



# Hall County Regional Planning Commission

**Wednesday, April 02, 2008**  
**Regular Meeting Packet**

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## **Commission Members:**

<b>John Amick</b>	<b>Hall County</b>	
<b>Karen Bredthauer</b>	<b>Grand Island</b>	
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	<b>Vice Chairperson</b>
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Lisa Heineman</b>	<b>Grand Island</b>	
<b>Dianne Miller</b>	<b>Grand Island</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Don Snodgrass</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Rose Woods**

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

## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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 02, 2008  
Regular Meeting

## Item .A1

### Summary Page

*Summary to the agenda.*

Staff Contact: Chad Nabity

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
April 2, 2008**

- 4. Public Hearing** – Concerning proposed amendments to section 36.7, Section B, addition of Automobile body repair as a conditional use to the B3 Zoning District in the Grand Island City Code. (C-12-2008GI) (See full recommendation.).
- 5. Final Plat** – NCC-1701 Subdivision, West of Webb Road, in the City of Grand Island, Hall County, Nebraska. This property is zoned R1-Suburban Density Residential. There are two houses on metes and bound properties along Webb Road. Sewer and Water are available. This will plat these lots and shift a property line between them.(2 lots)
- 6. Final Plat** - Deniece Moffett Subdivision-HC, North of Wood River Rd. 1/4 mi. E of 110th Rd., Sec 15, T 10N – R 11 W, in Hall County, Nebraska. This subdivision will split an existing farmstead from a parcel of 20 acres or more. (1 lot)
- 7. Final Plat** – Kenneth Spiehs Subdivision-HC, South of Abbott Rd. and West of Burwick Rd. Sec 32, T 12N – R11 W, in Hall County, Nebraska. This subdivision will split an existing farmstead from a parcel of 20 acres or more. (1 lot)
- 8. Final Plat** – Shriner Subdivision-HC, South of Schimmer Drive and East of 80<sup>th</sup> Road Sec 1, T 10N, R11 W, in Hall County, Nebraska. This subdivision will split an existing farmstead from a parcel of 20 acres or more. (1 lot)
- 9. Final Plat** – Owen John Jens Subdivision-HC, North of Husker Highway, and east of McGuire Road. Sec. 27 T 11N, R12 W, in Hall County, Nebraska. This is a one time split from a tract of 80 acres or more. (1 lot)



# Hall County Regional Planning Commission

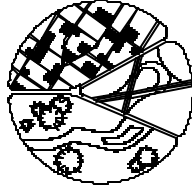
Wednesday, April 02, 2008  
Regular Meeting

## Item E2

### Meeting Minutes - March 5th 2008

*Meeting Minutes March 5th 2008.*

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 5, 2008

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The meeting of the Regional Planning Commission was held Wednesday, March 5, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 23, 2008.

Present:	Pat O'Neill Karen Bredthauer Don Snodgrass John Amick Mark Haskins	Leslie Ruge Dianne Miller Jaye Monter Debra Reynolds Scott Eriksen
Absent:	Bill Hayes, Lisa Heineman	
Other:	Steve Riehle, Public Works Director; Joyce Haase, Bob Niemann	
Staff:	Chad Nabity, Rose Woods	
Press:		

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**1. Call to order.**

Chairman O'Neill called the meeting to order; a little past 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 February 6, 2008 meeting.**

A correction request was made to change the February 6, 2008, minutes to reflect that neither Casey Sherlock and nor anyone from the Hall County

Public Works department was present concerning the adoption of 1 & 6 Year Hall County Road Improvement Plan.

A motion was made by Amick, and seconded by Ruge, to approve the Minutes of the February 6, 2008 meeting with the above changes as presented.

The motion carried with 8 members present voting in favor (Amick, Miller, O'Neill, Ruge, Reynolds, Haskins, Bredthauer, Snodgrass) and 2 members present abstaining (Monter, Eriksen).

### **3. Request time to speak.**

No members of the public requested a time to speak. Amick requested that Nabity send a copy of the transportation section of the Hall County Comp Plan to Casey Sherlock. He also requested that a request is made to the Hall County Roads Department to submit their 1 and 6 year plan to the Planning Department in December so that it can be reviewed prior to the February meeting where action will take place. A suggestion was made to form a planning commission committee to meet with the Hall County Public Works Committee later this year to work out the details of that request.

### **Consent Agenda**

Requested by O'Neill to take agenda items 4, 5 and 6 with a single vote. Nabity briefly described each item. Ruge requested that agenda item 6 be taken by itself.

**4. Final Plat** – Spencer Acres Subdivision located west of Gunbarrel Rd., between Ravenwood Subdivision and Hidden Lakes Subdivision, Grand Island, Hall County, Nebraska. (2 lots)

**5. Final Plat** - Copper Creek Second Subdivision located south of Old Potash Highway and east of Engleman Road, Grand Island, Hall County, Nebraska. (7 lots & 1 Out lot)

A motion was made by Haskins, and seconded by Bredthauer, to recommend approval of the Agenda Items 4 and 5 as presented.

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

**6. Final Plat** – Hieb Subdivision – Alda located between Schimmer Drive and Pine Street, west of Mulberry Street, in the Village of Alda, Hall County, Nebraska. (2 lots)

The Agenda item 6 was considered by the Commissioners.

A motion was made by Ruge, and seconded by Reynolds, to recommend approval of the Agenda 6 and waive the minimum lot size requirement as presented.

