



Hall County Regional Planning Commission

Wednesday, April 04, 2007
Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Karen Bredthauer	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

7:00:00 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, April 04, 2007
Regular Meeting

Item .A1

Summary

Summary to the Agenda

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
April 4, 2007**

- 4. Public Hearing –** Concerning a change of zoning for a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska from LLR Large Lot Residential to B2 General Business Zone. This property is located at 4106 West Stolley Park Road. (C-15-2007GI) (See full recommendation.)
- 5. Public Hearing -** Concerning a change of zoning for a tract of land consisting of Lot 9, Frank P. Barks' Subdivision and Lots 5 and 6, Block 3 East Park Subdivision, in the City of Grand Island, Hall County, Nebraska from M2 Heavy Manufacturing to R4 High Density Residential Zone. This property is located at 1822 and 1824 East 7th Street. (C-16-2007GI) (See full recommendation.)
- 6. Public Hearing -** Concerning tax increment financing for Pro Con Handicapped Housing Development. Pro Con is proposing to build 5 handicapped accessible apartment buildings each with 4 apartment units on the east and west sides of Geddes Street south of Capital Avenue. (C-17-2007GI) (See full recommendation.)

CONSENT AGENDA

- 7. Final Plat –** Commonwealth Business Park Sixth Subdivision located east of Kaufman Avenue and north of Old Potash Highway. (2 lots)
- 8. Final Plat –** Woodland Park Fifth Subdivision located east of Independence Avenue and north of Capital Avenue. (15 lots & 1 outlot)
- 9. Final Plat -** ARP Subdivision – Hall County - Located south of Abbott Road between 80th Road and 90th Road. (1 lot)

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



Hall County Regional Planning Commission

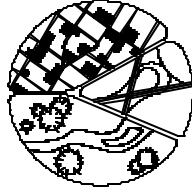
Wednesday, April 04, 2007
Regular Meeting

Item E1

Minutes of Meeting - March 7, 2007

Minutes of March 7, 2007 RPC 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
March 7, 2007

The meeting of the Regional Planning Commission was held Wednesday, March 7, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 24, 2007.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Leslie Ruge
	Don Snodgrass	Debra Reynolds
	Scott Eriksen	Jaye Monter

Absent: Mark Haskins, Bill Hayes, John Amick

Other: Steve Riehle, Mitch Nickerson

Staff: Chad Nabity, Barbara Quandt

Press: GI Independent, Tracy Overstreet

1. Call to order.

Chairman O'Neill called the meeting to order at 6:02 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 February 7, 2007 meeting.

A motion was made by Eriksen and seconded by Miller to approve the Minutes of the February 7, 2007.

The motion carried with 8 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Snodgrass, Eriksen, Reynolds, Monter).

3. Request time to speak

Gary Lantzer, 4203 New York Avenue, requested a time to speak on Agenda item #4.

4. Public Hearing - Concerning a change of zoning for a tract of land proposed for platting as Woodland Park Fifth Subdivision, located north of Capital Avenue and east of Independence Avenue. (C-13-2007GI)

Chairman O'Neill opened the above mentioned Public Hearing. Naby presented. He stated that it was proposed to rezone approximately 9.28 acres of land east of Independence Avenue and north of Capital Avenue, from R2 Low Density Residential to R3 Medium Density Residential, in the City of Grand Island. The stated purpose of this rezoning is to allow for the construction of a public/semi-public community room as a permitted use in the development. A revised preliminary plat for this portion of the Woodland Park Subdivision is also under consideration. Naby reported that this rezoning is consistent with the City's Comprehensive Land Use Plan and that City water and sewer services are available to service the rezoning area. He also stated that this subdivision will fill in a hole within the existing development along Independence Avenue north of Capital Avenue. The proposed housing at this location will be age restricted duplex units for elderly individuals. This would allow the applicant to develop this property in a manner consistent with the application for funding approved by the Nebraska Investment Finance Authority. Naby also reported that the proposed preliminary plat for this development shows housing densities that would be consistent with the R2 zoning district. The R2 zoning district does not allow for the construction of Public and quasi-public buildings for cultural use, as permitted or conditional use; however, the R3 zone does allow them as permitted use. Staff recommends this zoning change.

Gary Lantzer, 4203 New York Avenue, expressed concerns with drainage issues, stating that even with some reported storm sewer improvements; drainage continues to be an issue.

Steve Riehle addressed Mr. Lantzer's concerns. He discussed major rainfall events, especially the rainfall event of May 11, 2005. Riehle stated that the culvert capacity at North Road had been significantly increased as well as the west to east capacity at Independent Avenue.

Chairman O'Neill closed the public meeting.

A motion was made by Ruge, and seconded by Niemann, to recommend the approval of the change of zoning as proposed, finding that such change is consistent with the Comprehensive Plan for the City of Grand Island.

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Eriksen, Monter, Snodgrass, Niemann, Miller, Reynolds) voting in favor.

The preliminary plat for Woodland Park Fifth Subdivision was considered by the Regional Planning Commission at the March 7, 2007 meeting.

A motion was made by Miller and seconded by Reynolds to approve the plat contingent on storm sewer installation in the Independence Avenue ditch, consistent with the original preliminary plat.

A roll call vote was taken and the motion carried with 8 members present voting in favor (Eriksen, Miller, O'Neill, Ruge, Reynolds, Niemann, Monter, Snodgrass).

