



Hall County Regional Planning Commission

Wednesday, May 07, 2008
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	
Lisa Heineman	Grand Island	
Dianne Miller	Grand Island	
Jaye Monter	Cairo	
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:

Rose Woods

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 07, 2008
Regular Meeting

Item .A

Summary Page

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
May 7, 2008**

- 4. Public Hearing** - Concerning annexation of land proposed for platting as Thelen Third Subdivision, located North of Green Street and East of Lilly Street, in the City of Wood River. (C-13-2008WR)
- 5. Public Hearing** - Rezone request changing property from R1, Suburban Density Residential and R2, Low Density Residential to R3, Medium Density Residential in the Grand Island City Code Lots 1-11 Block 1, Northview II. (C-14-2008GI).

Consent Agenda

- 6. Final Plat** – Bilsland Subdivision, North of Burmood Rd., Jackson Twp PT SW 1/4 & PT W 1/2 SE 1/4 3-9-12 8 AC, in Hall County, Nebraska. (1 Lot)
- 7. Final Plat** – Deer Acres Subdivision, North of Old Potash Hwy, East of 150th Rd, SW Quarter (SW1/4) of Section Thirteen (13), Twp Eleven (11), North Rang Twelve (12), in Hall County, Nebraska. (1 Lot)
- 8. Final Plat** – Thelen Third Subdivision, North of Green Street and East of Lilly Street in the City of Wood River. (1 Lot)
- 9. Hazard Mitigation Plan Review and Input**—Steve McMaster will be here for a second public meeting on the Hazard Mitigation Plan. Planning Commission will be reviewing and evaluating potential mitigation projects. A full copy of the proposed plan is included in your packet. Pay close attention to the items on pages 38 to 42. The majority of your efforts will be focused on those items.



Hall County Regional Planning Commission

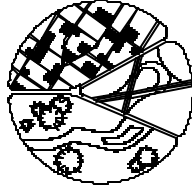
Wednesday, May 07, 2008
Regular Meeting

Item E

Meeting Minutes

Insert a narrative here

Staff Contact:



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

Minutes
for
April 2, 2008

The meeting of the Regional Planning Commission was held Wednesday, April 2, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 22, 2008.

Present:	Pat O'Neill	Bill Hayes
	Karen Bredthauer	Dianne Miller
	Don Snodgrass	Jaye Monter
	Debra Reynolds	Lisa Heineman
	Mark Haskins	
Absent:	John Amick, Leslie Ruge, Scott Eriksen	
Other:	Bob Niemann, Rick Johnson	
Staff:	Chad Nabity, Rose Woods	
Press:		

1. Call to order.

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

2. Minutes of March 5, 2008 meeting.

A motion was made by Miller, and seconded by Snodgrass, to approve the Minutes of the March 5, 2008 meeting as presented.

The motion carried with 8 members present voting in favor (Miller, O'Neill, Reynolds, Monter, Haskins, Bredthauer, Heineman, Snodgrass) and 1 member present abstaining (Hayes).

3. Request time to speak.

Rick Johnson requested a time to speak concerning Agenda Item #4.

4. 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) (Hearing, Discussion, Action)

Chairman O'Neill opened the above mentioned public meeting. Nabity presented. Nabity explained that Mr. Rick Johnson requested an amendment that would allow Automobile body repair as a conditional use in the B3 zone. Automobile body repair is not currently allowed. There is one body shop in that B3 zone, that has been there for many years and there haven't been any issues with them. Two conditions would have to be met, one no storage parts or unlicensed vehicles outside of the building, and that the business shall meet all building and fire code requirements. Nabity recommends in favor for this Text Amendment to the Grand Island Zoning Ordinance.

Heineman had a question concerning whether automobile body repair would also include motorcycle repair as some people were looking for places to work on motorcycles. Nabity replied that motorcycle body repair would fall under automobile body repair. No comments from the audience were made.

O'Neill closed the public hearing. A motion was made by Haskins, and seconded by Snodgrass, to recommend approval as presented.

A roll call vote was taken and the motion passed with 9 members present (Miller, O'Neill, Monter, Hayes, Reynolds, Haskins, Bredthauer, Heineman, Snodgrass) voting in favor.

Consent Agenda

5. Final Plat – NCC-1701 Subdivision, West of Webb Road, in the City of Grand Island, Hall County, Nebraska. (2 lots)

6. Final Plat – Deniece Moffett Subdivision, N. of W.R. Rd. 1/4 mi. E of 110 Rd., Sec 15, T 10N – R 11 W, in Hall County, Nebraska. (1 lot)

7. 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)

8. Final Plat – Shriner Subdivision North of Wildwood Drive, and South of Schimmer Drive. 1-10-11, in Hall County, Nebraska. (1 Lot)

9. 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)

Consent Agenda was considered by the Commissioners.

O'Neill asked for any comments, Nabity stated that all these plats meet the minimum requirements. He explained the one on Webb Rd. consist of two lots, with two houses there that were split off years ago by metes and bounds descriptions. They have dedicated the full right of way, 40 ft. opposed to a 33 ft. right of way prior. Sewer and water are available for both of those properties. They are moving the line by about one foot so that one neighbor can build a garage where he wants to build it. It works with both homeowners to make this change.

Nabity states that all the other plats meet the minimum requirements and that he recommends approval.

There were no questions, O'Neill looked for a motion.