A roll call vote was taken and the motion passes with 10 members present (Miller, Amick, O'Neill, Ruge, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Snodgrass) voting in favor.

## **8. Planning Director's Report**

Rose Woods, the new planning department secretary was introduced to the Commission. Nabity spoke about the NPZA meetings. Some of the students who did the South Locust project presented at the meeting. They presented work done on the South Locust project and additional work they have done expanding on that work. Nabity said that there are some very exciting things happening in the realm of project visualization. Nabity now has a draft of the Hazard Mitigation Plan, and has been reviewing it.

## **9. Next meeting is April 2, 2008**

## **10. Adjourn**

Chairman O'Neill adjourned the meeting at 6:40 p.m.

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Leslie Ruge, Secretary

by Rose Woods





# Hall County Regional Planning Commission

Wednesday, April 02, 2008  
Regular Meeting

## Item F3

### Public Hearing - Text Amendment of Zoning Ordinance

*Concerning proposed amendments to section 36.70 Section B, addition of Automobile body repair as a conditional use to the B3 Zoning District in the Grand Island City Code. (C-12-2008GI)*

Staff Contact: Chad Nabity

## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 21, 2008

### SUBJECT:

*Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the §36-70 (B) B3-Heavy Business Zone Conditional Uses to include Automobile body repair as a conditional use in this zoning district (C-12-2008GI)*

### PROPOSAL:

The changes proposed here were requested by Rick Johnson of Grand Island, Nebraska. All areas with changes are **highlighted**. Additions are *Italicized and underlined* and deletions are in ~~strike-out~~.

#### §36-70. (B-3) Heavy Business Zone

*Intent:* The intent of this zoning district is to provide for the multiple uses within the central business district. Residential uses are permitted at the density of the (RO) Residential Office Zone.

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-3) Heavy Business Zoning District as approved by City Council.

- (1) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is so used
- (2) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery
- (3) Stores and shops for the conduct of wholesale business, including sale of used merchandise.
- (4) Towers

**(5) Automobile body repair: subject to the following minimum standards:**

**No storage of parts or unlicensed vehicles outside of an enclosed building,**

**The facility shall meet or exceed all building and fire code requirements,**

- (6)** Other uses as indicated in the Zoning Matrix [Attachment A hereto]

### OVERVIEW:

The B3 zone does not permit Automobile Body repair but does allow mechanical repair garages by conditional use permit. Vintage Body Shop at 3<sup>rd</sup> and Elm has been located in the B3 district for many years without creating any issues. The only B3 property in the City is located in the Downtown area. All of the property north of the B3 zone is M3-Mixed Use Manufacturing and allows Automobile Body Repair as a permitted principal use.

This use would not be appropriate for the entire B3 zoned area but there are places along the outskirts that it would not be detrimental. Allowing this use as a conditional use would give Council the option of permitting it and placing reasonable restriction on it in those locations where it would make sense.

Automobile mechanical repair and sales are both conditional uses in the B3 zone and allowed in the M3 zone.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as requested.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

**§36-70. (B-3) Heavy Business Zone**

*Intent:* The intent of this zoning district is to provide for the multiple uses within the central business district. Residential uses are permitted at the density of the (RO) Residential Office Zone.

(A) Permitted Principal Uses: The following principal uses are permitted in the (B-3) Heavy Business Zoning District.

- (1) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (2) Boarding and lodging houses, fraternity and sorority houses
- (3) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (4) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (5) Country clubs
- (6) Dwelling units
- (7) Elderly Home, Assisted Living
- (8) Group Care Home with less than eight (8) individuals
- (9) Hospitals, nursing homes, convalescent or rest homes
- (10) Hotel and motel uses
- (11) Mortuaries, funeral homes, and funeral chapels
- (12) Nonprofit community buildings and social welfare establishments
- (13) Office and office buildings for professional and personal services as found in the Zoning Matrix [Attachment A hereto]
- (14) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (15) Public parks and recreational areas
- (16) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (17) Public and quasi-public buildings for cultural use
- (18) Radio and television stations (no antennae), private clubs and meeting halls
- (19) Railway right-of-way but not including railway yards or facilities
- (20) Retail activities of a prescriptive service provided it is limited to being secondary to said use. Retail space is limited to 25% of the total floor area
- (21) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (22) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (23) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (24) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses
- (25) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-3) Heavy Business Zoning District as approved by City Council.

- (1) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is so used
- (2) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery
- (3) Stores and shops for the conduct of wholesale business, including sale of used merchandise.
- (4) Towers

**(5) Automobile body repair: subject to the following minimum standards:**

**No storage of parts or unlicensed vehicles outside of an enclosed building.**

**The facility shall meet or exceed all building and fire code requirements.**

**(6)** Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

(1) Buildings and uses accessory to the permitted principal use.

(D) Space Limitations:

Uses		A	Minimum Setbacks					
			B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
<b>Permitted Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	
<b>Conditional Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	

<sup>1</sup> No rear yard setback is required if bounded by an alley, otherwise a setback of 10 feet is required.

<sup>2</sup> No side yard setback is required, but if provided, not less than five feet or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(E) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein.

