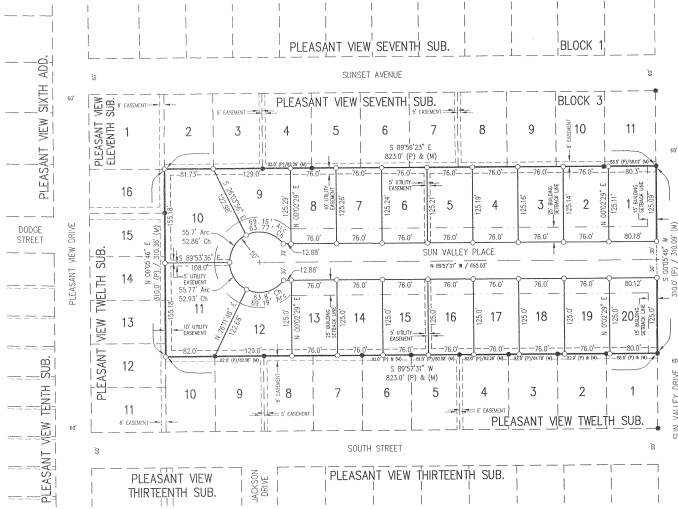
cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Miller & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



PLEASANT VIEW FIFTEENTH SUBDIVISION

TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



DEDICATION
 KNOWN ALL MEN BY THESE PRESENTS, that CNR DEVELOPMENT CORP. OF HASTINGS, a Nebraska Corporation, being the owner of the land described herein, had caused same to be surveyed, subdivided, plotted and designated as "PLEASANT VIEW FIFTEENTH SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appertains to the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

In witness whereof, we have affixed our signatures hereto, at Grand Island, Nebraska, this ____ day of _____, 20____.

CNR DEVELOPMENT CORP. OF HASTINGS, NEBRASKA
 a Nebraska Corporation

Greg J. VanStaver, President (signature)

ACKNOWLEDGMENTS
 STATE OF _____
 COUNTY OF _____ S.S.

On the ____ day of _____, 20____, before me, _____ a notary public within and for said county, personally appeared _____ to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and/or her voluntary act and deed.

My commission expires _____ (S E A L)

APPROVALS
 Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Caro, and Daltaper, Nebraska.

Chairman _____
 Date: _____
 Approved and accepted by the City of Grand Island, Nebraska this ____ day of _____, 20____

Mayor _____ (S E A L)
 City Clerk _____

LEGAL DESCRIPTION
 A tract of land being part of the West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Nine (9) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Lot 11, Block 3, Pleasant View Seventh Subdivision, City of Grand Island, Nebraska, said point being on the west line of Sun Valley Drive, a street in Grand Island and assuming the west line of said Sun Valley Drive as bearing S 00°05'46" W and all bearings contained herein are relative thereto; thence S 00°05'46" W and on a said west line a distance of 310.00 feet to the Northeast corner of Lot 1, Pleasant View Twelfth Subdivision, in the City of Grand Island, Nebraska; thence S 89°37'31" W and on the north line of Lots 1-10 (inclusive) in said Pleasant View Twelfth Subdivision a distance of 823.00 feet to the Northeast corner of said Lot 10; thence N 00°00'46" E and on the east line of Lots 12-16 (inclusive) in said Pleasant View Twelfth Subdivision a distance of 310.30 feet to the Northeast corner of said Lot 16, said point also being the Southwest corner of Lot 2, Block 3 in said Pleasant View Seventh Subdivision; thence S 89°36'23" E and on the south line of Lots 2-11 (inclusive), Block 3 in said Pleasant View Seventh Subdivision a distance of 823.00 feet to the place of beginning. Containing 5.86 acres, more or less.

SURVEYOR'S CERTIFICATE
 I, hereby certify that on _____, 20____, I completed an accurate survey (made under my supervision) of "PLEASANT VIEW FIFTEENTH SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, easements, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that capped 5/8" rebar were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(S E A L)

Reynold C. Ridgway
 Nebr. Reg. L.S. No. 568
 Date: _____