6. Planning Director's Report

As there the next public hearing was not scheduled to begin until 7:00 Nabity began his Director's Report. He showed the Planning Commission electronic copies of the new flood maps as proposed by FEMA. Nabity discussed many of the shortcomings with these maps including but not limited to:

- the edges for the flood area have not been properly smoothed, this creates maps that do not look possible;
- flooding in Cario appears to cross the BNSF tracks
- flooding in Alda appears to cross the UP tracks
- the channels for flooding south of Alda do not exist
- the channels for flooding south of Amick Acres do not exist
- Zone B and Zone A flooding south of the Platte does not make sense, the maps are not properly delineated for detailed study areas

Planning Department staff will continue to work with FEMA to resolve these issues prior to the maps coming forward for adoption.

5. Public Hearing – To receive public comment on the development of an All-Hazards Mitigation Plan. This plan will be a community-guided document that will identify the County's vulnerability to natural disasters (flood, drought, winter storm, tornado, hail, etc.) and what can be done to reduce or eliminate vulnerability to them. Public comments are encouraged. (C-14-2007HC)

Chairman O'Neill opened the Public Hearing. Steven McMaster and Randy Behm, from the Nebraska Department of Natural Resources, discussed a grant from FEMA which would make communities in Hall County eligible for federal mitigation assistance. They utilized a power point presentation to identify past

natural hazard events for Grand Island, Alda, Wood River, Cairo and Doniphan. Mr. McMaster asked those in attendance to complete a Hazard Mitigation Plan Survey, which consisted of five parts. The first and second part of the survey asked for name, title and community represented. The third part instructed participants to fill in boxes with participant's community in mind. The boxes consisted of Hazard Types, Likely to Experience, Risk and Vulnerability. The fourth part asked participants to identify potential mitigation projects that should be considered in their communities. The fifth asked for identification of "critical facilities" in their communities. Critical facilities were those which need additional protection due to vulnerable populations, allow response and recovery in the aftermath of a disaster, are recognized disaster shelters, are the community's economic lifeblood, or others.

Chairman O'Neill closed the Public Hearing.

6. Planning Director's Report Continued

Nabity congratulated Les Ruge, who was presented the NPZA District 2 Appointed Official Award at the February 22, 2007 NPZA Conference held in Grand Island.

7. Next meeting April 4, 2007

8. Adjourn

Chairman O'Neill adjourned the meeting at 8:00 p.m.

Leslie Ruge, Secretary

by Barbara Quandt



Hall County Regional Planning Commission

Wednesday, April 04, 2007
Regular Meeting

Item F1

Public Hearing - C-15-2007GI

Concerning a change of zoning for a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2SW1/4SE1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska from LLR large Lot Residential to B2 General Business Zone. This property is located at 4106 West Stolley Park Road. (C-15-2007GI) (Hearing, Discussion, Action.)

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 19, 2007

SUBJECT: *Zoning Change* (C-15-2007GI)

PROPOSAL: To rezone approximately 4.987 acres of land west of Highway 30 and north of Stolley Park Road, from LLR- Large Lot Residential to B2 General Business Zone. This property is owned by Chief Industries Inc.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR-Large Lot Residential

Permitted and conditional uses:

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

Comprehensive Plan Designation:

Designated for future development as a combination of mobile home and manufacturing Single Family Home and Pasture

Existing land uses.

Adjacent Properties Analysis

Current zoning designations:

East: B2-General Business

North and West: LLR-Large Lot Residential

South: LLR-M Large Lot Residential with a Mobile Home Park Overlay and **B2-M** General Business with a Mobile Home Park Overlay

Permitted and conditional uses:

B2 Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

B2-M allows the same uses as in the B2 as well as permitting mobile and manufactured housing.

LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

LLR-M allows the same uses as in the LLR as well as permitting mobile and manufactured housing.

Comprehensive Plan Designation:

North: Low to Medium Density Residential

East and South: Designated for manufacturing.

West: Designated for Mobile Homes.

Existing land uses:

North: Pasture

South: Stolley Park Road, Vacant Property
Commercial along Kent Avenue

East: Pasture, Single Family Home

West: Single family homes

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for manufacturing uses (typically M1 or M2) the B2 zone is more restrictive.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* Chief owns this and the adjacent property to the east with the possibility of the property to the north. This site would work well for corporate offices based on location and accessibility.

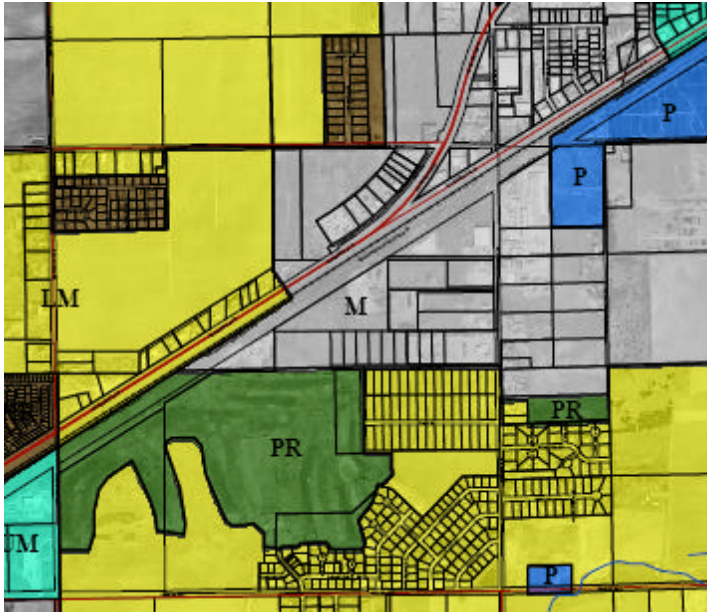
Negative Implications:

- *Changes the Neighborhood:* This property will no longer be farm ground but will be used for commercial purposes.