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided

Amended by Ordinance No. 8947, effective 1-5-2005



# Hall County Regional Planning Commission

Wednesday, April 02, 2008  
Regular Meeting

## Item J4

### **Final Plat - NCC-1701 Subdivision**

*West of Webb Road, in the City of Grand Island, Hall County, Nebraska. (2 lots)*

Staff Contact: Chad Nabity

March 14, 2008

Dear Members of the Board:

**RE: Final Plat – NCC-1701 Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of NCC-1701, located south of Hwy 2, west of Webb Road, Grand Island, Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land, comprising a part of the Southeast Quarter (SE1/4) of section one (1), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup>. P.M., in the City of Grand Island, Hall County Nebraska.

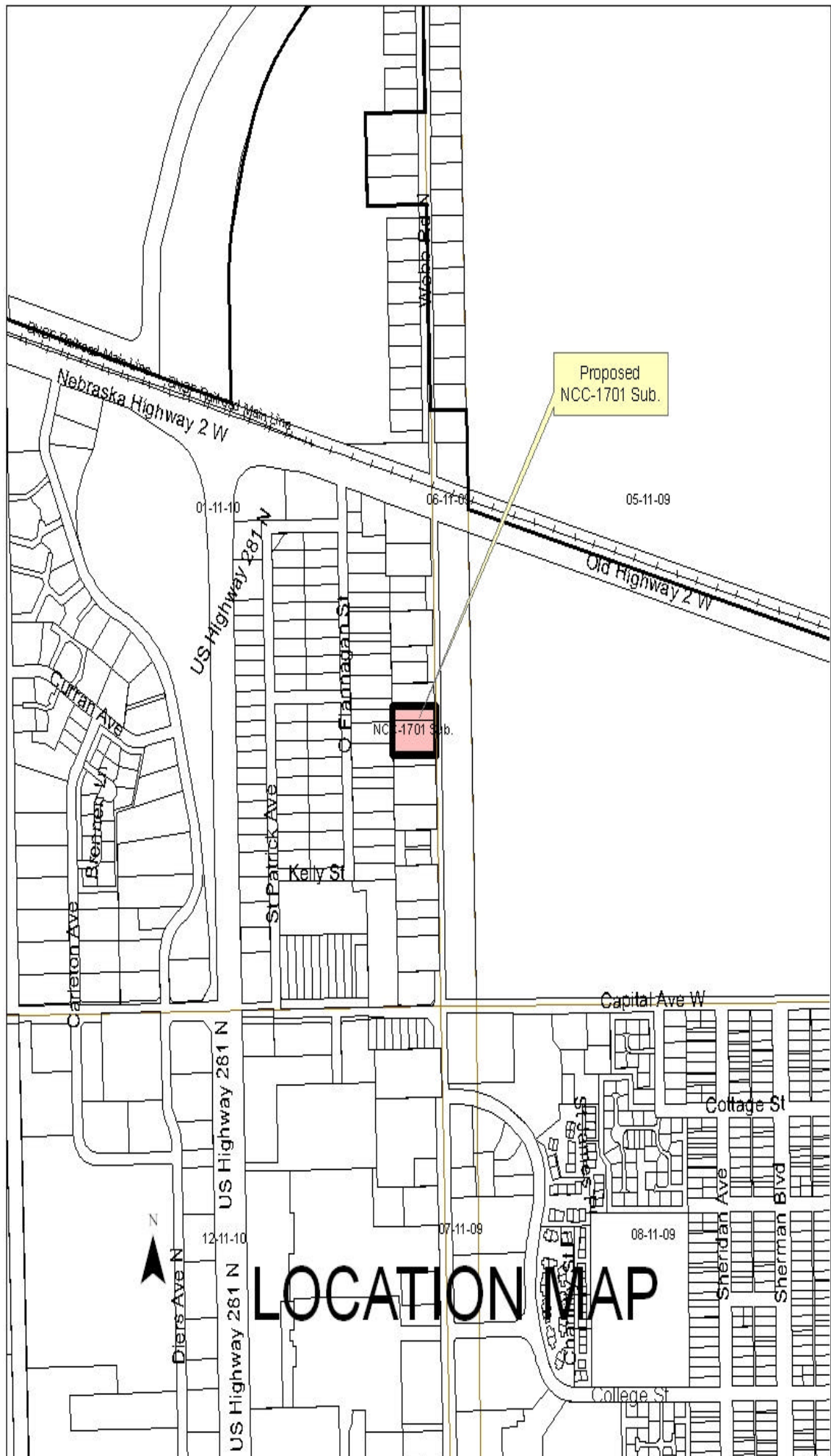
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 2, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

