



Hall County Regional Planning Commission

Wednesday, May 02, 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

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, May 02, 2007
Regular Meeting

Item .A

Summary to Agenda

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
May 2, 2007**

4. **Public Hearing** - Concerning amended rezoning from CD to Amended CD for property located on Lot 1, Conestoga North 12th Subdivision, (3425 State St.), Grand Island, NE Approval of this amended development plan would allow for the expansion of the El Toro and Baltz buildings on this site. (C-18-2007GI) (See full recommendation)

CONSENT AGENDA

5. **Final Plat** - Siemers Subdivision, located on the east side of Engleman Road between One R Road and White Cloud Road, in Hall County, Nebraska. This land consists of approximately 2.500 acres. This is a one time split from a parcel of 80 acres or more.
6. **Final Plat** – Marion Francis Subdivision located on the east side of Monitor Road, between White Cloud Road and Abbott Road in Hall County, Nebraska. This land consists of approximately 3.663 acres. This is a one time split from a parcel of 80 acres or more.
7. **Final Plat** - Cooper Subdivision located south of 1st Street, and east of Kimball, in the City of Grand Island, Nebraska. This is two lots in a B3 Heavy Business zone. There is a single house on each parcel. They are each connected to public sewer and water independent of the other. The lots meet or exceed the minimum size permitted in the B3 Zone. This property consists of approximately 0.200 acres.

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



Hall County Regional Planning Commission

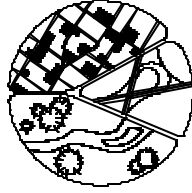
Wednesday, May 02, 2007
Regular Meeting

Item E

Minutes of April 4, 2007 Meeting

Minutes of the April 2, 2007 Regional Planning Commission 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
April 4, 2007

The meeting of the Regional Planning Commission was held Wednesday, April 4, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 24, 2007.

Present:	Pat O'Neill Bob Niemann Mark Haskins Bill Hayes	Dianne Miller Leslie Ruge Debra Reynolds Karen Bredthauer
Absent:	John Amick, Jaye Monter, Scott Eriksen, Don Snodgrass	
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 March 7, 2007 meeting.

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

The motion carried with 6 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Reynolds, Bredthauer) and 2 members present abstaining (Hayes, Haskins).

3. Request time to speak

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)

Chairman O'Neill opened the above mentioned Public Hearing. Naby presented. The applicant is proposing to rezone approximately 4.987 acres of land, owned by Chief Industries Inc. and located west of Highway 30 and north of Stolley Park Road, from LLR – Large Lot Residential to B2 – General Business Zone. The Comprehensive Plan designated this property for future development as a combination of mobile home and manufacturing, typically M1 or M2. The B2 zone is more restrictive and is largely consistent with the City's Comprehensive Land Use Plan. City water and sewer services are available and can be extended to serve the rezoning area. This change would allow for the expansion of an existing business, Chief Industries, Inc., in an appropriate place near their existing location. This site would work well for corporate offices based on location and accessibility. This change would provide an appropriate buffer between the designated combination of uses designated by the Comprehensive Plan. This change would not likely impact the traffic volumes on Stolley Park Road, or Highway 30, negatively. Staff recommends this zoning change as requested.

Paul Briseno, John Greene and Ray Keeser commented at the public hearing expressing concerns regarding increased traffic, especially construction traffic, on Liberty Lane and Freedom Drive. They stated that these roads are not built to a standard to support more than the neighborhood traffic. The neighbors were not opposed to Chief placing offices at this location, but they were concerned about traffic through their neighborhood.

Bob Eihusen, with Chief, stated that they were unsure where they would access the new building. The closest public street to the new building would be on Liberty Lane. He anticipates between 20 and 30 employees at the building.

Naby stated that this property does have access to both Liberty Lane and Stolley Park Road and that he did not believe that the City could limit

access to either road at this time since they are both public streets. Liberty Lane is dedicated up to the Chief property but the improved road does not extend all the way to Chief's property. The road would have to be improved from the end of the black top to Chief's property to provide public access.

Steve Riehle, Grand Island Public Works Director, stated that Liberty Lane and Freedom Drive would not stand up to construction traffic and that Public Works would work with Chief to keep construction vehicles from using those roads.

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.

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

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)

Chairman O'Neill opened the Public Hearing. Naby reported that this application proposes 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. Naby stated that the adjacent property is designated residential use, and that this is largely consistent with the City's Comprehensive Land Use Plan. This property is accessible to existing municipal infrastructure with City water and sewer services available. The existing house would be a permitted use in the R4 zone. This property is immediately adjacent to property that is zoned R4 with the uses similar on both properties. 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. This change to an 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.

Chairman O'Neill closed the Public Hearing.

A motion was made by Haskins, and seconded by Reynolds, to recommend the approval of the change of zoning as proposed.

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

6. Public Hearing – Concerning tax increment financing for Pro Con Handicapped Housing Development. (C-17-2007GI)

Chairman O'Neill opened the Public Hearing. Naby reported that this a redevelopment plan for property located in Blight and Substandard Area #5, east and west of Geddes Street, on the south side of Capital Avenue. The applicant is proposing to redevelop vacant properties for handicapped accessible housing. The applicant is requesting to use Tax Increment Financing to offset part of the costs of development. Naby 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 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 has remained largely undeveloped. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission, as well as 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. Staff recommended approval of the redevelopment plan as submitted.