Other Considerations

The comprehensive plan shows this area as designated for a combination of uses including low to medium density residential, mobile home use and manufacturing. The proposed use for General Business is between low density residential and manufacturing in intensity. This use would provide an appropriate buffer between these uses.

This change is not likely to negatively impact the traffic volumes on Stolley Park Road or Highway 30.

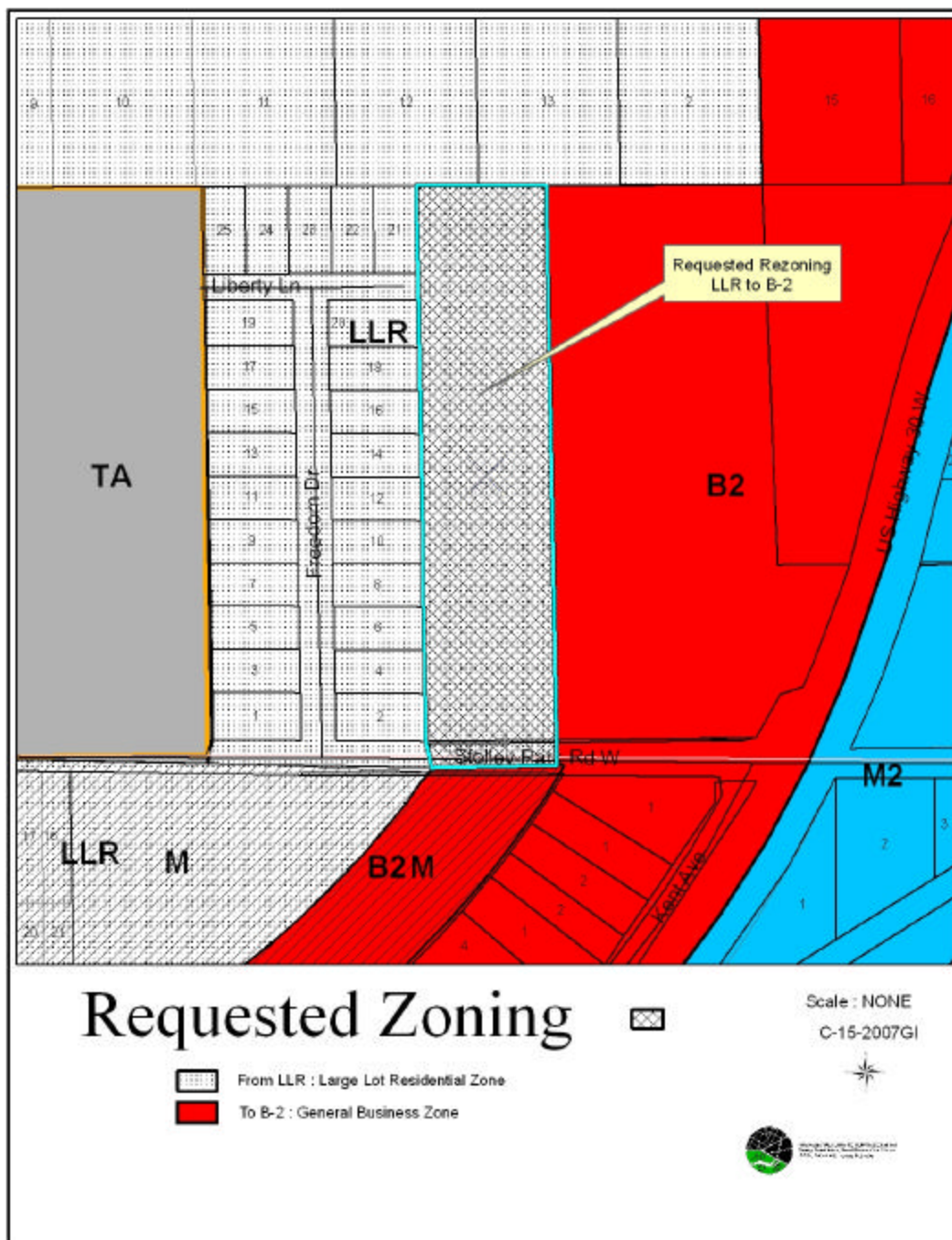


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR-Large Lot Residential B2-General Business as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



March 20, 2007

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located 4106 West Stolley Park Rd
(C-15-2007GI)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from LLR – Large Lot Residential to B-2 General Business Zone for a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.m., in the City of Grand Island, Hall County, Nebraska. This property is located north 4106 West Stolley Park Road, Grand Island, 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 April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities 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.





Hall County Regional Planning Commission

Wednesday, April 04, 2007

Regular Meeting

Item F2

Public Hearing - C-16-2007GI

Concerning a change of zoning for a tract of land consisting of Lot 9, Frank P. Barks' Subdivision and Lots 5 and 6, Block 3 from M2 Heavy Manufacturing to R4 High Density Residential Zone. This property is located at 1822 and 1824 East 7th Street. (C-16-2007GI) (Hearing, Discussion, Action.)