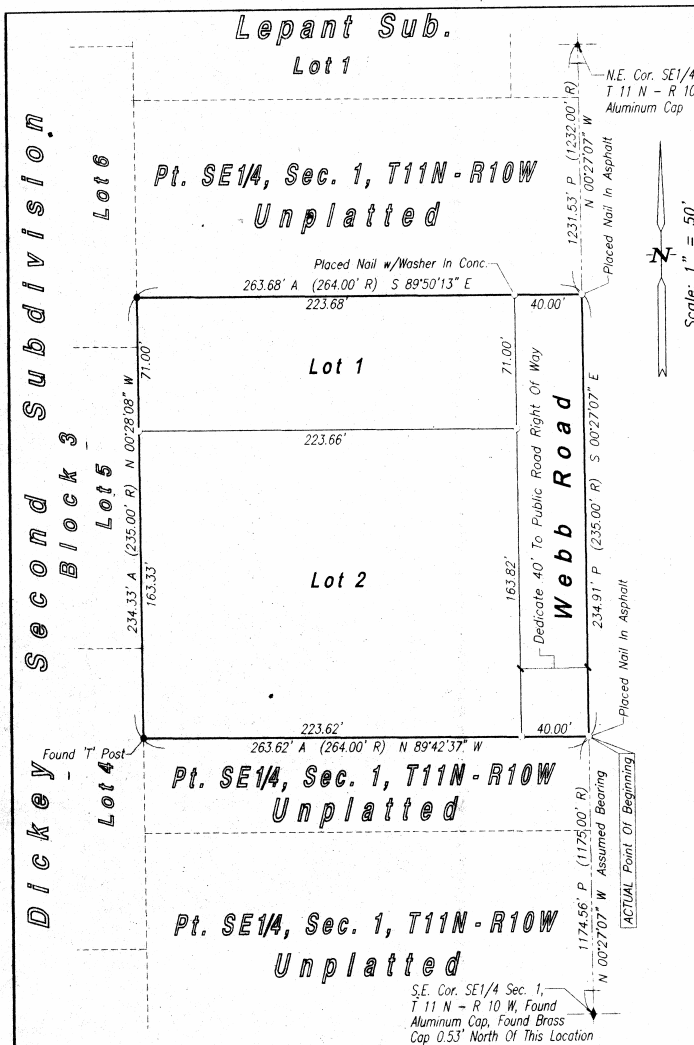
Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Rockwell And 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
  - A-Indicates ACTUAL Distance
  - R-Indicates RECORDED Distance
  - p-Indicates PRORATED Distance

**Legal Description**

A tract of land comprising a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the southeast corner of said Southeast Quarter (SE1/4); thence running northerly along the east line of said Southeast Quarter (SE1/4), on an Assumed Bearing of N00°27'07"W, a distance of One Thousand One Hundred Seventy Four and Fifty Six Hundredths (1174.56) feet, to the ACTUAL point of beginning; thence running N89°42'37"W, a distance of Two Hundred Sixty Three and Sixty Two Hundredths (263.62) feet; thence running N00°28'08"W, a distance of Two Hundred Thirty Four and Thirty Three Hundredths (234.33) feet; thence running S89°50'13"E, a distance of Two Hundred Sixty Three and Sixty Eight Hundredths (263.68) feet, to a point on the east line of said Southeast Quarter (SE1/4); thence running S00°27'07"E, along the east line of said Southeast Quarter (SE1/4), a distance of Two Hundred Thirty Four and Ninety One Hundredths (234.91) feet, to the ACTUAL point of beginning and containing 1.420 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that, TIMOTHY L. GRANDON, a single person, EZELLUEN Z. FOX, a single person, DONALD H. MUHS and DOLORES S. MUHS, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as NCC-1701 SUBDIVISION, in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

**Surveyor's Certificate**

I hereby certify that on February 28, 2008, I completed an accurate survey of 'NCC-1701 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.

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

(Seal)

**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 City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

(Seal)

Timothy L. Grandon \_\_\_\_\_ Donald H. Muhs \_\_\_\_\_

Ezelluen Z. Fox \_\_\_\_\_ Dolores S. Muhs \_\_\_\_\_

**Acknowledgement**

State Of Nebraska ss  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared TIMOTHY L. GRANDON, a single person, EZELLUEN Z. FOX, a single person, DONALD H. MUHS and DOLORES S. MUHS 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

# NCC-1701 SUBDIVISION



# Hall County Regional Planning Commission

Wednesday, April 02, 2008  
Regular Meeting

## Item J5

### **Final Plat - Deniece Moffett Subdivision**

*N. of Wood River Rd. 1/4 mi. E. of 110 Rd., Sec 15 T 10N - R 11 W, in Hall County,  
Nebraska. (1 lot)*

Staff Contact: Chad Nabity

March 14, 2008

Dear Members of the Board:

**RE: Final Plat – Deniece Moffett Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Deniece Moffett Subdivision, located South of Guenther Road and North of Wood River Road, Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of the South Half of the Southwest Quarter (S1/2SW1/4), of Section fifteen (15), Township Ten (10) North Range Eleven (11) West of the 6<sup>th</sup> P.M., in Hall County, Nebraska.