A motion was made by Reynolds and a Second by Bredthauer to recommend approval of the Consent Agenda items 5, 6, 7, 8 and 9 as presented.

A roll call vote was taken and the motion passed with 9 members present (Miller, O'Neill, Hayes, Monter, Reynolds, Haskins, Bredthauer, Heineman, and Snodgrass) voting in favor.

10. Planning Director's Report

Nabity stated the Hazard Mitigation Planning is moving forward, he is reviewing a draft of that at this point; all of the Villages should have a copy to review as well. When all the documents can be all put together they will be given to the Commissioners for their review and input. That will be approximately June or July of this year. As of this point there is about \$4000 of the match that was left yet to meet, there is about \$1400.00 for the last quarter, so there should not be a problem to meet the match. Those plans will be in place, all the communities in Hall County will be eligible for disaster Mitigation funds and disaster payments. The voting software that was talked about in the last meeting is going to cost approximately \$5700.00, and currently there is not enough in the budget this year. Possibly next year, however the County and the City would have to approve it first, if added to the budget as a line. If meetings were televised then there might be a push for the software. However at this time there is not a need for this new voting software. Nabity will attending a National APA meeting at the end of this month in Las Vegas, he will be presenting. Nabity's session will be on the

NPA/NPZA, how it all was put together, and how that has been a partnership for the last 40 some years. Finally there will be new flood maps that will be possibly adopted in June. With an effective date of September 26,2008. FEMA has provided these to Nabity.

11. Next meeting is May 7, 2008

12. Adjourn

Chairman O'Neill adjourned the meeting at 6:17 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, May 07, 2008

Regular Meeting

Item F3

Public Hearing - Thelen 3rd

Insert a narrative here

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 17, 2008

SUBJECT: *Annexation of Property being platted as Thelen Third Subdivision.*

PROPOSAL: To annex property as shown on the attached annexation plan.

OVERVIEW:

This property is contiguous with the Wood River City Limits. The owners have requested this annexation.

This property is within the Wood River Utilities Electrical Service District. This property is within the Wood River School District. The annexation of this property **will not impact** the one-mile extraterritorial jurisdiction of Wood River.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Wood River City Council annex this property as presented.

_____ Chad Nabity AICP, Planning Director



Hall County Regional Planning Commission

Wednesday, May 07, 2008
Regular Meeting

Item F4

Annexation

Insert a narrative here

Staff Contact:

ANNEXATION PLAN –Thelen Third Subdivision, Wood River, Nebraska

April 15, 2008

OVERVIEW

Section 17-405 of The Nebraska State Statute allows Cities of the Second Class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements. This would include extension of sewer, water and electrical infrastructure.
9. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors

The owner of this property has requested that the City annex this property in conjunction with the approval a final plat of this tract.

A comprehensive inventory of services and facilities has been developed, with the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Emergency services
- Summary of operating expenditures associated with increased services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services if necessary will take place over a reasonable period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***

Inventory of Service and Service Plan

Thelen Third Subdivision

The area is located on the north side of Wood River north of Green Street and east of Lilly Street. According to the description submitted with the request to be annexed is approximately 1.515 acres.

INVENTORY OF SERVICES

1. Police Protection. The Hall County Sheriff's Department under contract with the City of Wood River will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are offered by contract for all properties within the municipal limits of Wood River.

2. Fire Protection. The Wood River Rural Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials regulation
- Periodic inspections of commercial properties
- Public safety education

This property is currently served by the Wood River Rural Fire Department and will be the location of a new fire station.

3. Wastewater (Sanitary Sewer). The City of Wood River currently maintains the wastewater utilities services for the proposed annexation area. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City. Wastewater service to this area is available through existing lines.

4. Maintenance of Roads and Streets. The City of Wood River will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing

- Ditch and drainage maintenance
- Sign and signal maintenance

5. Water Utilities. The City of Wood River currently maintains the water utilities services for the proposed annexation area. Water service to this area is available through existing water lines.