Staff Contact: Chad Nabity

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 19, 2006

SUBJECT: *Zoning Change* (C-16-2007GI)

PROPOSAL: To rezone approximately 1.357 acres of land east of Skypark Road and north of 7th Street, from M2 Heavy Manufacturing to R4-High Density Residential. There are two single family homes on this property

OVERVIEW:

Site Analysis

Current zoning designation:

M2- Heavy Manufacturing

Permitted and conditional uses:

M2-Heavy Manufacturing A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses.

Comprehensive Plan Designation:

Designated for future development as a low to medium density residential.

Existing land uses.

Two single family homes

Adjacent Properties Analysis

Current zoning designations:

North East and South: **M2-**Heavy Manufacturing A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses.

Permitted and conditional uses:

West: **R4-**High Density Residential Zone
M2 A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. **R4** - Residential uses up to a density of 43 units per acre.

Comprehensive Plan Designation:

North, West, and East: Designated for low to medium density residential.

South: Designated for manufacturing

Existing land uses:

North: Vacant Property, Single Family Home

South: Chief Automotive

East: Vacant property, Single Family Homes

West: Single family homes

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated residential uses.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Residential is a permitted use in the R4 zone:* The existing house would be a permitted use in the R4 zone.
- *Adjacent to existing property zoned R4:* This property is immediately adjacent to property that is zoned R4 and the uses are similar on both properties.

Negative Implications:

- *None Foreseen:*

Other Considerations

This property has been zoned M2 since at least 1979. If the house is damaged to an extent greater than 50% of its current value it cannot be rebuilt without action by the Grand Island City Council. The change to a R4 zone would allow the houses to be rebuilt should one or both become damaged. This will not change any of the current uses of the property.

The comprehensive plan shows this property as designated residential uses.

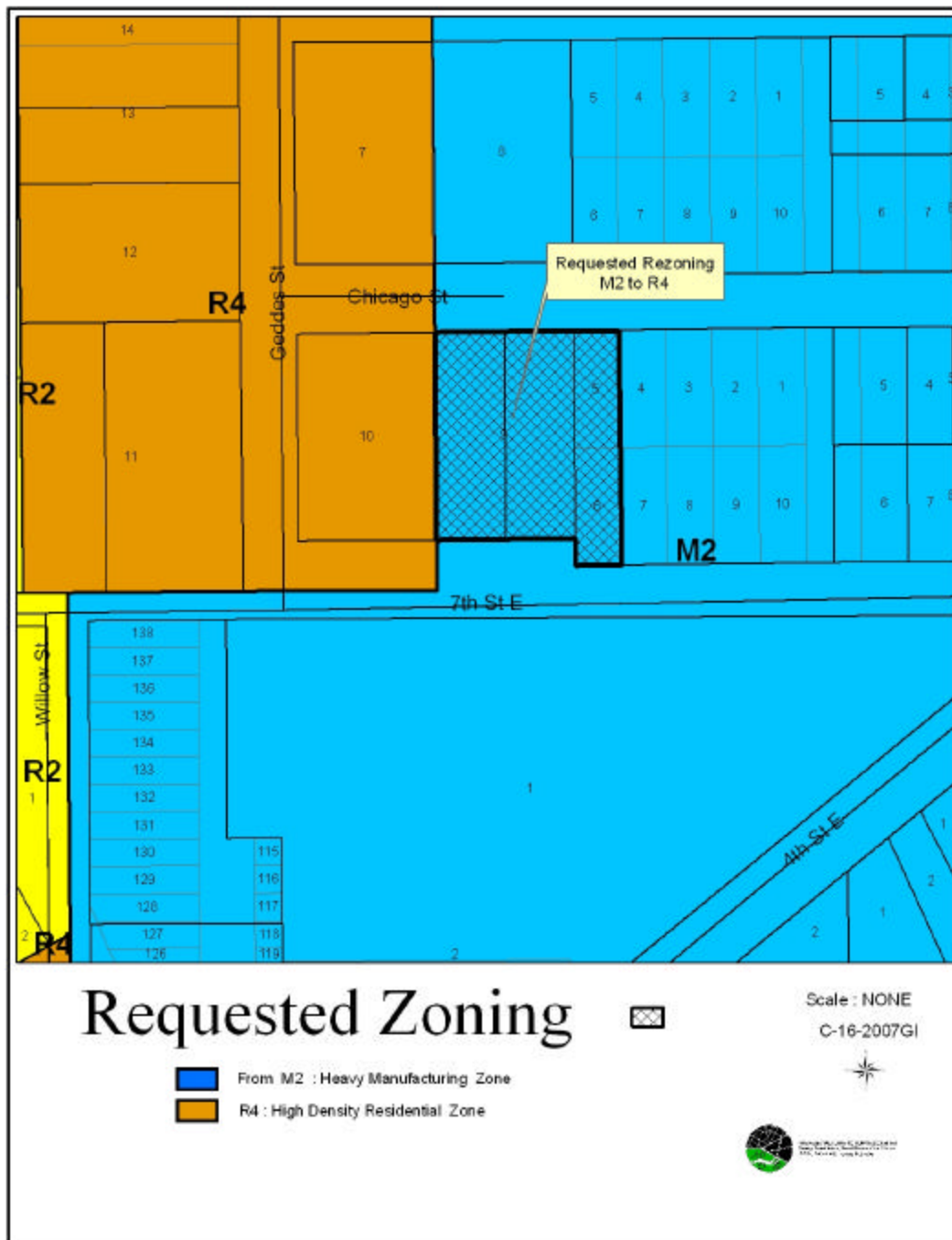


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to R4-High Density Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



March 20, 2007

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located 1822 and 1824 East 7th St.
(C-16-2007GI)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from M-2 Heavy Manufacturing Zone to R-4 High Density Residential Zone for a tract of land consisting of Lot 9, Frank P. Barks' Subdivision and Lots 5 and 6 of Block 3, East Park Subdivision in the City of Grand Island, Hall County, Nebraska. This property is located at 1822 and 1824 East 7th Street, Grand Island, as shown on the enclosed map.