Chairman O'Neill closed the Public Hearing.

A motion was made by Hayes, and seconded by Miller, to recommend the approval of the redevelopment plan as submitted.

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

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)**

The Consent Agenda was considered by the Commission members.

A motion was made by Haskins and seconded by Hayes, to approve Consent Agenda Items 7, 8 and 9 as presented.

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

10. Planning Director's Report

Nabity reported that an amended CD Zone application has been submitted and will be on the May Agenda. Nabity will be attending the APA Conference in Philadelphia.

7. Next meeting May 2, 2007

8. Adjourn

Chairman O'Neill adjourned the meeting at 6:35 p.m.

Leslie Ruge, Secretary

by Barbara Quandt



Hall County Regional Planning Commission

Wednesday, May 02, 2007
Regular Meeting

Item F1

Public Hearing - C-18-2007GI

Concerning Amended CD Zone for Lot 1, Conestoga North. (C-18-2007GI) (Hearing, Discussion, Action)

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 24, 2007

SUBJECT: *Change of Zoning for Lot 1 of Grand Island Mall 12th Subdivision, located South of State Street, and West of Webb Road, from CD Commercial Development to Amended CD Commercial Development. (Hearing, Discussion, Action) (C-18-2007GI)*

PROPOSAL: This proposed development would increase the building envelopes and allow larger buildings for two buildings on the lot (Ballz Sports Bar and El Toro Restaurant) see the attached exhibits. El Toro would be expanded as shown and further expansion within the building envelope would also be allowed if approved. Ballz would be allowed to expand within the building envelope at some point in the future.

OVERVIEW:

Site Analysis

Current zoning designation: CD-Commercial Development Zone buildings as shown.

Permitted and conditional uses:

Comprehensive Plan Designation: Commercial development

Existing land uses: Existing buildings

Adjacent Properties Analysis

Current zoning designations: **North, East:** B1-Light Business Zone,
South, East CD Commercial Development Zone
West, B2-General Business Zone

Permitted and conditional uses: CD – Commercial office and retail uses. B1- Commercial and retail uses that do not include outside storage or display of merchandise, office uses and residential uses up to a density of 43 units per acre. B2-Commercial and retail uses, office uses, residential uses up to a density of 43 units per acre, some limited manufacturing uses.

Comprehensive Plan Designation: **North, South, East and West:** Designated for commercial development and uses.

Existing land uses: **North:** Small Retail Shops

East: Restaurants

West: U.S. 281, Retail

South: Parking for Conestoga Mall

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.

- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- *Allows for Changes to the Market:* Changes to the market caused by legislation (smoking ban) may lead to the need for Ballz to expand with an outdoor venue. El Toro has outgrown their existing space and will either need to move or expand on site.

Negative Implications:

- *Parking:* It appears that there is enough parking on the site for the proposed expansions. The parking may not be immediately adjacent to these buildings but would be on the entire property which includes multiple buildings.

Other Considerations

Consideration of this amended CD zone is required due to the change in building sizes. A change of up to 10% can be approved administratively but this change will almost double the size of the El Toro Building.

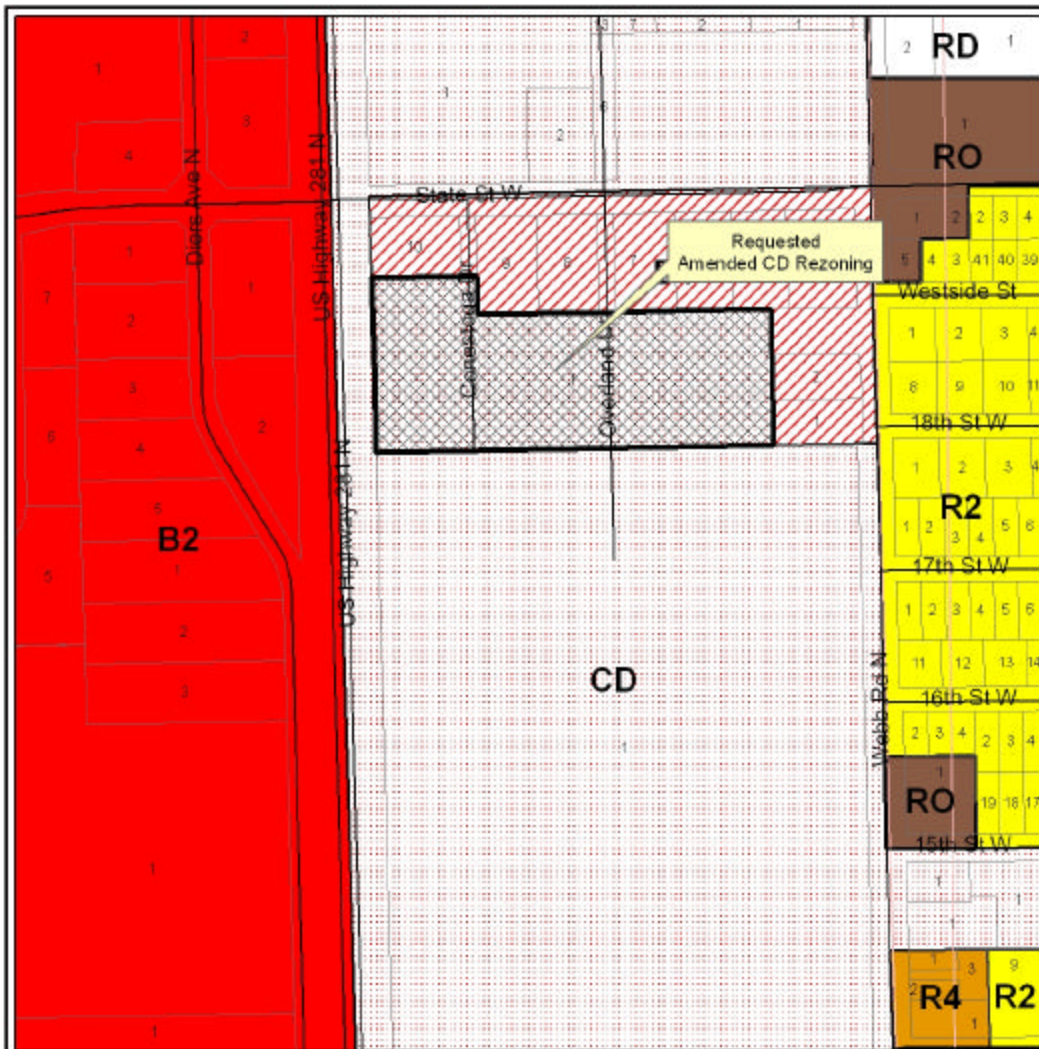
Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. Total coverage of the property is substantially below the 30% allowed even with the additional building area.