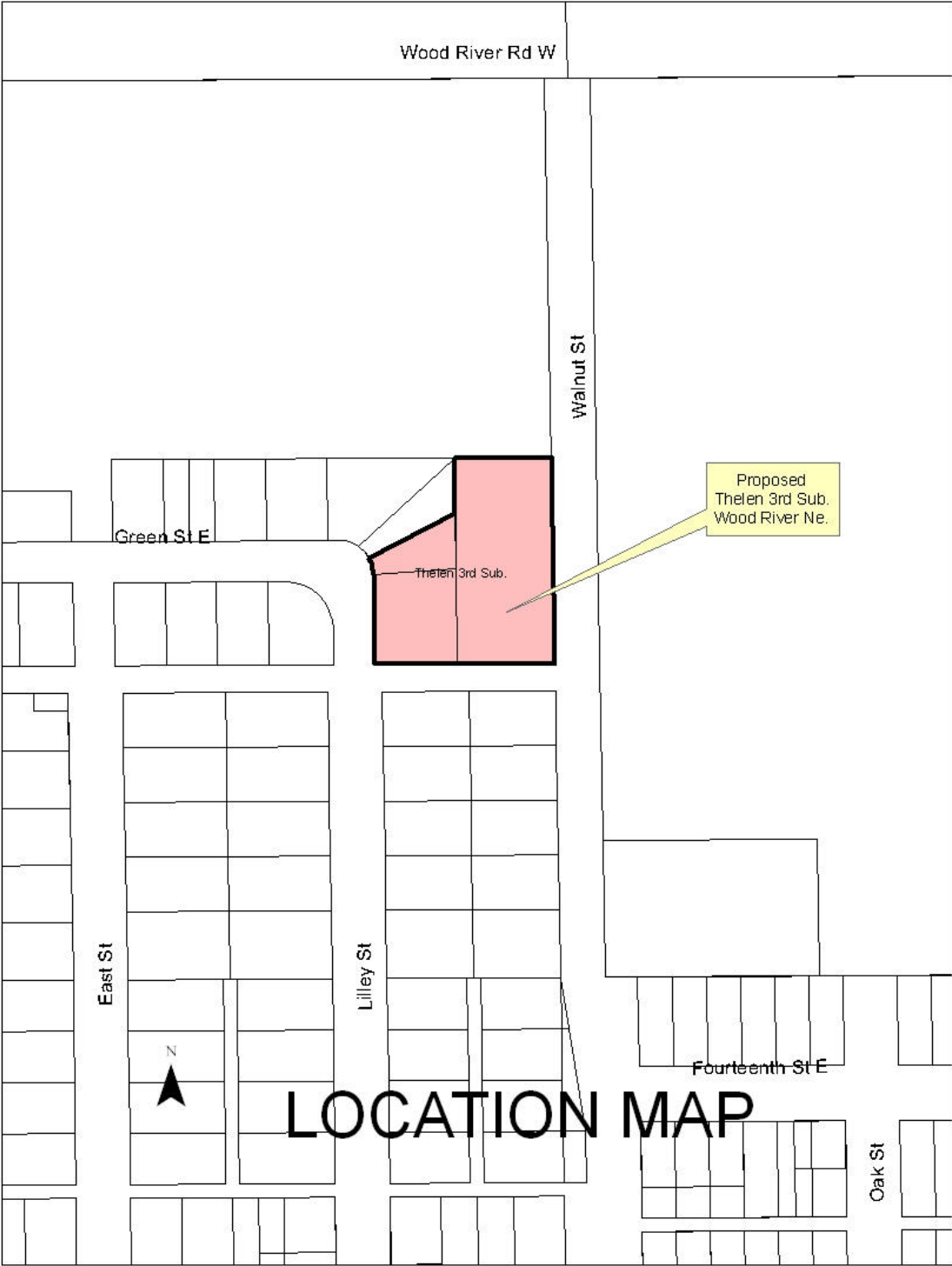
6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

7. Building Regulations. The City of Wood River by contract with the Hall County Building Department will continue to oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

8. Summary of Impacts

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Change
Wastewater	Available
Roads and Streets	No Impact
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)





Hall County Regional Planning Commission

Wednesday, May 07, 2008

Regular Meeting

Item F3

Northview II

Insert a narrative here

Staff Contact:

Agenda Item 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 16, 2008

SUBJECT: *Rezoning Request C-14-2008G1*

PROPOSAL: To change the zoning for lots 1 to 11 of Block 1 of Northview Second Subdivision from R1 Suburban Density Residential Zone, and R2 Low Density Residential Zone to R3 Medium Density Residential Zone. The subject property is located west of North Road on Anne Marie Avenue. The stated purpose of this request is to build townhouse or condominium units on the property. This will reduce the required property per unit from 6000 square feet to 3000 square feet.

OVERVIEW:

Site Analysis

Current zoning designation:

R1-Suburban Density Residential
R2 Low Density Residential Zone

Permitted and conditional uses:

R1 residential uses at a density of 4 units per acre;
Churches, Parks and Schools
R2 residential uses at a density of 7 units per acre;
Churches, Parks and Schools.

Comprehensive Plan Designation:

Low to Medium Density Residential

Existing land uses:

vacant residential lots

Site constraints:

Access from North Road is limited.

Adjacent Properties Analysis

Current zoning designations:

North and East: B2 General Business
South: R2 Medium Density Residential
West: R1 Suburban Density Residential

Permitted and conditional uses:

R2 residential uses at a density of 7 units per acre;
Churches, Parks and Schools.
R1: residential uses at a density of 4 units per acre;
Churches, Parks and Schools.
B2: General service, retail and wholesale commercial
uses including outdoor sales, Billboards

Comprehensive Plan Designation:

North and East: Commercial/
South and West: Low to Medium Density
Residential

Existing land uses:

North and East: vacant ground, farm ground
South: Houses, Northwest High School
West: vacant residential lots

EVALUATION:

The proposed rezoning is consistent with the comprehensive plan. The comprehensive plan would allow up to medium density residential (R3) at this location. The proposed housing would provide a buffer between potential commercial uses and the lower density residential planned to the south and west. As markets changes during the course of a development it is sometimes advantageous to change the original plan for a subdivision. This change is not significant but would allow the developers to capture a market they feel exists within the City.

Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 2004 Comprehensive Plan has designated this site for Commercial uses. Rezoning this property to R3-Medium Density Residential is consistent with the Comprehensive Plan
- *Compatible with adjacent land uses:* The R3 zone is an appropriate buffer for the planned and existing uses on surrounding properties.