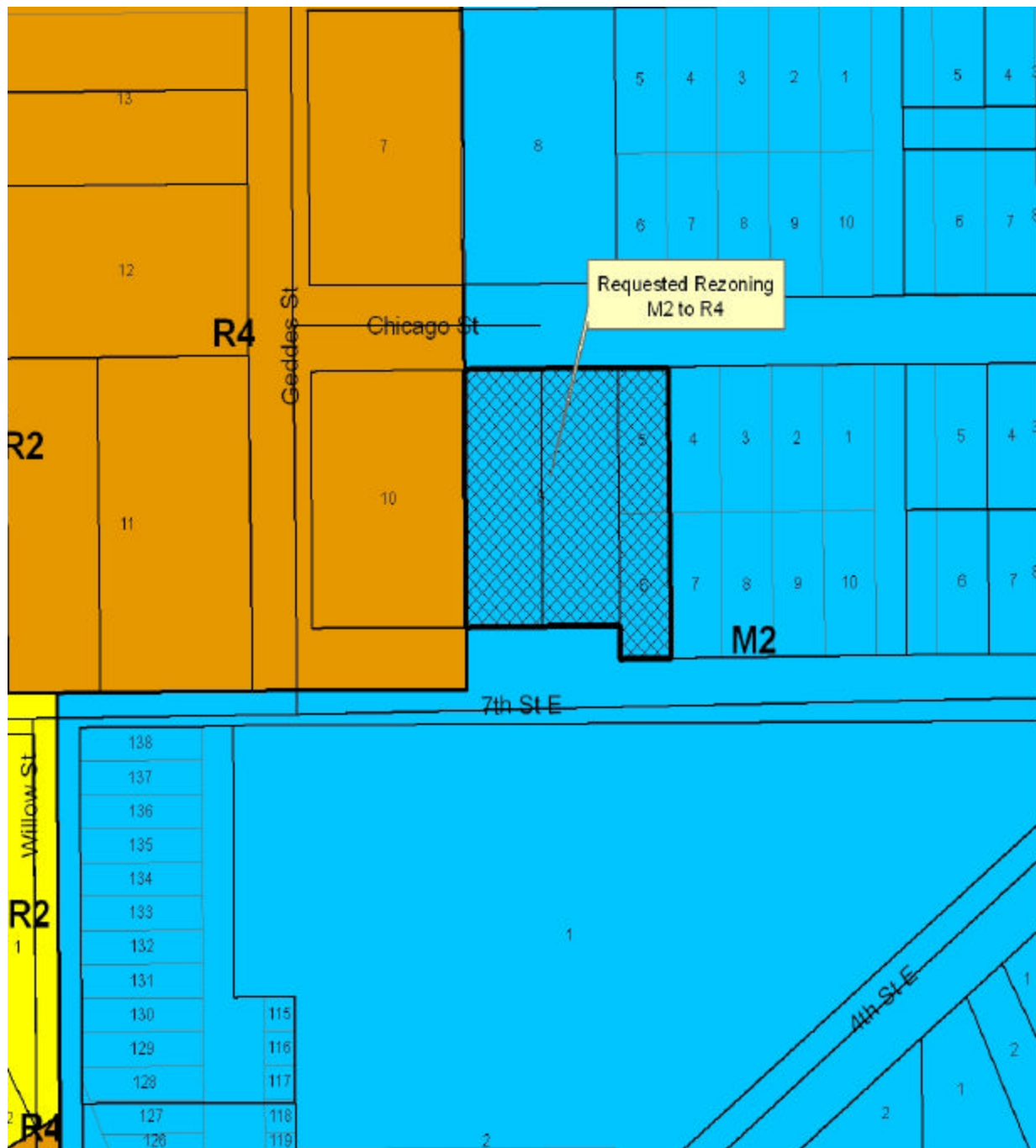
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 600 p.m. on April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations

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



Requested Zoning



Scale : NONE
C-16-2007GI



- From M2 : Heavy Manufacturing Zone
- R4 : High Density Residential Zone





Hall County Regional Planning Commission

Wednesday, April 04, 2007

Regular Meeting

Item F3

Public Hearing - C-17-2007GI

Concerning tax increment financing for Pro Con Handicapped Housing Development. (C-17-2007GI) (Hearing, Discussion, Action.)

Staff Contact: Chad Nabity

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

March 23, 2007

SUBJECT: *Redevelopment plan for property located in Blight and Substandard Area #5 east and west of Geddes Street on the South Side of Capital Avenue.I (C-17-2007-GI)*

PROPOSAL: To redevelop vacant properties located east and west of Geddes Street and south of Capital Avenue for handicapped accessible housing. The applicant is requesting to use Tax Increment Financing to offset part of the costs development.