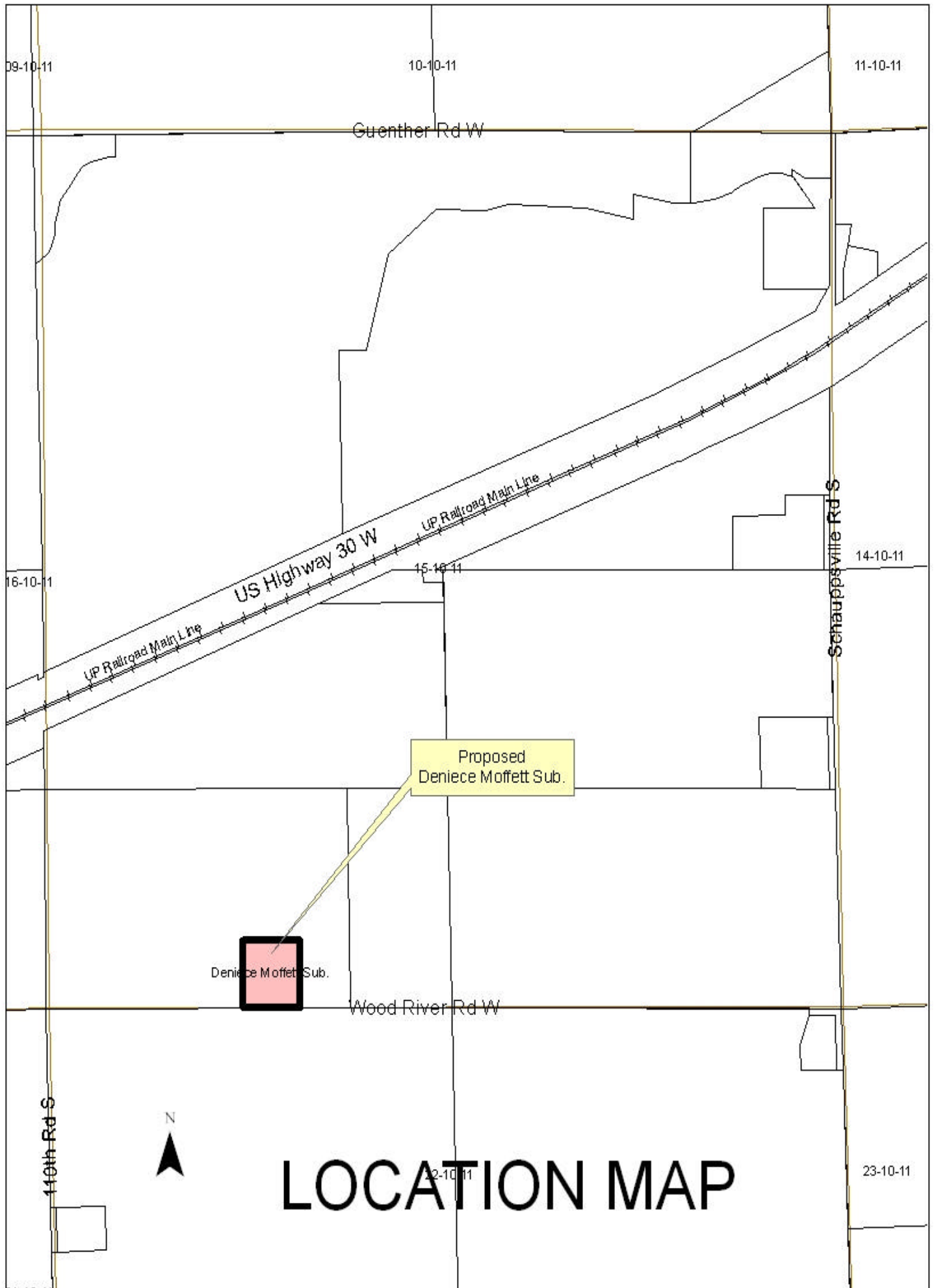
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 2, 2008 in the Council Chambers located in Grand Island's City Hall.

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 And Associates

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



*Notary Public*



# Hall County Regional Planning Commission

Wednesday, April 02, 2008  
Regular Meeting

## Item J6

### **Final Plat - Kenneth Spiehs Subdivision**

*North of Airport Rd, South of Abbott Rd., Sec 32, T 12N - R11 W., in Hall County, Nebraska.  
(1 lot)*

Staff Contact: Chad Nabity

March 14, 2008

Dear Members of the Board:

**RE: Final Plat – Kenneth Spiehs Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Kenneth Spiehs Subdivision, located south of Abbott Road, and North of Airport Road, Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of the West Half of the Northeast Quarter (W1/2NE1/4), of Section Thirty Two (32), Township Twelve (12) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., in Hall County, Nebraska.