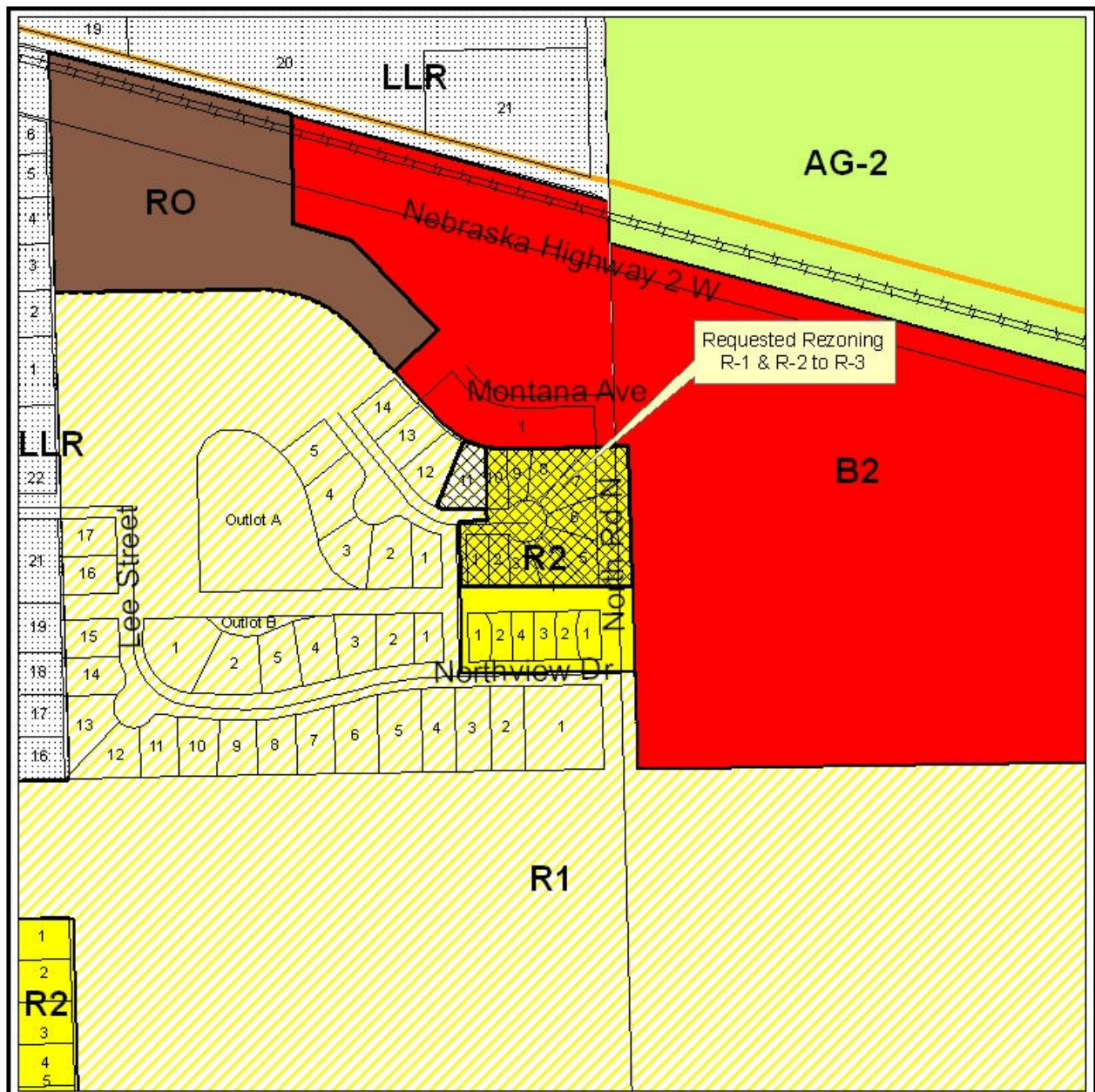
Negative Implications:

- *No negative implications foreseen.*

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council **approve** this request to amend the rezoning from R1-Suburban Density Residential and R2 Low Density Residential to R3 Medium Density Residential as presented.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale: NONE
C-14-2008GI



- From R1 : Suburban Residential Zone
- And R2 : Low Density Residential Zone
- To R3 : Medium Density Residential Zone





Hall County Regional Planning Commission

Wednesday, May 07, 2008
Regular Meeting

Item H6

Annexation

Insert a narrative here

Staff Contact:

April 21, 2008

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R1, Suburban Density Residential and R2, Low Density Residential to R3, Medium Density Residential in the Grand Island City Code Lots 1-11 Block 1, Northview II. (C-14-2008GI).

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted an amendment to the Grand Island Zoning Map from R1 and R2 to R3, Northview Second Subdivision, located South of Montana Ave and West of North Road Grand Island, Hall County, Nebraska. As shown on the enclosed map.