OVERVIEW:

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 housing in an area designated for housing development at an appropriate density as indicated by the Grand Island Comprehensive Plan. Development of this property should prevent further decay of this neighborhood and may spur additional development in an area of Grand Island that has been in the City Limits for more than 100 years and remained largely undeveloped. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

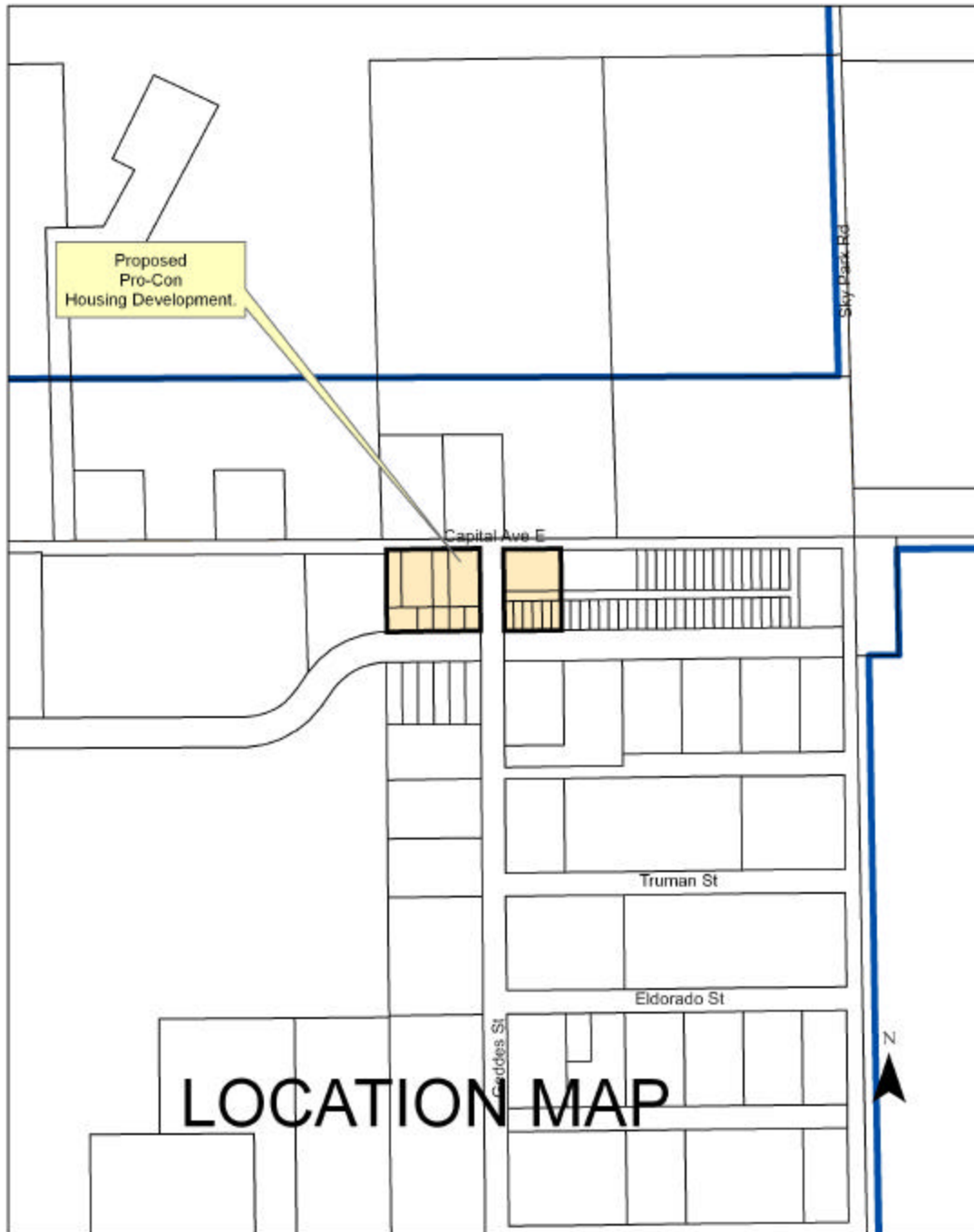
This project is **consistent** with the **existing zoning** and the **future land use plan** for the City of Grand Island.

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

RECOMMENDATION:

That the Regional Planning Commission recommend City Council **approval** of the redevelopment plan as submitted.

_____ Chad Nabity AICP, Planning Director





Hall County Regional Planning Commission

Wednesday, April 04, 2007
Regular Meeting

Item M1

Final Plat - Commonwealth Business Park Sixth Subdivision

Commonwealth Business Park Sixth Subdivision located east of Kaufman Avenue and north of Old Potash Highway. (2 lots) (Discussion, Action)

Staff Contact: Chad Nabity

March 20, 2007

Dear Members of the Board:

RE: Final Plat – Commonwealth Business Park Sixth Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Commonwealth Business Park Sixth Subdivision, located west of Kaufman Avenue and north of Old Potash Highway.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot One (1), Commonwealth Business Park Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This tract of land consists of approximately 2.770 acres.