No changes will be made to the platted lot 1 of Conestoga North 12th Subdivision.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan.

_____ Chad Nability AICP, Planning Director

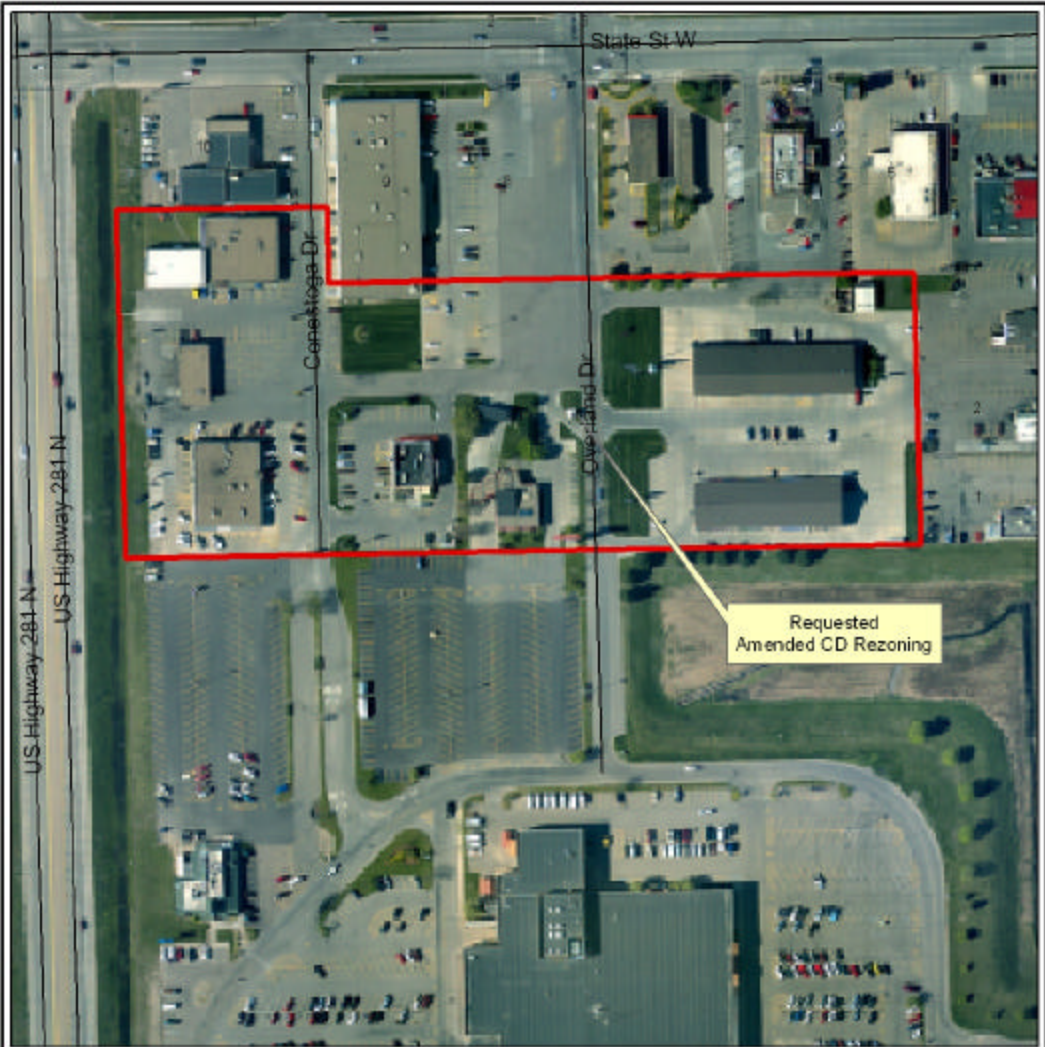


Requested Zoning

-  From CD : Commercial Development Zone
-  To Amended CD : Commercial Development Zone