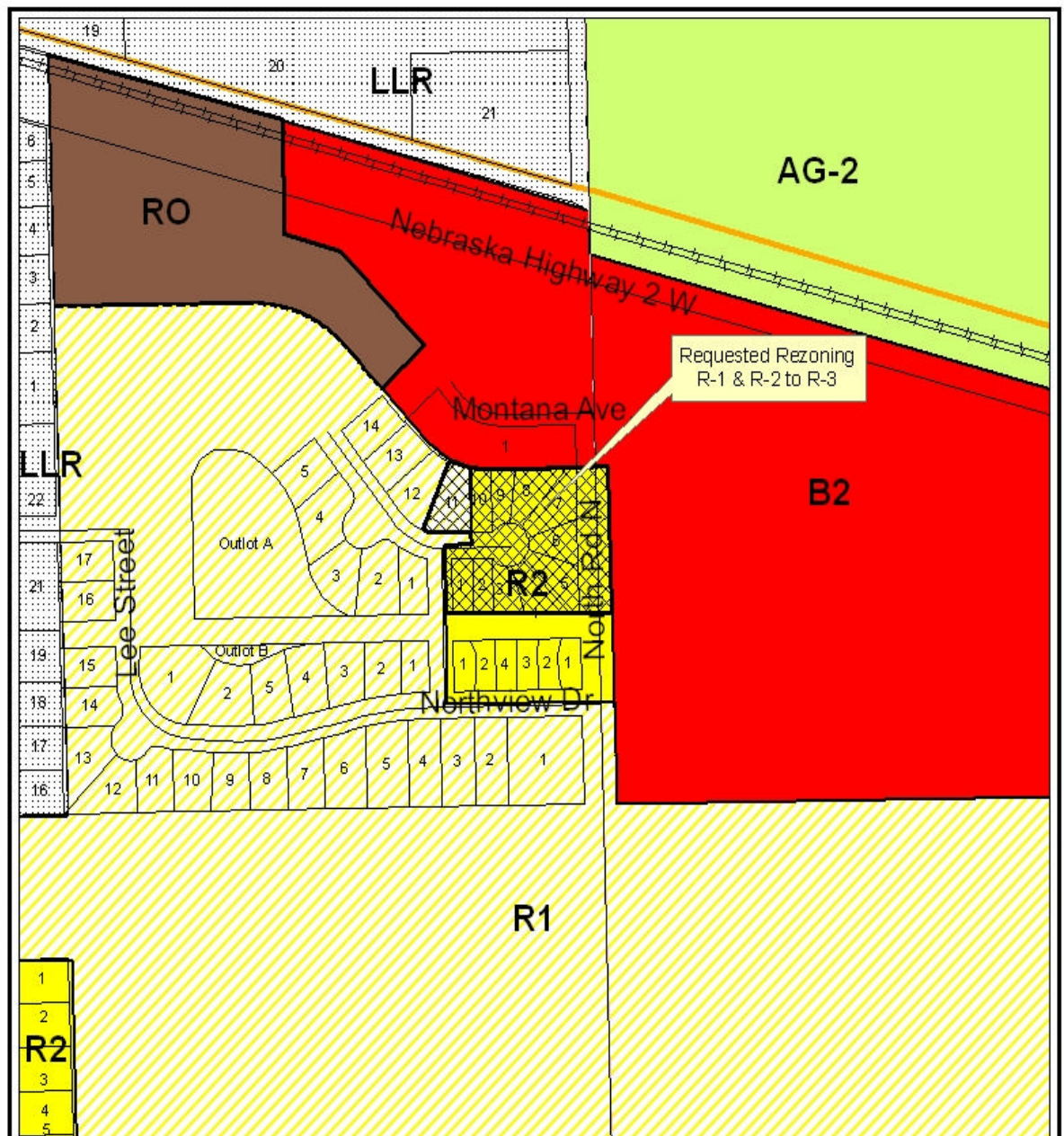
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 7, 2008 in the Council Chambers located in Grand Island's City Hall.

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 & Associates

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



Requested Zoning

-  From R1 : Suburban Residential Zone
-  And R2 : Low Density Residential Zone
-  To R3 : Medium Density Residential Zone



Scale : NONE
C-14-2008GI





Hall County Regional Planning Commission

Wednesday, May 07, 2008

Regular Meeting

Item M7

Bislend

Insert a narrative here

Staff Contact:

April 21, 2008

Dear Members of the Board:

RE: Final Plat – Bilslend Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bilslend Subdivision, located North of Burmood Rd., and South of Cedar View Rd., Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of the South Half (SW1/2) of Section Three (3), Township Nine (9) North, Range Twelve (12) West of the 6th. 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 May 7, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

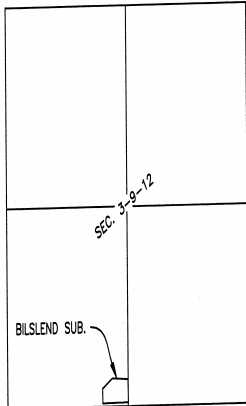
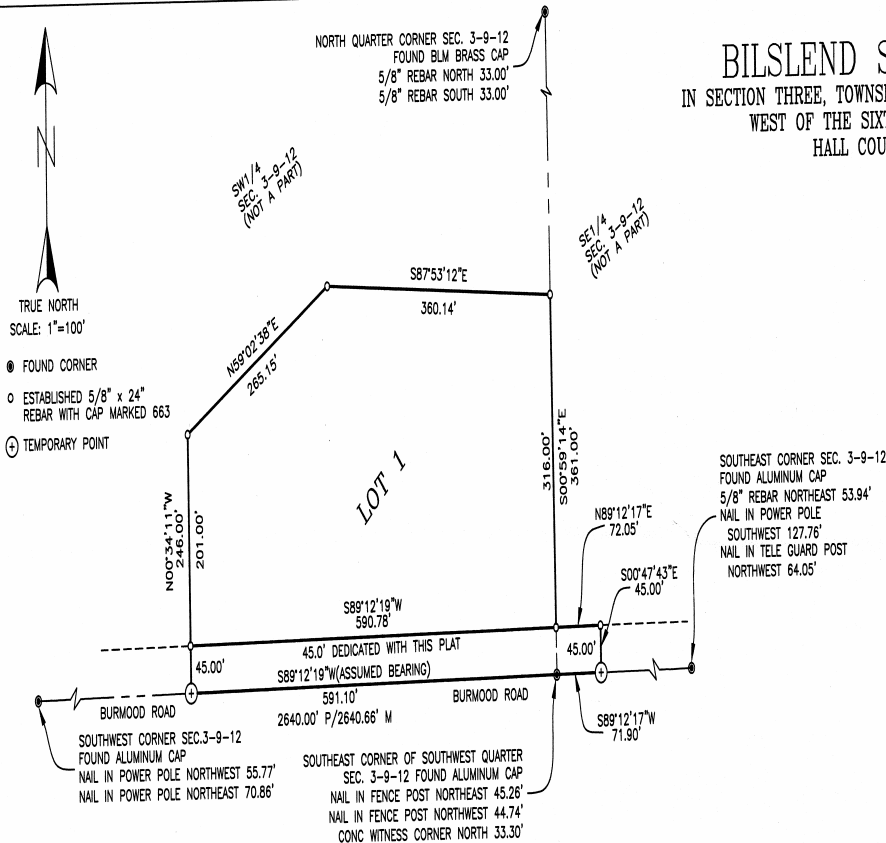
Chad Nabity, AICP
Planning Director