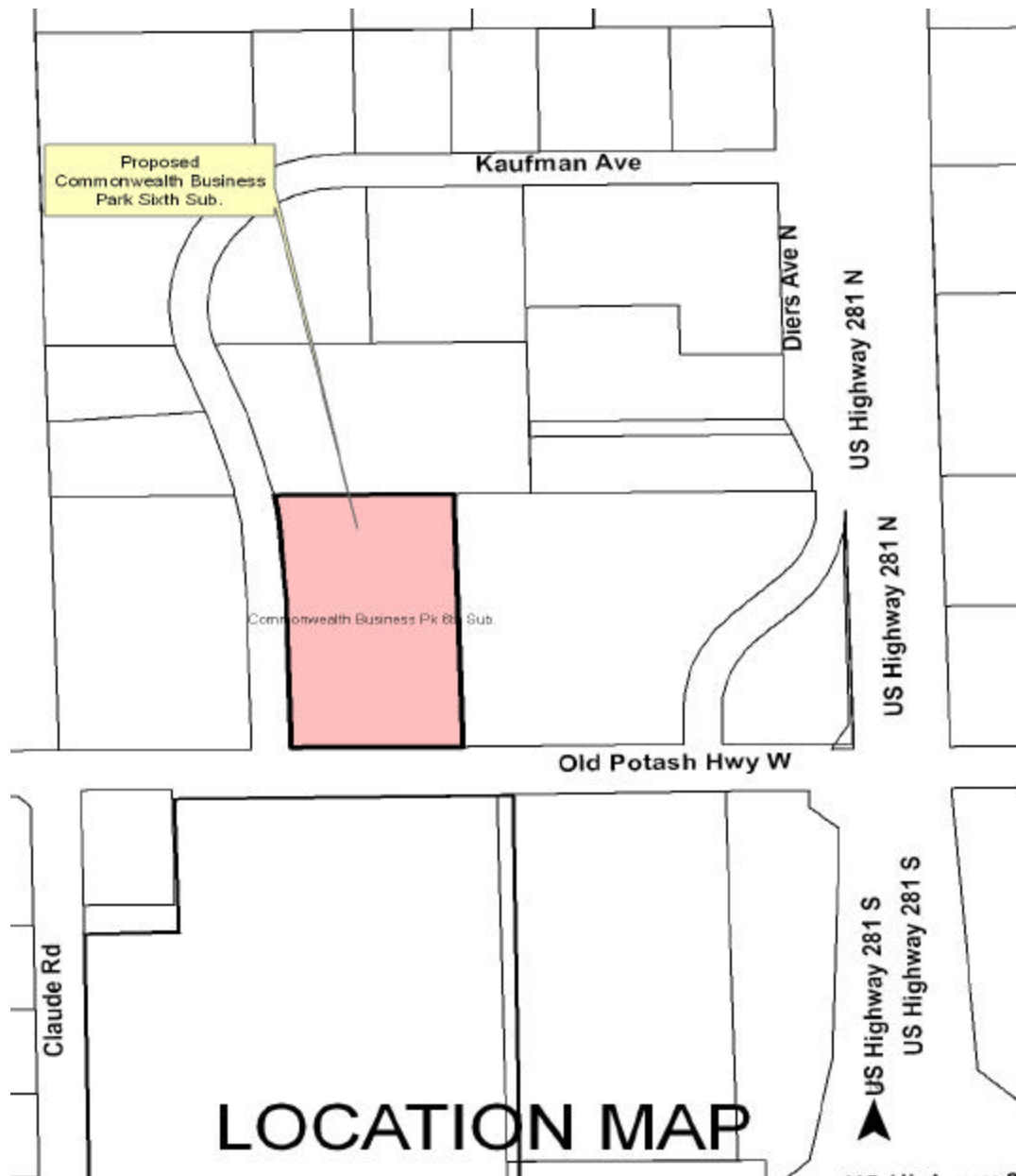
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

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
Rockwell & Associates

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



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- ◊ Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- S--Indicates ACTUAL Distance
- R--Indicates RECORDED Distance
- All Distances Shown On Curve Are CHORD Distances

Surveyor's Certificate

I hereby certify that on March 12, 2007, I completed an accurate survey of 'COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION', in the City of Grand Island, 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.

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

Legal Description

A tract of land comprising all of Lot One (1), Commonwealth Business Park Second Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 2.770 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, SOUTHEAST CROSSINGS, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do 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 description hereon as appears on this 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 Grand Island, Nebraska, this _____ day of _____, 2007.

SOUTHEAST CROSSINGS L.L.C., a Nebraska Limited Liability Company

Raymond J. O'Connor, Manager

Approvals

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

Chairman _____ Date _____

Approved and accepted by the City of Grand Island, Nebraska, this day of _____, 2007.

Mayor _____ City Clerk _____

Acknowledgement

State Of Nebraska
County Of Hall

On the _____ day of _____, 2007, before me, _____, a Notary Public, within and for said County, personally appeared RAYMOND J. O'CONNOR, Manager of SOUTHEAST CROSSINGS L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed, and the voluntary act and deed of said Company.

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 _____

Notary Public _____

COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. L.L.C. - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 OF 1



Hall County Regional Planning Commission

Wednesday, April 04, 2007
Regular Meeting

Item M2

Final Plat - Woodland Park Fifth Subdivision

Woodland Park Fifth Subdivision located east of Independence Avenue and north of Capital Avenue. (15 lots & 1 outlot) (Discussion, Action)

Staff Contact: Chad Nabity

March 20, 2007

Dear Members of the Board:

RE: Final Plat – Woodland Park Fifth Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Woodland Park Fifth Subdivision, located east of Independence Avenue and north of Capital Avenue.

This final plat proposes to create 15 lots and one outlot on a tract of land located in the West Half of the Southeast Quarter of Section Two, Township Eleven North, Range Ten West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This tract of land consists of approximately 9.28 acres.