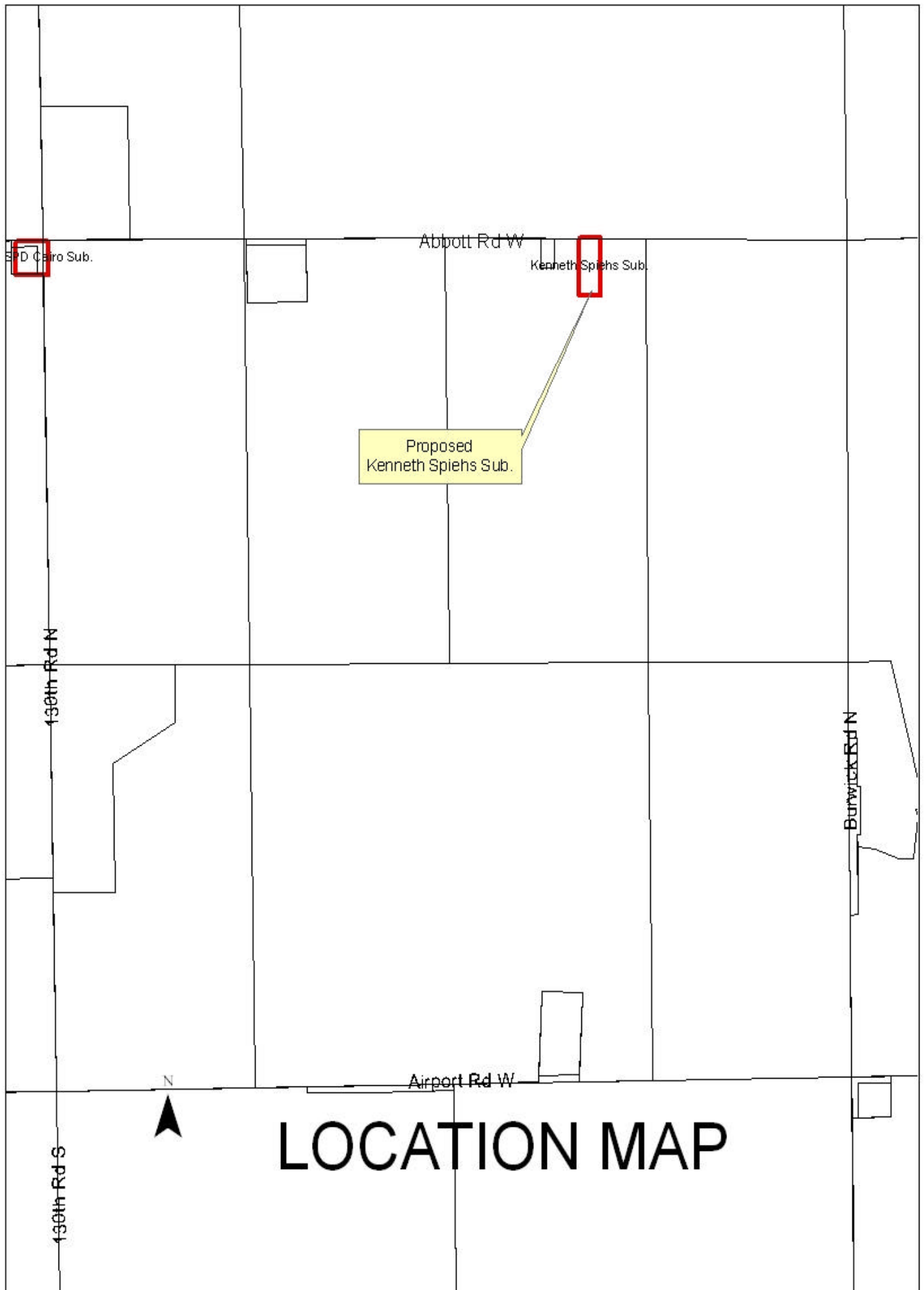
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Sincerely,

Chad Nabity, AICP  
Planning Director

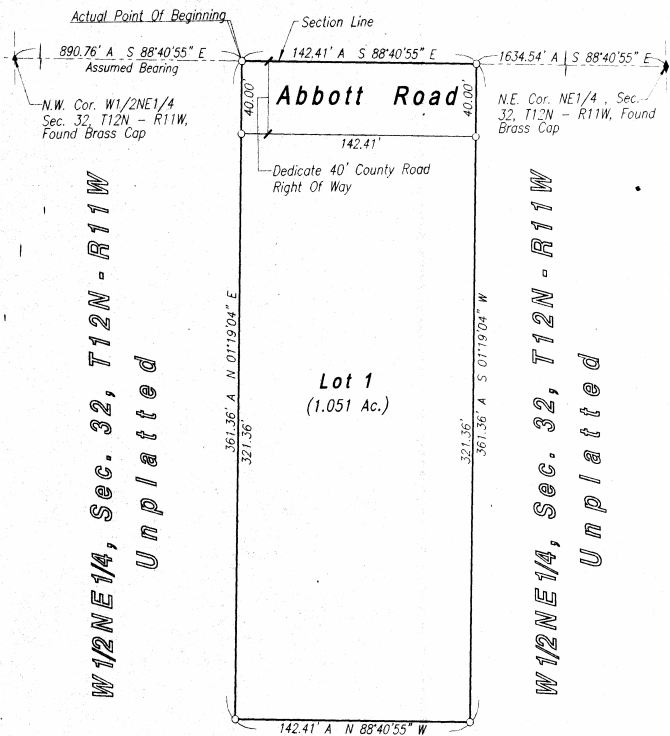
cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Rockwell And Associates

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



# LOCATION MAP





### Surveyor's Certificate

I hereby certify that on March 7, 2008, I completed an accurate survey of 'KENNETH SPIEHS 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 \_\_\_\_\_, 2008.

Chairman Of The Board

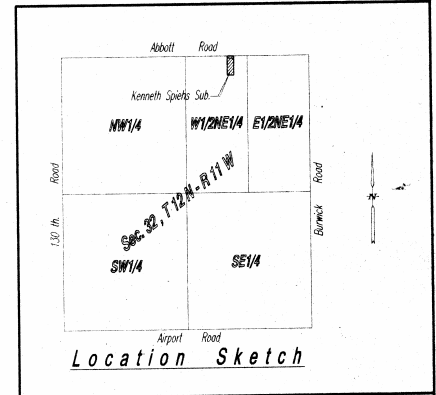
County Clerk

(Seal)

### 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" = 50'



### Legal Description

A tract of land comprising a part of the West Half of the Northeast Quarter (W1/2NE1/4), of Section Thirty Two (32), Township Twelve (12) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the northwest corner of said West Half of the Northeast Quarter (W1/2NE1/4); thence running easterly along the north line of said West Half of the Northeast Quarter (W1/2NE1/4), on an Assumed Bearing of S88°40'55"E, a distance of Eight Hundred Ninety and Seventy Six Hundredths (890.76) feet, to the ACTUAL point of beginning; thence continuing S88°40'55"E, along the north line of said West Half of the Northeast Quarter (W1/2NE1/4), a distance of One Hundred Forty Two and Forty One Hundredths (142.41) feet; thence running S01°19'04"W, a distance of Three Hundred Sixty One and Thirty Six Hundredths (361.36) feet; thence running N88°40'55"W, a distance of One Hundred Forty Two and Forty One Hundredths (142.41) feet; thence running N01°19'04"E, a distance of Three Hundred Sixty One and Thirty Six Hundredths (361.36) feet, to the ACTUAL point of beginning and containing 1.181 acres more or less.