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.



BILSLEND SUBDIVISION
IN SECTION THREE, TOWNSHIP NINE NORTH, RANGE TWELVE
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
HALL COUNTY, NEBRASKA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTH HALF (S1/2) OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE TWELVE (12) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION THREE (3); ASSUMING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION THREE (3) IS S89°12'19"W AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO; THENCE S89°12'19"W ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 591.10 FEET; THENCE N00°34'11"W A DISTANCE OF 246.00 FEET; THENCE N59°02'38"E A DISTANCE OF 265.15 FEET; THENCE S87°53'12"E A DISTANCE OF 360.14 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4); THENCE S00°59'14"E A DISTANCE OF 361.00 FEET; THENCE N89°12'17"E A DISTANCE OF 72.05 FEET; THENCE S00°47'43"E A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION THREE (3); THENCE S89°12'17"W A DISTANCE OF 71.90 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 4.78 ACRES PLUS OR MINUS OF WHICH 0.68 ACRES DEDICATED FOR RIGHT OF WAY PURPOSES.

SURVEYOR CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, AT THE REQUEST OF HAROLD E. AND PATRICIA L. BILSLEND, 16600 BURWOOD ROAD, WOOD RIVER, NEBRASKA, 68883, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

JACOB H. RIPP
NEBRASKA REGISTERED LAND SURVEYOR NO. 663

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT HAROLD E. BILSLEND AND PATRICIA L. BILSLEND, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BILSLEND SUBDIVISION", A SUBDIVISION BEING PART OF THE SOUTH HALF (S1/2) OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE TWELVE (12) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2008.

HAROLD E. BILSLEND

PATRICIA L. BILSLEND

ACKNOWLEDGMENT

STATE OF NEBRASKA

SS

COUNTY OF HALL

ON THE _____ DAY OF _____, 2008, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED HAROLD E. BILSLEND AND PATRICIA L. BILSLEND, 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

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

CHAIRMAN

DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____, 2008.

CHAIRMAN OF THE BOARD

COUNTY CLERK

(SEAL)



Hall County Regional Planning Commission

Wednesday, May 07, 2008

Regular Meeting

Item M8

Thelen

Insert a narrative here

Staff Contact:

April 21, 2008

Dear Members of the Board:

RE: Annexation– Annexation of land located North of Green Street and East of Lilly Street. (C-13-2008WR).

RE: Final Plat – Thelen Third Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of ThelenThird Subdivision, located North of Green Street and East of Lilly Street in the City of Wood River, Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of Lot Fifteen (15) and all of Lot Sixteen (16) Thelen Subdivision, First Addition to the City of Wood River, Nebraska and a part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11), West of the 6th P.M., in Hall County, Nebraska.