Scale : NONE
C-18-2007GI





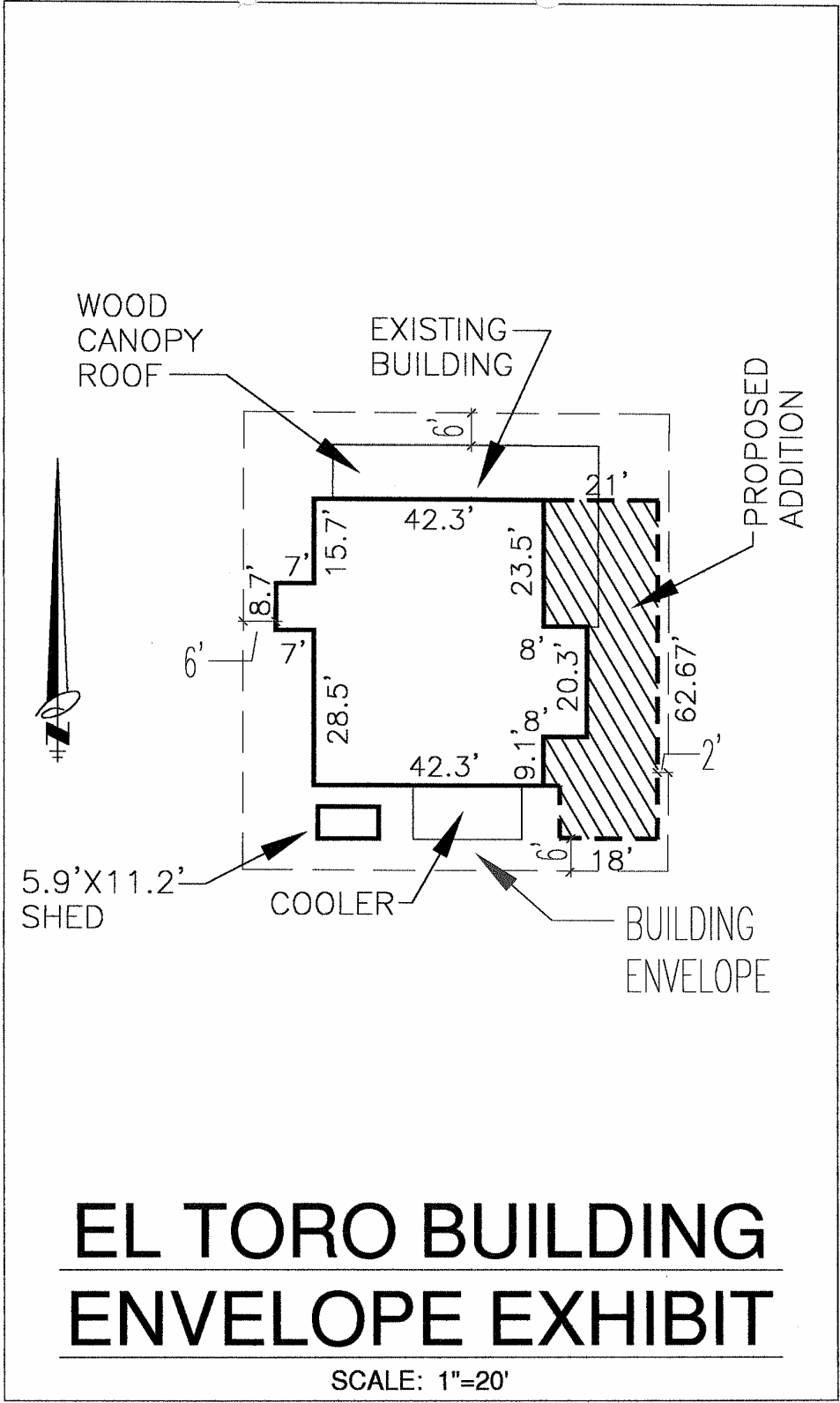
Requested Zoning

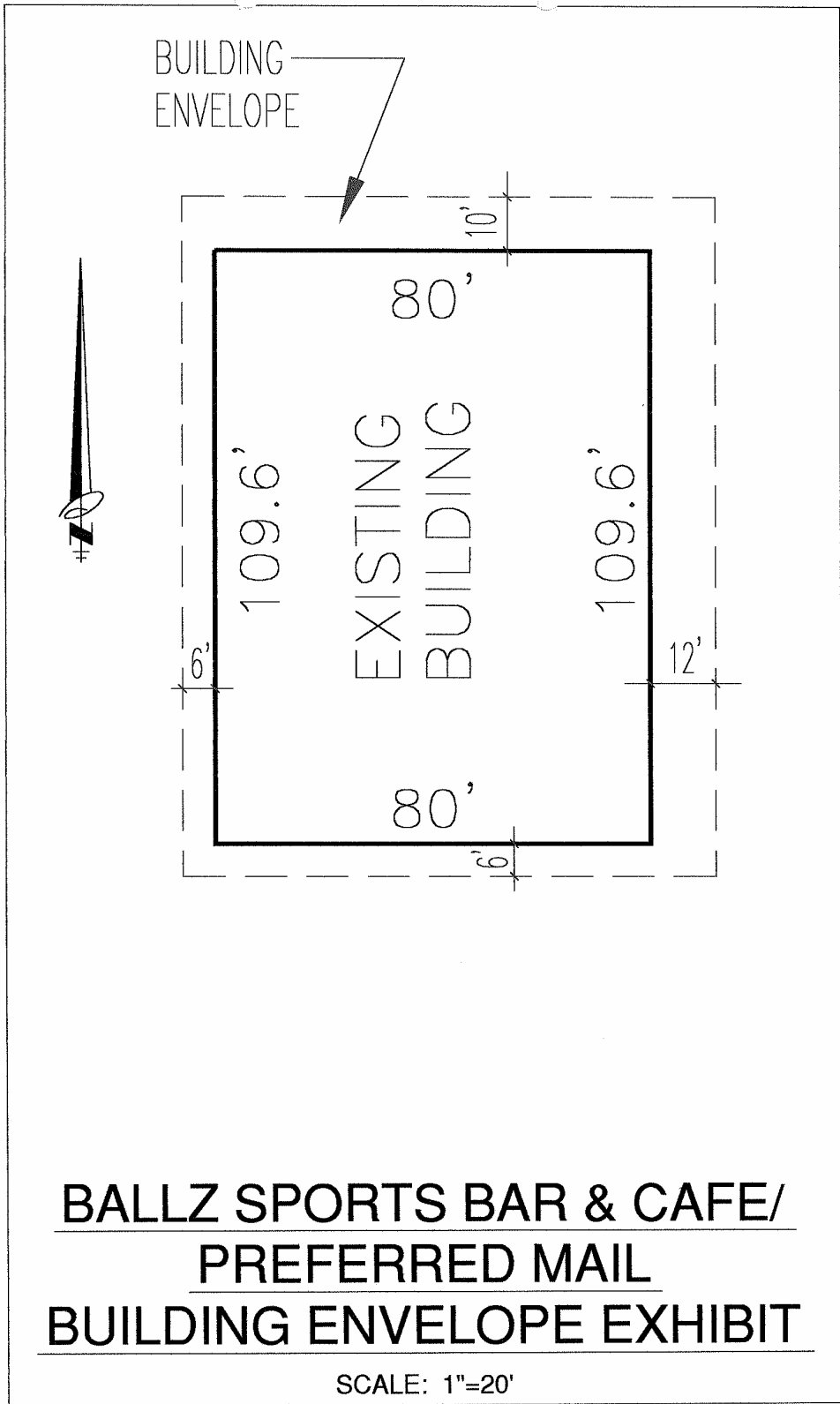
-  From CD : Commercial Development Zone
-  To Amended CD : Commercial Development Zone



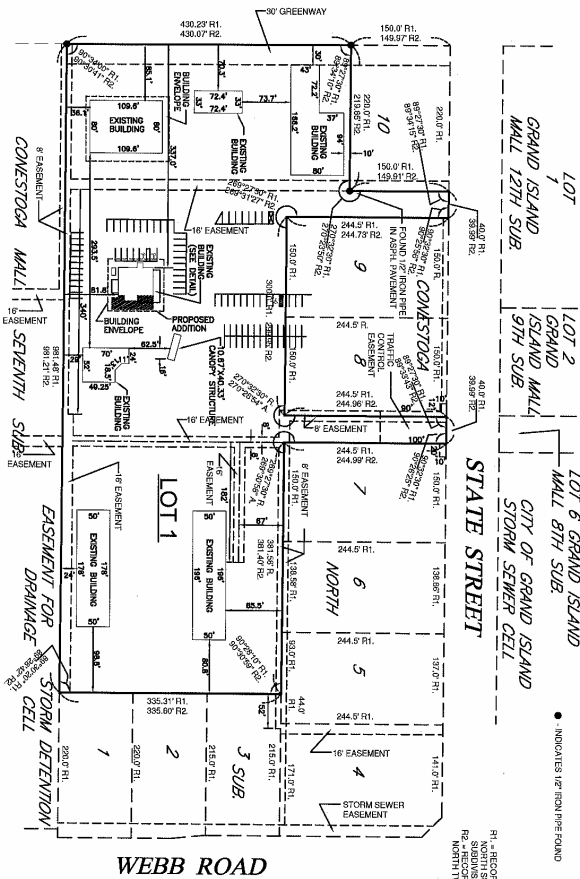
Scale : NONE
C-18-2007GI







U. S. HIGHWAY NO. 281



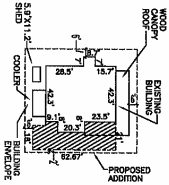
WEBB ROAD

SCALE 1" = 100'

R1 - RESIDENT BURGANE ANCHOR AND CANAL OF CONESTOGA
 R2 - CONESTOGA NORTH AND ANCHOR AND CANAL OF CONESTOGA
 R3 - SUBDIVISION DISTRICT ANCHOR AND CANAL OF CONESTOGA
 R4 - NORTH TWELFTH SUBDIVISION

LEGAL DESCRIPTION
 A tract of land comprising all of Lot One (1), Conestoga North Tract, Subdivision in the City of Grand Island, Nebraska, said tract containing 0.400 acres, more or less.