### Dedication

KNOW ALL MEN BY THESE PRESENTS, that ALICE SPIEHS, an unmarried widow, Life Estate, REX SPIEHS and KAREN SPIEHS, husband and wife, RICHARD SPIEHS and DIANE SPIEHS, husband and wife and HARVEY MERRILL and DEBRA MERRILL, t/k/a DEBRA SPIEHS, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'KENNETH SPIEHS SUBDIVISION', 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 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Alice Speihs

Rex Speihs

Richard Speihs

Harvey Merrill

Karen Speihs

Diane Speihs

Debra Merrill  
F/k/a Debra Speihs

### Acknowledgement

State Of Nebraska ss  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me a Notary Public within and for said County, personally appeared ALICE SPIEHS, an unmarried widow, Life Estate, REX SPIEHS and KAREN SPIEHS, husband and wife, RICHARD SPIEHS and DIANE SPIEHS, husband and wife and HARVEY MERRILL and DEBRA MERRILL, t/k/a DEBRA SPIEHS, 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 \_\_\_\_\_.

Notary Public

(Seal)

**KENNETH SPIEHS SUBDIVISION**



# Hall County Regional Planning Commission

Wednesday, April 02, 2008

Regular Meeting

Item J7

## Final Plat - Shriner Subdivision

*North of Wildwood Drive, and South of Schimmer Drive. 1-10-11, in Hall County, Nebraska. (1 Lot)*

Staff Contact: Chad Nabity

March 14, 2008

Dear Members of the Board:

**RE: Final Plat – Shriner Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Shriner Subdivision, located South of Schimmer Drive and North of Wildwood Drive, Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section One (1), Township Ten (10), North, Range Eleven (11) West of the 6<sup>th</sup> P.M. Hall County, Nebraska.

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 2, 2008 in the Council Chambers located in Grand Island's City Hall.

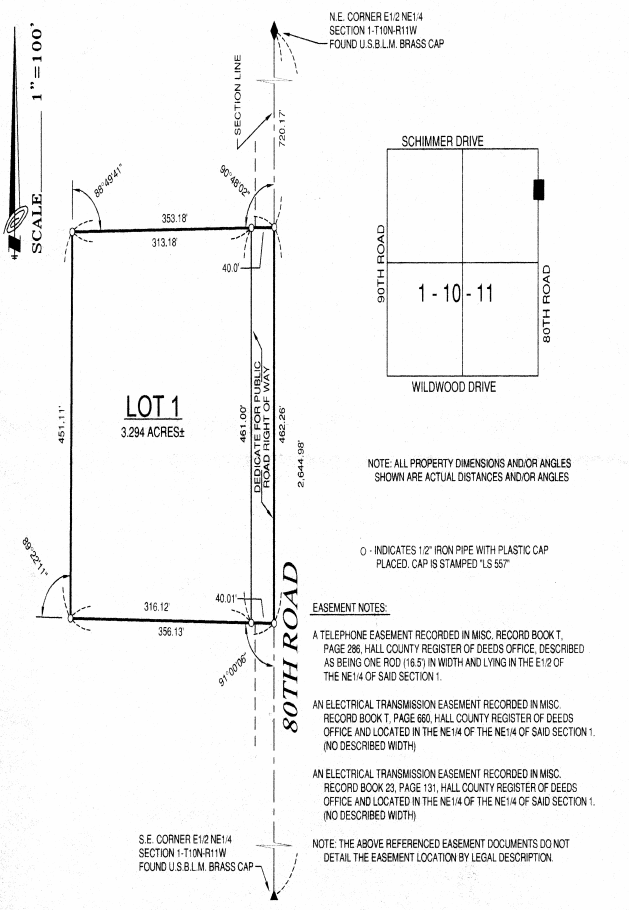
Sincerely,

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 And Associates

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





LEGAL DESCRIPTION

A tract of land comprising a part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section One (1), Township Ten (10), North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the east line of said East Half of the Northeast Quarter (E1/2 NE1/4), said point being Seven Hundred Twenty and Seventeen Hundredths (720.17) feet south of the northeast corner of said East Half of the Northeast Quarter (E1/2 NE1/4); thence running southerly, along and upon the east line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Four Hundred Sixty Two and Twenty Six Hundredths (462.26) feet; thence deflecting right 91°00'06" and running westerly, a distance of Three Hundred Fifty Six and Thirteen Hundredths (356.13) feet; thence deflecting right 89°22'11" and running northerly, a distance of Four Hundred Fifty One and Eleven Hundredths (451.11) feet; thence deflecting right 88°49'41" and running easterly, a distance of Three Hundred Fifty Three and Eighteen Hundredths (353.18) feet to the point of beginning and containing 3.718 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Donald David Shriner and Pat Shriner, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "SHRINER 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, 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 Grand Island, Nebraska, this \_\_\_\_ day of \_\_\_\_\_, 2008.