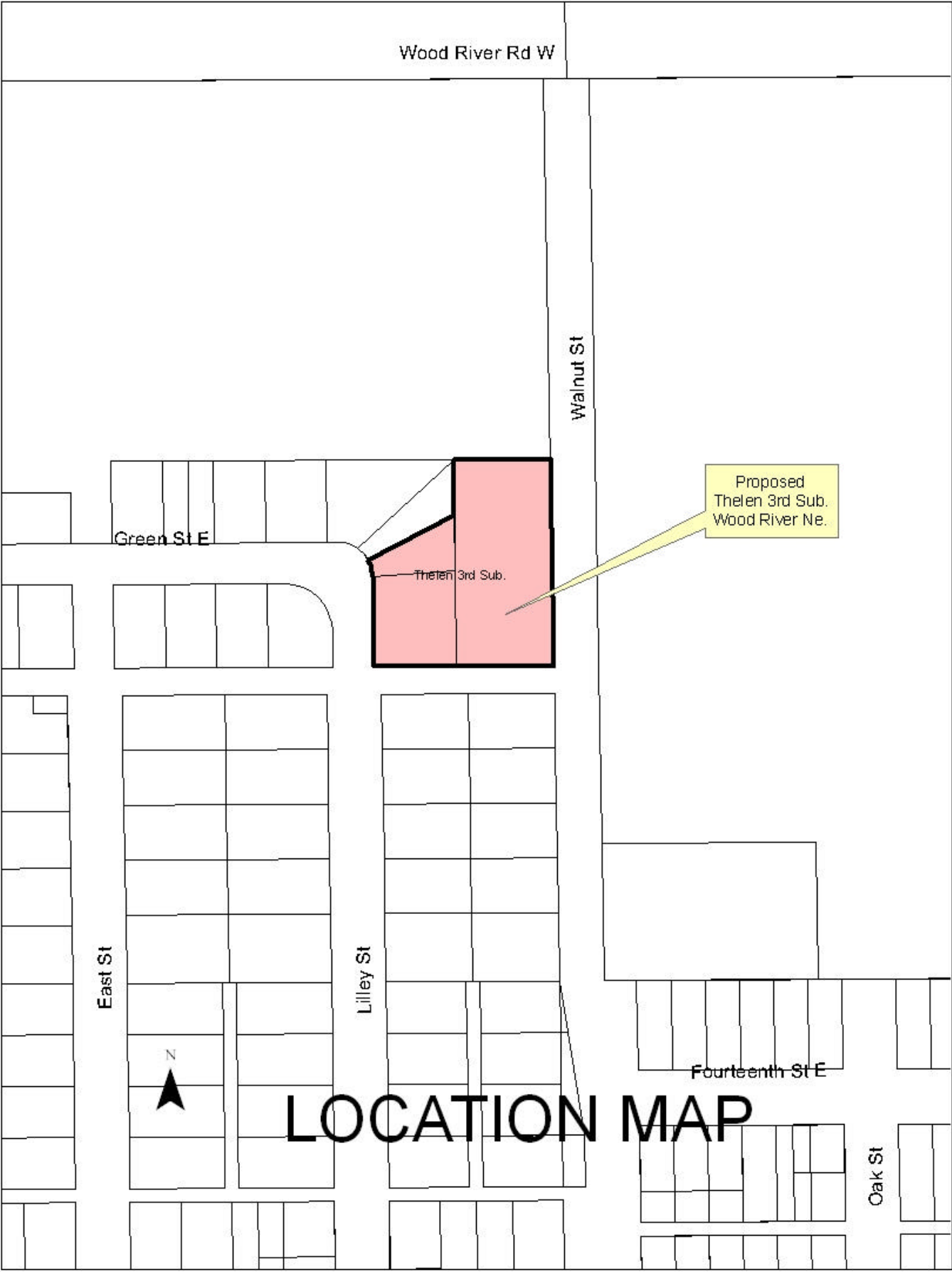
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 7, 2008 in the Council Chambers located in Grand Island's City Hall.

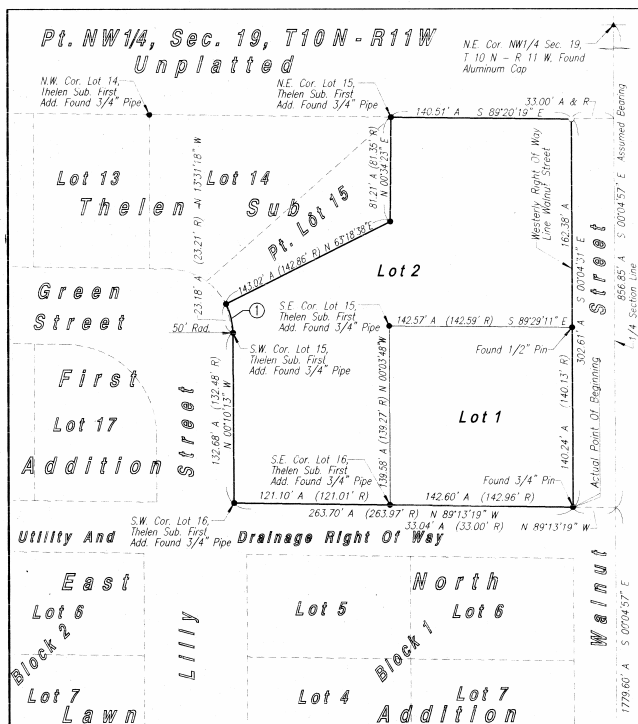
Sincerely,

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

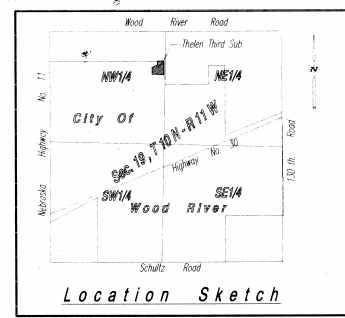
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.





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
 All Distances Shown On Curve Are Chord Distances

Curve Data	
Curve No.	1
R =	50'
Δ =	26°48'22"
T =	11.92'
L =	23.39'
C =	23.18'