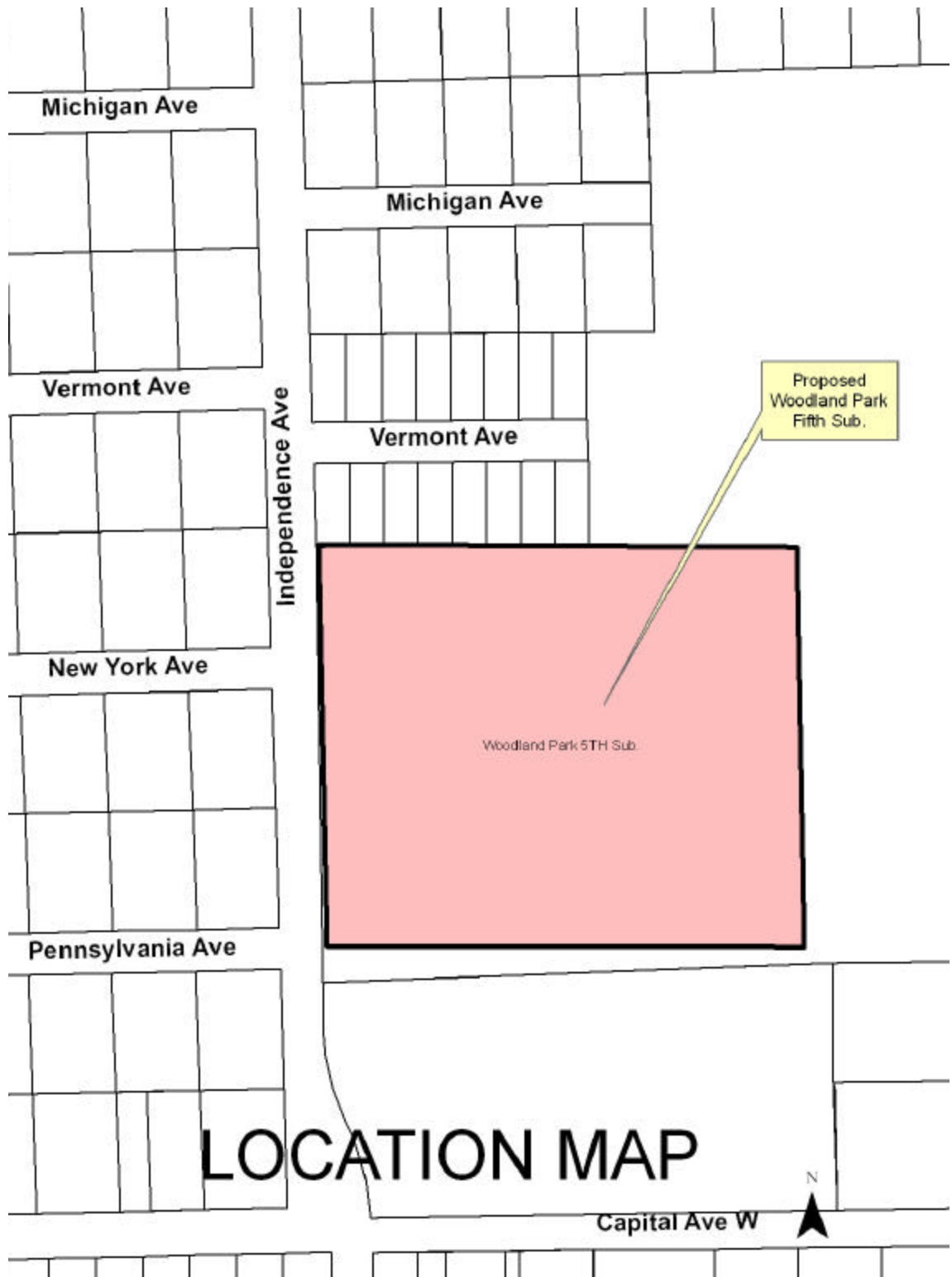
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

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
REGA Engineering Group, Inc.

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



[illegible]

APPROVAL

THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS NOR CONCLUSIONS OF THE NATIONAL BUREAU OF STANDARDS. IT IS THE PROPERTY OF THE NATIONAL BUREAU OF STANDARDS AND IS LOANED TO YOUR ORGANIZATION; IT AND ITS CONTENTS ARE NOT TO BE DISTRIBUTED OUTSIDE YOUR ORGANIZATION.

DATE _____ OF _____ LAST _____

BY _____ DATE _____

APPROVED FOR RELEASE BY THE NATIONAL BUREAU OF STANDARDS

DATE _____

[illegible]

ACKNOWLEDGMENT OF NOTARY
 I, JOHN J. HARRIS
 of the County of CLATSOP
 State of OREGON
 do hereby certify that the foregoing is a true and correct copy of the original of the same as the same was presented to me by the said JOHN J. HARRIS and that the same was acknowledged by him to be his act and deed and that he executed the same for the purposes and consideration therein expressed on the day and at the place therein stated.

NOTARY PUBLIC
 My Comm. Expires NOVEMBER 1, 1911
 My Comm. No. 1000

LANE SURVEYOR'S CERTIFICATE





Hall County Regional Planning Commission

Wednesday, April 04, 2007
Regular Meeting

Item M3

ARP Subdivision - Hall County

ARP Subdivision - Hall County - Located south of Abbott Road between 80th Road and 90th Road. (1 lot) (Discussion, Action)

Staff Contact: Chad Nabity

March 20, 2007

Dear Members of the Board:

RE: Final Plat – ARP Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of ARP Subdivision, located south of Abbott Road between 80th Road and 90th Road, Hall County Nebraska.

This subdivision proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Thirty Six (36), Township Twelve (12) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 1.112 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 April 4, 2007, 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
Benjamin & Associates

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