Donald David Shriner

Pat Shriner

ACKNOWLEDGEMENT

State of Nebraska  
County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2008, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Donald David Shriner and Pat Shriner, 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 her and his 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, Cairo and Daniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_ day of \_\_\_\_\_, 2008.

Chairman of the Board

County Clerk

(SEAL)

SURVEYOR'S CERTIFICATE

I hereby certify that on \_\_\_\_\_, 2008, I completed an accurate survey (made under my supervision) of "SHRINER 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.

Lee D. Wagner, Registered Land Surveyor No. 557

(SEAL)

SHRINER SUBDIVISION  
HALL COUNTY, NEBRASKA

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



# Hall County Regional Planning Commission

Wednesday, April 02, 2008

Regular Meeting

## Item J8

### Final Plat - Owen John Jens Subdivision

*North of Husker Hwy., and South of Stolley Park Rd., Sec 27 T11N, R12W, Hall County,  
Nebraska. (1 Lot)*

Staff Contact: Chad Nabity

March 14, 2008

Dear Members of the Board:

**RE: Final Plat – Owen John Jens Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Owen John Jens Subdivision, located South of Stolley Park Road, and North of Husker Hwy, Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising in part the Northwest Quarter of the Southwest Quarter (NW1/4, Sw1/4) of section Twenty-Seven (27), Township Eleven (11) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Hall County Nebraska.

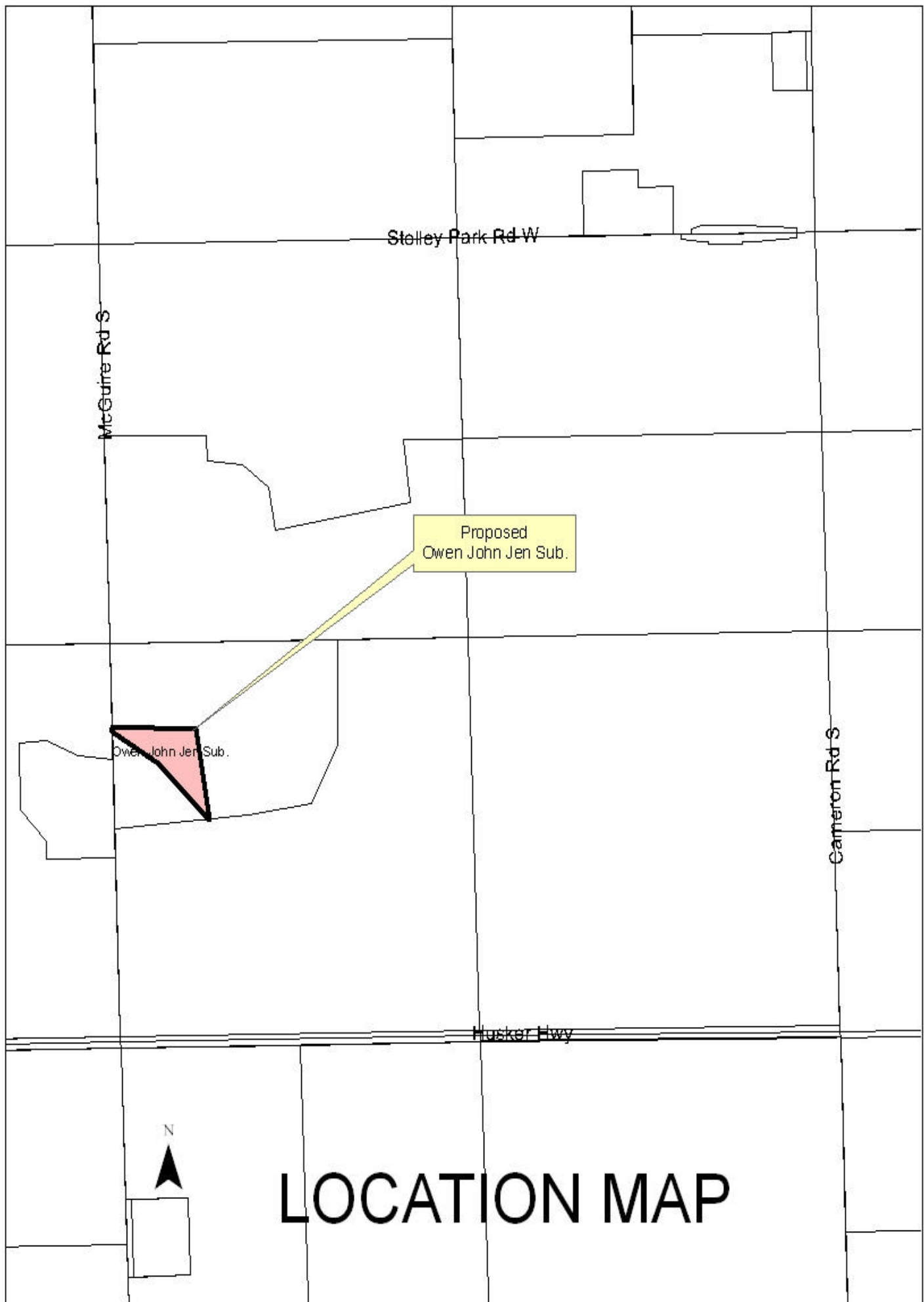
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 2, 2008 in the Council Chambers located in Grand Island's City Hall.

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 And Associates

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





# OWEN JOHN JENS SUBDIVISION

## HALL COUNTY, NEBRASKA

### PRELIMINARY PLAT