Legal Description

A tract of land comprising a part of Lot Fifteen (15) and all of Lot Sixteen (16), Thelen Subdivision, First Addition to the City of Wood River, Nebraska and a part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th. P.M., all in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northwest Quarter (NW1/4); thence running southerly along the east line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S00°04'57"E, a distance of Eight Hundred Fifty Six and Eighty Five Hundredths (856.85) feet; thence running N89°13'19"W, a distance of Thirty Three and Four Hundredths (33.04) feet, to a point on the westerly right of way line of Walnut Street and to the ACTUAL point of beginning; thence continuing N89°13'19"W, a distance of Two Hundred Sixty Three and Seventy Hundredths (263.70) feet, to the southwest corner of said Lot Sixteen (16); thence running N00°10'13"W, along the west line of said Lot Sixteen (16), a distance of One Hundred Thirty Two and Sixty Eight Hundredths (132.68) feet, to the southwest corner of said Lot Fifteen (15) and to a point of curvature; thence running northwesterly along the southwesterly line of said Lot Fifteen (15) and the arc of a curve to the left whose radius is Fifty (50.00) feet, the long chord of which bears N13°31'18"W, a long chord distance of Twenty Three and Eighteen Hundredths (23.18) feet; thence running N63°18'38"E, a distance of One Hundred Forty Three and Two Hundredths (143.02) feet, to a point on the east line of said Lot Fifteen (15); thence running N00°34'23"E, along the east line of said Lot Fifteen (15), a distance of Eighty One and Twenty One Hundredths (81.21) feet, to the northeast corner of said Lot Fifteen (15); thence running S89°20'19"E, along the extension of the north line of Thelen Subdivision, First Addition to the City of Wood River, Nebraska, a distance of One Hundred Forty and Fifty One Hundredths (140.51) feet, to a point on the westerly right of way line of Walnut Street; thence running S00°04'31"E, along the westerly right of way line of Walnut Street, a distance of Three Hundred Two and Sixty One Hundredths (302.61) feet, to the ACTUAL point of beginning and containing 1.515 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that RONALD L. HARDERS and MARY A. HARDERS, husband and wife, and THELEN GRAIN COMPANY, a Nebraska Corporation, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "THELEN THIRD SUBDIVISION", An Addition to the City of Wood River, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this 11th day of April, 2008.

Ronald L. Harders
 Ronald L. Harders
Mary A. Harders
 Mary A. Harders

THELEN GRAIN COMPANY, A Nebraska Corporation

Christopher J. Thelen
 Christopher J. Thelen, Vice President

Acknowledgement

State Of Nebraska
 County Of Hall
 On the 11th day of April, 2008, before me, *Deryl D. Sorgenfrei*, a Notary Public within and for said County, personally appeared RONALD L. HARDERS and MARY A. HARDERS, husband and wife, and CHRISTOPHER J. THELEN, Vice President of THELEN GRAIN COMPANY, a Nebraska Corporation, and 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 and the voluntary act and deed of said Corporation.
 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 February 13, 2012

GENERAL NOTARY - State of Nebraska
 DERYL D. SORGENFREI
 My Comm. Exp. Feb. 13, 2012

Notary Public

Surveyor's Certificate

I hereby certify that on April 8, 2008, I completed an accurate survey of "THELEN THIRD SUBDIVISION", An Addition to the City of Wood River, 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 Aida, Cairo and Doniphan, Nebraska.

Chairman Date

Approved and accepted by the City of Wood River, Nebraska, this 11th day of April, 2008.

Mayor City Clerk

THELEN THIRD SUBDIVISION
AN ADDITION TO THE CITY OF WOOD RIVER, NEBRASKA



Hall County Regional Planning Commission

Wednesday, May 07, 2008

Regular Meeting

Item M9

Deer

Insert a narrative here

Staff Contact:

April 21, 2008

Dear Members of the Board:

RE: Final Plat – Deer Acres Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Deer Acres Subdivision, located North of Potash Hwy., and East of 150th Rd., Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Eleven (11) North, Range Twelve (12) West of the 6th 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 May 7, 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.





A tract of land comprising a part of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Eleven (11) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the north line of said Southwest Quarter (SW1/4), said point being Forty (40.0) feet east of the northwest corner of said Southwest Quarter (SW1/4), said point also being on the easterly right of way of line 15th road; thence S00°00'00"W (assumed bearing), along and upon said easterly road right of line, which is, Forty (40.0) feet east of and parallel with, the west line of said Southwest Quarter (SW1/4), a distance of Three Hundred Five and Eighteen Hundredths (305.18) feet; thence S78°12'45"E, a distance of Eighty Eight and Nine Tenths (88.90) feet; thence S57°26'51"E, a distance of One Hundred Forty Seven and Eighteen Hundredths (147.18) feet; thence S44°06'09"E, a distance of Two Hundred Seventy Eight and Fifteen Hundredths (278.15) feet; thence N19°31'57"E, a distance of Two Hundred Seventy One and Thirteen Hundredths (271.13) feet; thence N03°48'07"W, a distance of One Hundred Seventy Five and Eight Hundredths (175.08) feet; thence N01°13'02"W, a distance of One Hundred Seventy Five and Forty Seven Hundredths (175.47) feet to a point on the north line of said Southwest Quarter (SW1/4); thence S89°35'47"W, along and upon the north line of said Southwest Quarter (SW1/4), a distance of Four Hundred Seventy Nine and Ninety Nine Hundredths (479.99) feet to the point of beginning and containing 4,824 acres, more or less.

KNOW ALL MEN BY THESE PRESENTS, that we, Elveto E. Rohweder and Donald D. Rohweder, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "DEER ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the same, 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.

Elvera E. Rohweder

Donald D. Rohweder

State of Nebraska

SS

County of Hall

On the _____ day of _____, 2008, before me, _____, a Notary Public within and for said County, personally appeared Elvera E. Rohweder and Donald D. Rohweder, wife and husband, 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)

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 _____, 2008.

Chairman of the Board

County Clerk

(SEAL)

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