EL TORO BLDG. DETAIL



<p>LOT 1 CONESTOGA NORTH TWELFTH SUBDIVISION GRAND ISLAND, NEBRASKA</p>	
<p>EL TORO BLDG. ADDITION</p>	
<p>BENJAMIN & ASSOCIATES, INC. ENGINEERS & SURVEYORS P. O. BOX 1000 GRAND ISLAND, NEBRASKA 68802-0339</p>	
<p>DATE: 05-14-2007</p>	<p>SCALE: 1" = 100'</p>
<p>PROJECT: EL TORO BLDG. ADDITION</p>	<p>CLIENT: CONESTOGA NORTH TRACT</p>

April 10, 2007
C-18-2007GI

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 May 2, 2007 concerning the following changes:

An amendment to the Grand Island Zoning Map from CD Commercial Development to Amended CD, for a tract of land consisting of Lot 1 Conestoga North Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located at 3425 State Street, 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



Hall County Regional Planning Commission

Wednesday, May 02, 2007
Regular Meeting

Item M1

Siemers Subdivision - Final Plat

Siemers Subdivision, located on the east side of Engleman Road between One R Road and White Cloud Road in Hall County, Nebraska. (1 lot)

Staff Contact: Chad Nabity

April 19, 2007

Dear Members of the Board:

RE: Final Plat – Siemers Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Siemers Subdivision, located on the east side of N. Engleman Road between W. One R Road and W. White Cloud Road, Hall County Nebraska.

This subdivision proposes to create 1 lot on a tract of land comprising a part of the North Half of the Southwest Quarter (N1/2 SW1/4), of Section Twenty Three (23), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 2.500 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 May 2, 2007, in the Council Chambers located in Grand Island's City Hall.

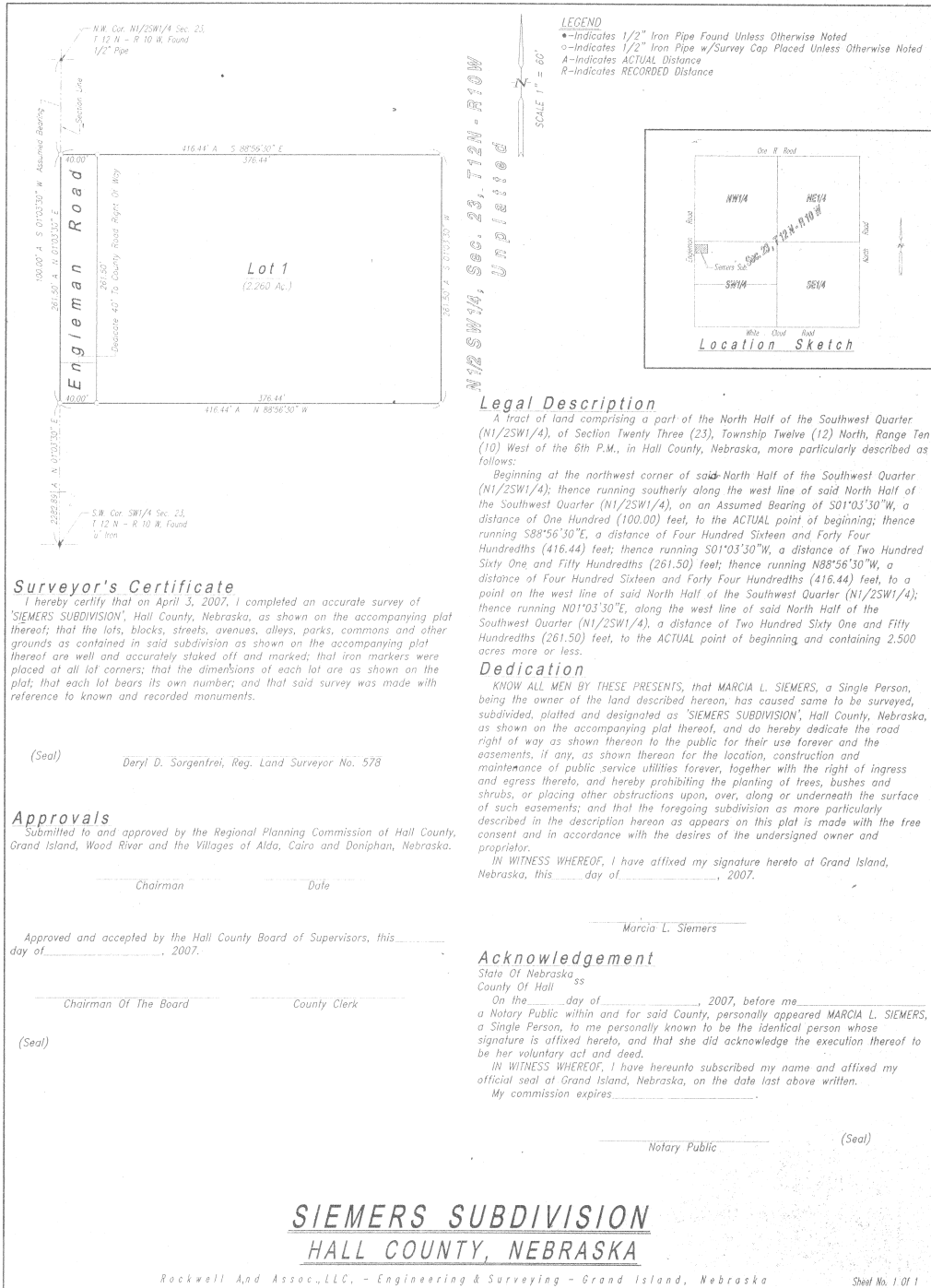
Sincerely,

Chad Nabity, AICP
Planning Director

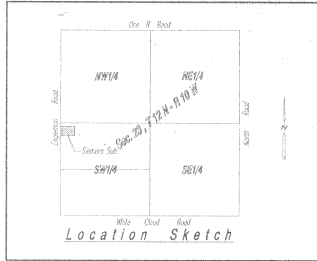
cc: County Clerk
County Attorney
County Public Works Director
County Building Director
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 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
 A—Indicates ACTUAL Distance
 R—Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of the North Half of the Southwest Quarter (N1/2SW1/4), of Section Twenty Three (23), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:
 Beginning at the northwest corner of said North Half of the Southwest Quarter (N1/2SW1/4); thence running southerly along the west line of said North Half of the Southwest Quarter (N1/2SW1/4), on an Assumed Bearing of S01°03'30"W, a distance of One Hundred (100.00) feet, to the ACTUAL point of beginning; thence running S88°56'30"E, a distance of Four Hundred Sixteen and Forty Four Hundredths (416.44) feet; thence running S01°03'30"W, a distance of Two Hundred Sixty One and Fifty Hundredths (261.50) feet; thence running N88°56'30"W, a distance of Four Hundred Sixteen and Forty Four Hundredths (416.44) feet, to a point on the west line of said North Half of the Southwest Quarter (N1/2SW1/4); thence running N01°03'30"E, along the west line of said North Half of the Southwest Quarter (N1/2SW1/4), a distance of Two Hundred Sixty One and Fifty Hundredths (261.50) feet, to the ACTUAL point of beginning and containing 2.500 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that MARCIA L. SIEMERS, a Single Person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'SIEMERS SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat hereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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.

 Marcia L. Siemers

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the ___ day of _____, 2007, before me _____ a Notary Public within and for said County, personally appeared MARCIA L. SIEMERS, a Single Person, 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.
 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 (Seal)

Surveyor's Certificate
 I hereby certify that on April 3, 2007, I completed an accurate survey of 'SIEMERS SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat hereof; 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) _____
 Daryl D. Sargentrei, 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 Alata, Cairo and Doniphan, Nebraska.

 Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2007.

 Chairman Of The Board County Clerk

(Seal)

**SIEMERS SUBDIVISION
 HALL COUNTY, NEBRASKA**



Hall County Regional Planning Commission

Wednesday, May 02, 2007
Regular Meeting

Item M2

Marion Francis Subdivision - Final Plat

Marion Francis Subdivision, located on the east side of Monitor Road, between white Cloud Road and Abbott Road in Hall County, Nebraska. (1 lot)

Staff Contact: Chad Nabity

April 19, 2007

Dear Members of the Board:

RE: Final Plat – Marion Francis Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Marion Francis Subdivision, located on Monitor Road between White Cloud Road and Abbott Road, Hall County Nebraska.

This subdivision proposes to create 1 lot on a tract of land comprising a part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty Seven (27), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 3.663 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 May 2, 2007, in the Council Chambers located in Grand Island's City Hall.

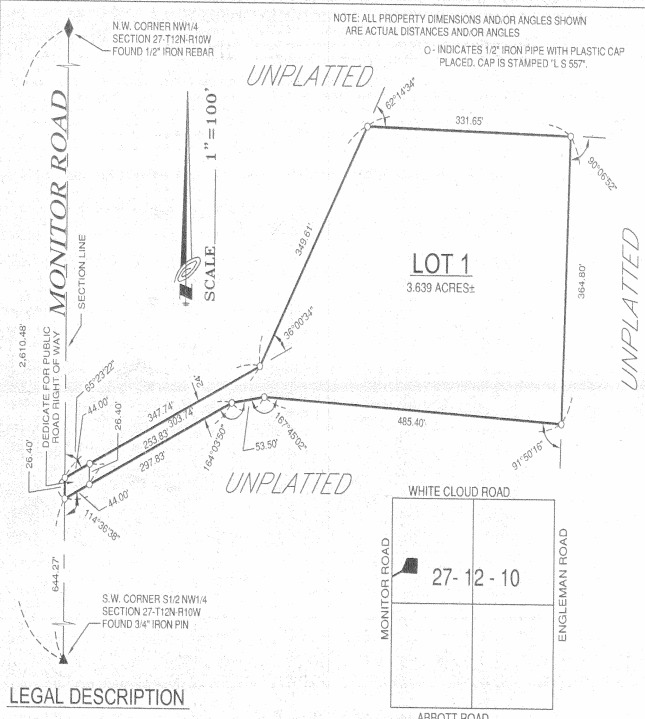
Sincerely,

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.





LEGAL DESCRIPTION

A tract of land comprising a part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty Seven (27), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning of a point on the west line of said South Half of the Northwest Quarter (S1/2 NW1/4), said point being Six Hundred Forty Four and Twenty Seven (644.27) feet north of the southwest corner of said South Half of the Northwest Quarter (S1/2 NW1/4); thence running northerly, along and upon the west line of said South Half of the Northwest Quarter (S1/2 NW1/4), a distance of Twenty Six and Four Tenths (26.40) feet; thence deflecting right 85°23'22" and running northeasterly, a distance of Three Hundred Forty Seven and Seventy Four Hundredths (347.74) feet; thence deflecting left 35°00'34" and running northeasterly, a distance of Three Hundred Forty Nine and Sixty One Hundredths (349.61) feet; thence deflecting right 62°14'34" and running easterly, a distance of Three Hundred Thirty One and Sixty Five Hundredths (331.65) feet; thence deflecting right 90°06'52" and running southerly, a distance of Three Hundred Sixty Four and Eight Tenths (364.80) feet; thence deflecting right 91°50'16" and running westerly, a distance of Four Hundred Eighty Five and Four Tenths (485.40) feet; thence deflecting left 12°14'58" and running westerly, a distance of Fifty Three and Five Tenths (53.50) feet; thence deflecting left 15°56'10" and running southwesterly, a distance of Two Hundred Ninety Seven and Eighty Three Hundredths (297.83) feet to the point of beginning and containing 3.663 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2007, I completed an accurate survey (made under my supervision) of "MARION FRANCIS 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 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.

(SEAL) Lee D. Wagner, Registered Land Surveyor No. 557

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Jane A. McDonald and Kim Jungck, wife and husband, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "MARION FRANCIS SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this _____ day of _____, 2007.

Jane A. McDonald _____ Kim Jungck _____

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall
On the _____ day of _____, 2007, before me, _____ a Notary Public within and for said County, personally appeared Jane A. McDonald and Kim Jungck, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution hereof to be her and his 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 _____ (SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and 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 _____, 2007.

Chairman of the Board _____ County Clerk _____

(SEAL)

MARION FRANCIS SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



Hall County Regional Planning Commission

Wednesday, May 02, 2007
Regular Meeting

Item M3

Cooper Subdivision - Final Plat

Cooper Subdivision located south of 1st Street, and east of Kimball, in the City of Grand Island, Hall County, Nebraska. (2 lots)

Staff Contact: Chad Nabity

April 19, 2007

Dear Members of the Board:

RE: Final Plat – Cooper Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Cooper Subdivision, located on the southeast corner of 1st Street and Kimball Avenue, in the City of Grand Island.

This final plat proposes to create two lots on a tract of land comprising all of Lot Four (4), Block Ninety-three (93), Original Town of Grand Island, Nebraska. This tract of land consists of approximately 0.200 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 May 2, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

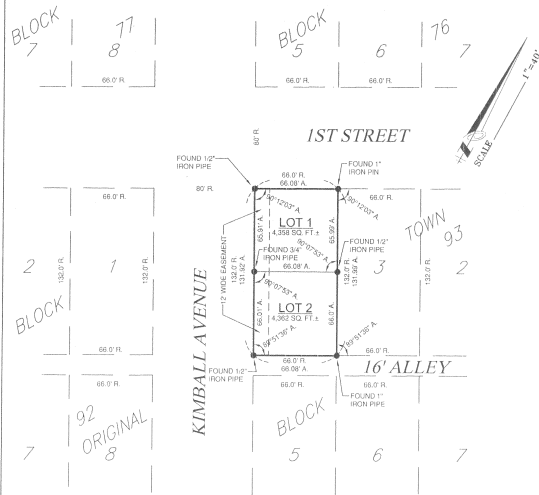
cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Benjamin & Associates, Inc.

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



LOCATION MAP

R = RECORDED (PLATTED) DISTANCE ON PLAT OF ORIGINAL TOWN
 A = ACTUAL DISTANCE AND/OR ANGLE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, John H. Dearing and Tammy D. Dearing, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "COOPER SUBDIVISION" in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, 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 appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this ____ day of _____ 2007.

John H. Dearing _____ Tammy D. Dearing _____

ACKNOWLEDGEMENT

State of Nebraska _____
 County of Hall _____

On the ____ day of _____ 2007, before me, a Notary Public within and for said County, personally appeared John H. Dearing and Tammy D. Dearing, husband and wife, 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 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 _____
 Notary Public _____ (SEAL)

APPROVALS

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

Chairman _____ Date _____

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

Mayer _____ City Clerk _____ (SEAL)

LEGAL DESCRIPTION

A tract of land comprising all of Lot Four (4), Block Ninety Three (93), Original Town of Grand Island, Nebraska, and containing 0.200 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____ 2007, I completed an accurate survey (made under my supervision) of "COOPER 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 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.

Lee D. Wagner, Registered Land Surveyor No. 557 _____ (SEAL)

COOPER SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA
 BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA