



Hall County Regional Planning Commission

Wednesday, October 01, 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, October 01, 2008

Regular Meeting

Item .A1

Summary Page

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
October 1 , 2008**

4. Review and Approval – Northwest Grand Island Intergenerational Plan (01-2009-GI)

5. Preliminary Plat - Hornady Subdivision – Located North of Stolley Park Road, and West of Arthur Street, in Grand Island, Nebraska, consisting of approximately 7.822 acres. (5 Lots). Property is zoned R2 (Low Density Residential Zone), sewer and water are available.

Final Plat – Hornady Subdivision – Located North of Stolley Park Road, and West of Arthur Street. In Grand Island, Nebraska, consisting of approximately 7.822 acres, (5 Lots).

6. Final Plat - HW Subdivision – Located South of Nebraska Hwy 2, and North of Nevada Ave., and East of Independence Avenue, in the City of Grand Island, Nebraska, consisting of approximately 16.067 acres, (2 Lots). Property is zoned RO (Residential Office Zone), sewer and water are available.

7. Final Plat – Vanosdall Subdivision – Located East of South Locust, North of U.S. Hwy No. 34 and South of Stolley Park Road, in the City of Grand Island, Nebraska, consisting of approximately 3.1606 acres, (2 Lots). Property is zoned B2-AC (General Business Zone, with Arterial Commercial Overlay Zone), sewer and water are available.

8. Final Plat – Theisen Subdivision – Located East of 130th Road, South of Chapman Road, West of Burwick Road and North of One R Road, in Hall County, Nebraska, consisting of approximately 3.868 acres, (1 Lot). This is a one time split from a tract of 80 acres or more.



Hall County Regional Planning Commission

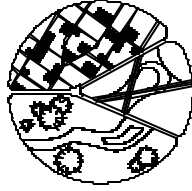
Wednesday, October 01, 2008
Regular Meeting

Item E2

September Special 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
September 17, 2008

The meeting of the Regional Planning Commission was held Wednesday, September 3, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 7, 2008.

Present:	Pat O'Neill Deb Reynolds Don Snodgrass Scott Eriksen Jaye Monter Dianne Miller	John Amick Mark Haskins Karen Bredthauer Leslie Ruge Bill Hayes
Absent:	Lisa Heineman	
Other:	Marlan Ferguson	
Staff:	Chad Nabity, Rose Woods	
Press:	Tracy Overstreet	

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 September 3, 2008 meeting.

O'Neill asked if there were any changes to the September meeting minutes. Hearing none O'Neill asked for a motion.

A motion was made by Miller, and seconded by Ericksen to approve the Minutes of the September 3, 2008 meeting as mailed.

The motion carried with 10 members present and 9 voting in favor (O'Neill, Ruge, Hayes, Miller, Reynolds, Monter, Haskins, Eriksen, Bredthauer, and Snodgrass) and 1 member present abstaining (Amick).

3. Request time to speak.

No one requested time to speak.

4. Vacate Plat – Ski Enterprise Subdivision Final Plat – Ski Enterprise Second Subdivision

Ski Enterprise Subdivision is located N of White Cloud Rd., E of 190th Road, E of 190th Road. Nabity explained the reason for vacating and re subdividing this property is that this is a small non-farm dwelling site still within the parameters as defined by the Hall County Zoning Regulations. This subdivision splits an existing farmstead from a parcel of 20 acres or more, creating the Final Plat of Ski Enterprise Second Subdivision.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Bredthauer to approve the Vacation Ski Enterprise Subdivision and the Final Plat Ski Enterprise Second Subdivision seconded by Amick.

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

5. Public Hearing – Recommendation Redevelopment Plan Amendment for the CRA Area #7. The property is located in the southwest corner of the intersection of Schimmer Drive and Blaine Street. The proposed uses for this facility meet the intended uses within the Comprehensive Plan. Portions of Schimmer Drive and Blaine Street outside of the blighted area are included as well, the reason for this is the proposed road improvements to include turning lanes and upgrade the road. There are also proposed improvements in sewer and water lines planned adjacent to the subject property.

Marlan Ferguson from the Economic Development Corporation spoke for the approval of the proposed amendments, he thanked the Commission for holding this special meeting, he noted that the actual plot plan for the facility as shown in the plan may not be exactly where the final facility will be located, but that this

information was included to provide a general idea of the location and size of the facility. The final layout would however be on the subject property. The company is currently conducting surveys to determine an exact location for the facility and rail lines.

O'Neill asked if there were any questions .

O'Neill asked for a motion. A motion was made by Hayes to approve the recommendation of Resolution No. 2008-02; as presented and seconded by Bredthauer.

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

6. Planning Director's Report

7. Next Meeting October 1, 2008

8. Adjourn

Chairman O'Neill adjourned the meeting at 6:15p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, October 01, 2008
Regular Meeting

Item -3

Review & Approve Northwest Grand Island Intergenerational Plan

Insert a narrative here

Staff Contact:

To: Regional Planning Commission

From: Chad Nabity

Date: September 25, 2008

Re: Northwest Grand Island Intergenerational Neighborhood Plan

Attached is a neighborhood plan document for Northwest Grand Island. This plan was created at the request of and with the help of Pamela Forster with Excel Development Group. Excel Development Group is building the Woodland Park Townhomes in northwest Grand Island, east of Independence Avenue and north of Capital Avenue.

The Woodland Park Townhomes is a development that uses a variety of state and federal funding sources to create quality affordable housing for low income seniors. The first phase of the project was completed this year with a grand opening celebration in August of 2008. All of the units are full and there is a waiting list with 250 persons on it waiting for openings. This type of quality affordable housing is needed desperately in Grand Island.

The developer is preparing a funding application for the second phase of this project. Phase II proposes to build 20 units (10-duplexes) at an estimated cost of \$4.2 million. Although this project uses state and federal funding sources to make it affordable to seniors, it will be required to pay real estate taxes. One component of the funding application that can positively influence the decision to award funding is the existence of a neighborhood plan. Ms. Forster offered to help prepare the basic plan that is before you for consideration.

This plan is descriptive in nature. It details the level and types of development that have occurred in Northwest Grand Island. Northwest Grand Island has become a mature neighborhood with a variety of types and styles of housing that appeal to all age groups. Every type of housing from apartments and starter homes through retirement and assisted living facilities are available. Recreational facilities and opportunities are being expanded in the area with new parks, improvements to existing parks, and hike/bike trails that extend throughout the neighborhood. The Grand Island public school system (GIPS) and Northwest High School both have facilities in Northwest Grand Island.

Examination of neighborhoods is a good way to gauge the development of the community. This plan shows consistent growth with high quality development that meets the needs of a wide range of people.

The planning commission is being asked to approve the northwest Grand Island Intergenerational Neighborhood Plan. Based on the Future Land Use Map from the 2004 Comprehensive Plan it appears that this plan is consistent with the planned development for the area. A motion to approve the northwest Grand Island Intergenerational Plan as an appendix to the 2004 Comprehensive Plan would be appropriate.

Northwest Grand Island Intergenerational Neighborhood Plan

Vision Statement:

“Grand Island is a progressive community based upon family values and cultural diversity.

The City is made up of vibrant neighborhoods with diverse housing options, healthy local businesses, and industries including entertainment and recreation.”

Prepared by: The Planning Department, City of Grand Island

Framework for Neighborhood Plan

In 2002, the citizens of Grand Island were surveyed on a number of issues. One survey question asked, “What needs to be improved in Grand Island?” Out of 107 choices, “Affordable Housing” tied for second, behind “Traffic Flows” and “Property Rights.” Citizens were also asked “What is your vision for Grand Island in 20 years?” “Orderly/Smart Growth” was listed as one of the three top priorities.

In year 2000, Grand Island’s population was 42,940, according to the Census. Based upon building permits issued, multiplied by the number of persons per household, the current estimated population is 47,000. By year 2020, it is estimated the population of Grand Island will grow to approximately 56,502, an increase of 13,560 or almost 32 percent. Based upon these predictions, the number of housing units would need to increase from 17,421 in year 2000 to 22,902 in 2020. This translates into a need for 5,481 new housing units by 2020.

The largest percentage of land use in Grand Island with over 25 percent of total land use is Street and Railroad Right-of-Way. The second highest land use is Residential Uses, consuming nearly 21 percent of the land within Grand Island, with the dominant residential uses being single family residential. The overall ratio in the community is 32.98 acres of land consumed per 100 persons, which is within standard ranges for a city in the Midwest. This data indicates there is approximately 0.33 acres of land dedicated to everyone living within the corporate limits. Using this assumption, an increase in population by 13,560 persons, would require the residential development of approximately 4,475 acres.

Northwest Grand Island is best suited to address the need for residential development, due to the extension of water mains by the Army Corp of Engineers and installation of sewer mains along Independence Avenue and Capital Avenue to Engleman Road. The availability of infrastructure in a primarily undeveloped area, made northwest Grand Island well suited for future development (see attached Future Land Use Plan). The City of Grand Island has worked on “Smart Growth” strategies to utilize this exiting infrastructure to its fullest, in partnership with area developers.

Residential development must accommodate a variety of income levels, ages and types of housing. In addition, it must be supplemented with appropriate intergenerational amenities, facilities and commercial services.

Northwest Grand Island Intergenerational Neighborhood Plan

The Northwest part of Grand Island has experience dramatic growth over the last 20 years. It is the location of the majority of new residential and commercial construction over the past 20 years. Since January of 2000, 587 residential lots have been built on in this part of town. These buildings would have been primarily single family residential but a number of multifamily units were also constructed some with as many as 32 units on each lot.

Between half and two-thirds of the new residential units (single and multi-family) built in Grand Island since 2000 have been built in this neighborhood. About 990 new structures (1,400 new dwelling units) have been built in Grand Island since 2000; almost 600 of those 990 structures were built in Northwest Grand Island. This area is approximately seven square miles or about 25% of the total area of the city.

Development of this area began in the late 1960's while the property was still in the county zoning jurisdiction. Lots were approved with rural section asphalt streets and with individual well and septic systems. These lots ranged in size from 0.5 to 3 acres. Northwest High School was built on the west side of North Road just south of Nebraska Highway 2 in the mid-1960's.

In 1984, the City of Grand Island annexed the developed property along Capital Avenue and Independence Avenue along with the undeveloped ground between the City Limits line and Engleman Road. During the mid-1980's the Army Corps of Engineers paid to extend city water to all of the houses in the area due to a plume of contaminated water from the Cornhusker Army Ammunition Plant located 2 miles west of this area. The City took advantage of the dewatering wells installed by the Army for the water project to install sewer mains along the section line road at the same time. As a result of these projects all of the undeveloped properties between US. Highway 281 and Engleman Road and Nebraska Highway 2 and Old Potash Highway have sewer and water available at their edges. There is no cost for developers to hook onto the water lines provided by the Army. Developers are responsible for assessments for the sewer lines, but only for the original cost. Developers are also responsible for extensions of water and sewer mains to serve new lots as well, as street and drainage projects internal to their development.

Recreation

- Bike trail improvements are shown on the attached map. These include existing improvements, programmed improvements, and improvements that will be programmed, should grant funds be made available.
- At the request of the City of Grand Island, developers have dedicated easements for trails in numerous subdivisions in Northwest Grand Island. As funding becomes available, trail improvements will be programmed in those easements.
- The City is currently in the process of purchasing park ground for a neighborhood park within the Sterling Estates Subdivision, between State Street and Capital Avenue east of North Road.
- George Park, located on Independence Avenue, two blocks south of Capital Avenue, is the largest park within northwest Grand Island. George Park is comprised of four baseball fields, two tennis courts, playground equipment, two picnic shelters and one restroom facility. Lights were added to the ball fields at George Park within the last six years.

Schools

Old Engleman School (Capital Avenue and Engleman Road)

- The old Engleman School, located on the northeast corner of Capital Avenue and Engleman Road, was relocated to the Westridge Middle School building. The Engleman School was not handicap accessible and was experiencing overcrowding.
- The Grand Island Public School system has preliminary plans to repurpose this building into a combination of preschool and office space. Currently, the Grand Island Public School is renting space at the Third City Christian Church located north of the new Westridge Middle School for preschool space.

New Engleman School (Mansfield Road and Independence Avenue)

- This was the former Westridge Middle School. Elementary school students will begin attending at this location in 2009, in a completely remodeled building. The remodel and addition to the building included replacing the entire mechanical system for the building. The Grand Island public school system invested approximately five million dollars in the renovation and conversion.

New Westridge Middle School (13th and Redwood)

- Students began attending the new Westridge Middle School, during the 2007-08 school year. This project was approved following a successful vote for a school bond. This was a 17 million dollar project. The school system purchased approximately 60 acres of property for the project the school sits on about half of that property.

Residential Development

Primrose Retirement Community (North Road and Capital Avenue)

- The Primrose Retirement Community opened in 2005 with 68 units, comprised of 36 independent living units and 32 assisted-living units.

LaRue Subdivision (13th Street east of North Road)

- 160 market rate single-family attached and detached homes are planned within the LaRue Subdivision. The lots have been developed.
- In addition, Windridge Townhomes, 40 low-income housing townhome units were recently constructed within the Subdivision.

Woodland Park Subdivision (Independence Avenue, north of Capital Avenue)

- 180 market rate single-family homes are planned within the Woodland Park Subdivision. Several phases have been developed with single family housing.
- Woodland Park Townhomes, a 28 low-income senior units (14-duplexes) and a community center was recently leased up and has a 250 person waiting list.

Copper Creek Estates (Old Potash and Engelman)

- 560 owner occupied single family lots are planned, of which, one half are restricted to households 55 years of age and above. Of the 560 lots, 100 lots have already been developed.
- The development as planned includes 3 small private parks, a community center and an area for storing boats and campers.

Sterling Estates Subdivision (North Road between State and Capital Avenues)

- 233 lots are planned in the Sterling Estates Subdivision for market rate single-family detached homes and a townhome development. Of the 233 lots, 31 single-family lots and 24 townhome lots have been developed.
- A new neighborhood park is planned for the center of this subdivision. The City of Grand Island approved acquisition of the park ground on Sept. 23, 2008.
- A segment of the hike bike trail is planned adjacent to east side contingent on grant funding.

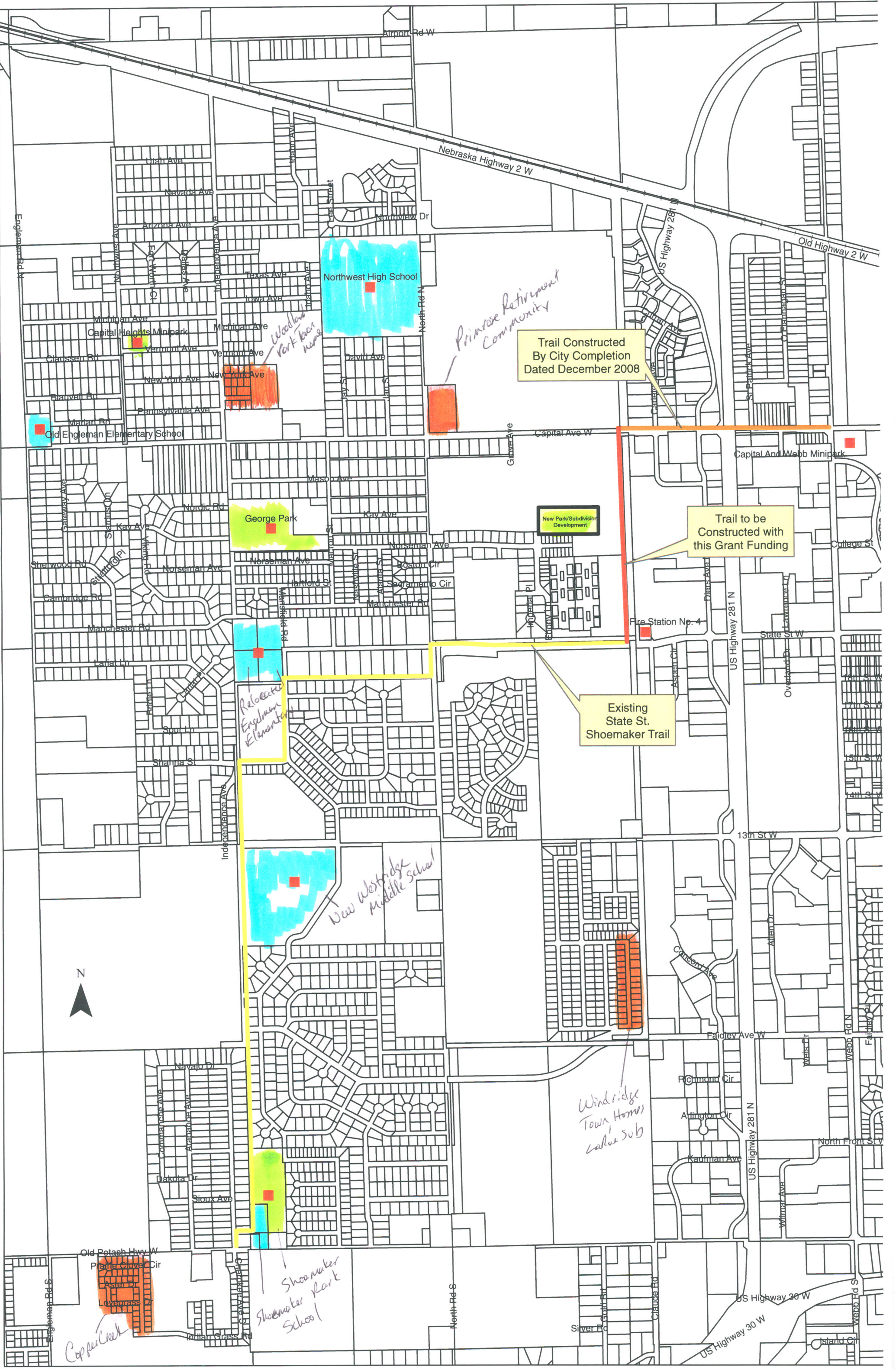
Summerfield Estates (13th and North Road)

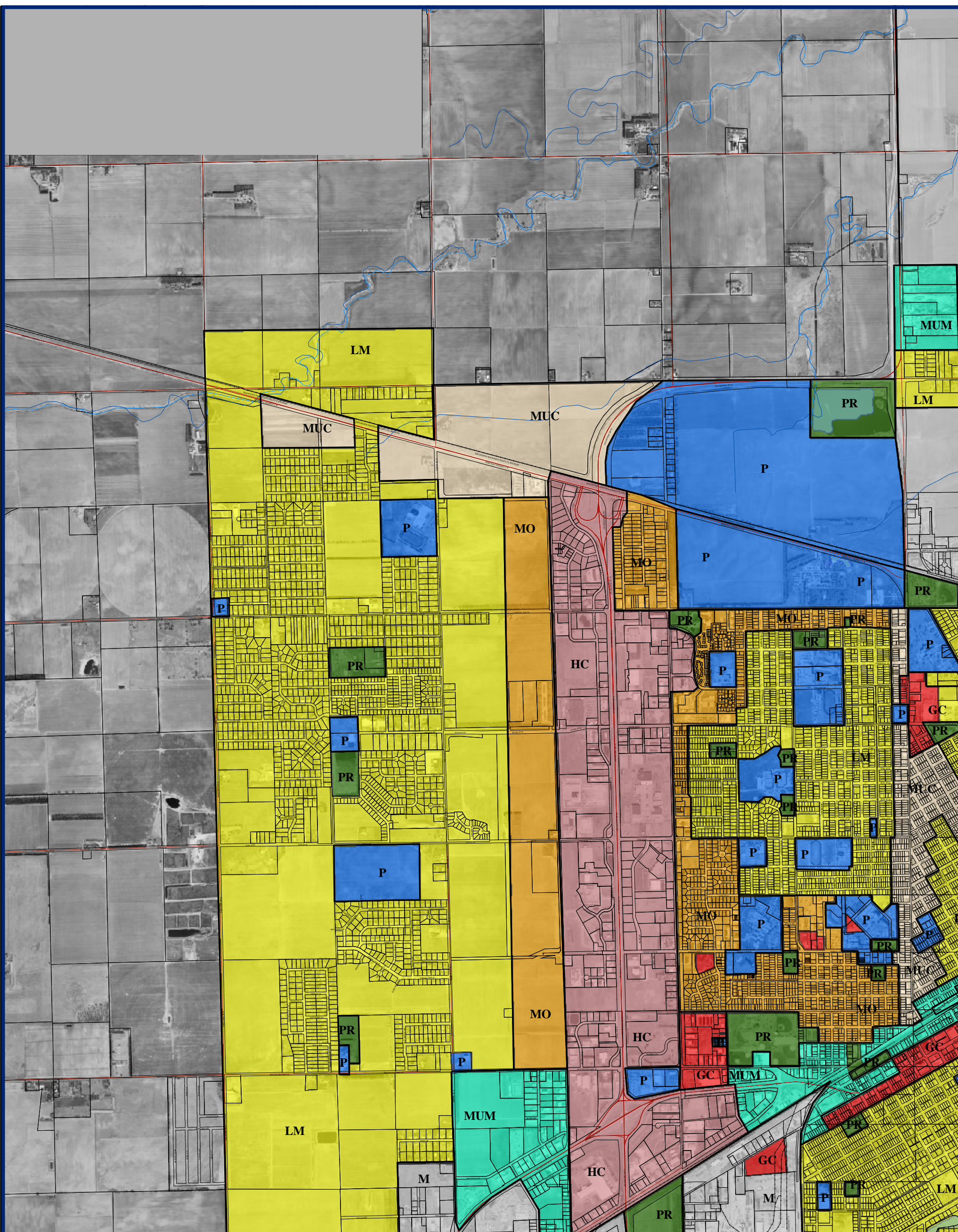
- Summerfield Estates, located on 13th Street and North Road is comprised of 210 plus market rate single-family homes and townhomes. Of the 210 lots, over 160 lots have been developed with infrastructure and most of these lots have homes on them.

Summary














The City of Grand Island is cognizant of the need to promote residential development within its community. Encouraging residential development within Northwest Grand Island, where water and sewer infrastructure are readily available, will have a stabilizing effect on the Grand Island economy. This strategy will keep City infrastructure costs in check, during periods of rapid growth. The City is committed to partnering with developers to create attractive intergenerational residential developments for all ages, ensuring these developments are supplemented with the amenities that help define quality of life, such as parks and schools. Technical assistance and incentives are provided to developers, without overburdening the existing tax base or citizenry.

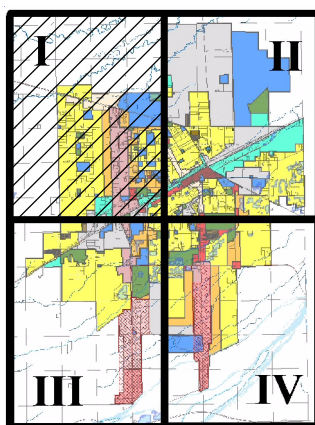
“Grand Island will continue to prosper by encouraging existing residents to stay, attracting new residents to the community, and enticing visitors to return.”





Legend

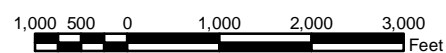
	LM	Low to Medium Residential		MO	Mixed Use Office		Gateway Corridor
	MHR	Mobile Home Residential		MUM	Mixed Use Manufacturing		
	MUC	Mixed Use Commercial		MUC	Mixed Use Commercial		
	HC	Highway Commercial		M	Manufacturing		
	GC	General Commercial		P	Public		
	DC	Down Town Commercial		PR	Parks and Recreation		



City of Grand Island

Future Land Use Plan

Figure 13B

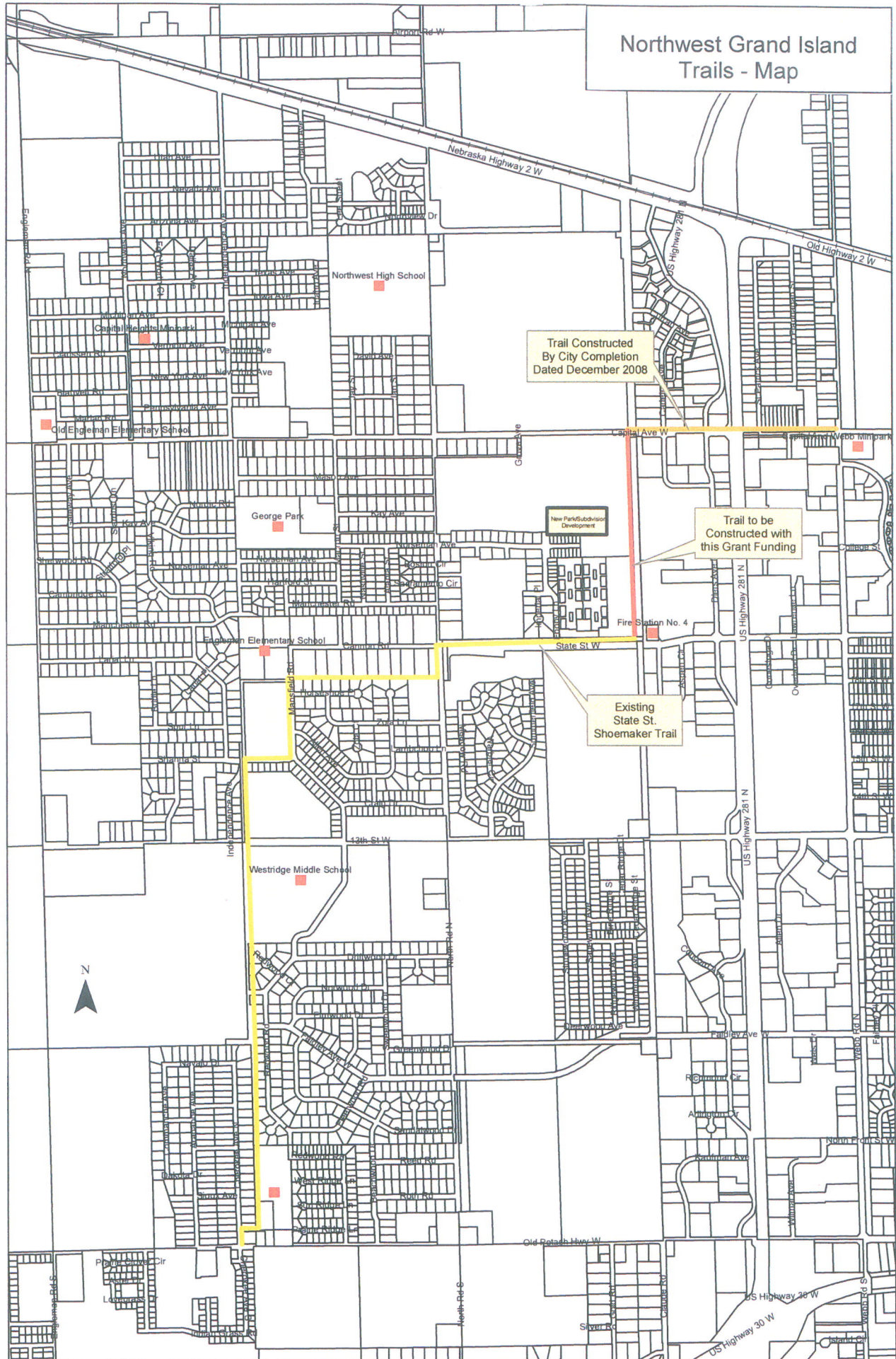


THIS MAP PREPARED USING INFORMATION FROM
RECORD DRAWINGS SUPPLIED BY J.E.O. AND/OR OTHER
APPLICABLE CITY, COUNTY, STATE, FEDERAL, OR PUBLIC
OR PRIVATE ENTITIES.
J.E.O. DOES NOT GUARANTEE THE ACCURACY OF THIS MAP
OR THE INFORMATION USED TO PREPARE THIS MAP.
THIS IS NOT A SCALED PLAT.

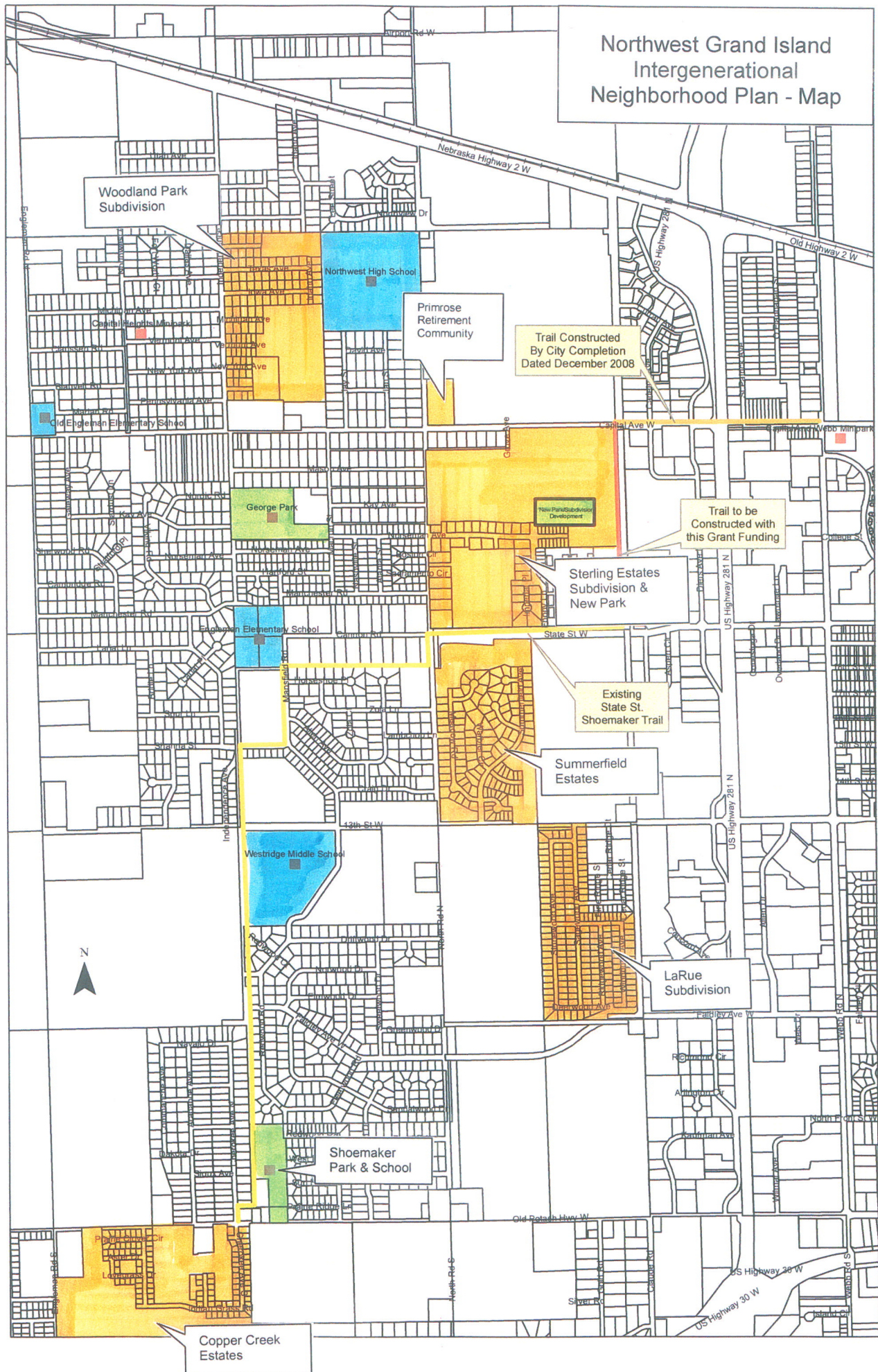
CREATED BY: D.M. MAY 2003
REVISED BY: C.R.D. Sept. 2003

JEO Consulting
Group, Inc.

Northwest Grand Island Trails - Map



Northwest Grand Island Intergenerational Neighborhood Plan - Map





Hall County Regional Planning Commission

Wednesday, October 01, 2008
Regular Meeting

Item L4

Hornady Sub Preliminary Plat

Insert a narrative here

Staff Contact:

September 18, 2008

Dear Members of the Board:

RE: Final Plat – Hornady Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hornady Subdivision, located North of Stolley Park Road, and West of Arthur Street, in Grand Island, Hall County, Nebraska.

This final plat proposes to create 5 lots on a tract of land in part the Southeast Quarter of the Southeast Quarter (SE1/4, SE1/4) of Section Twenty (20), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 7.822 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 October 1, 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
Olsson Associates

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



LOCATION MAP



HORNADY SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

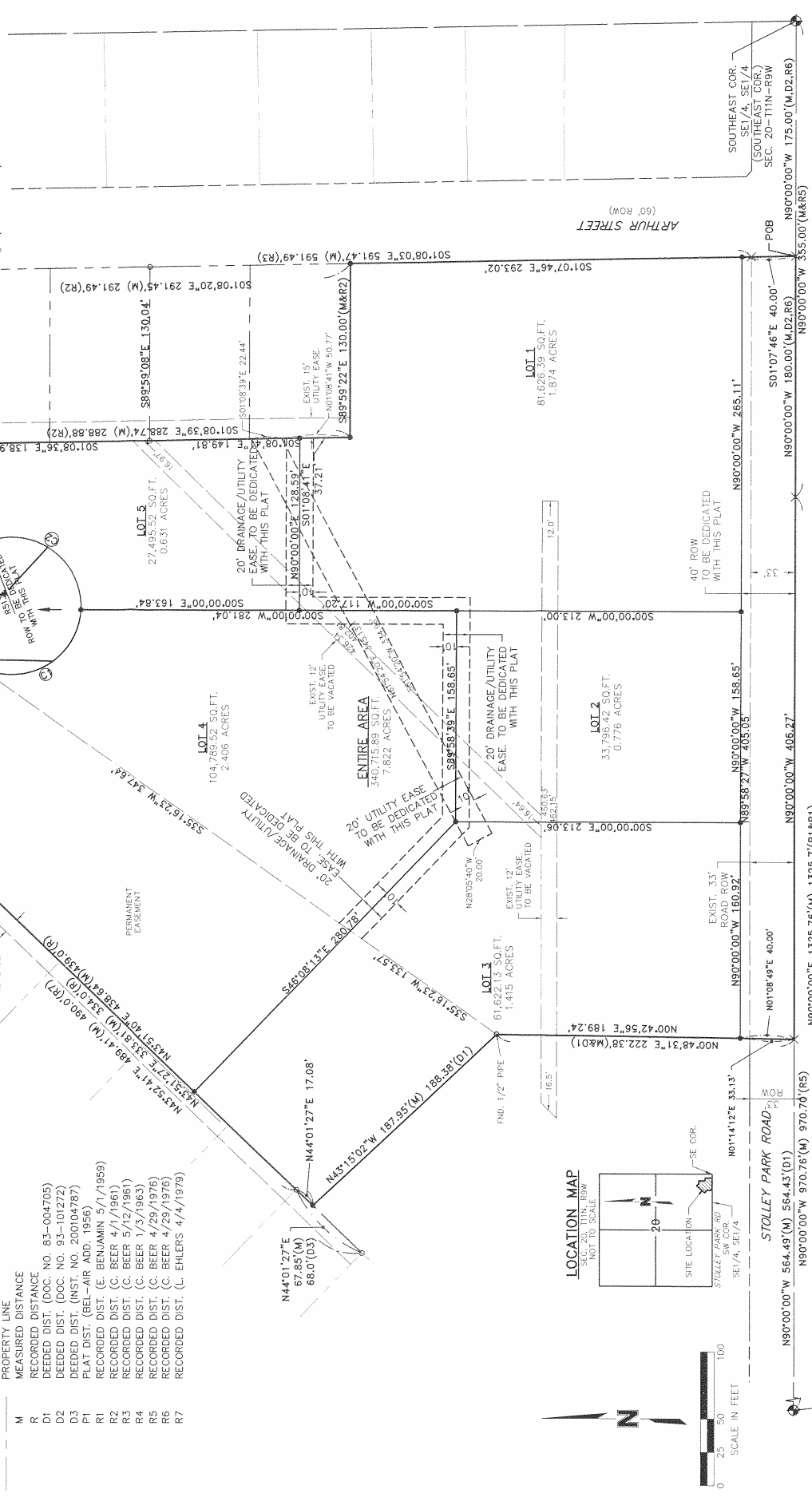
LEGEND

- SECTION CORNER
- SET CORNER (3/8" x 3/8" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE)
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- MEASURED DISTANCE
- RECORDED DISTANCE
- DEEDED DIST. (DOC. NO. 83-004705)
- D1 DEEDED DIST. (DOC. NO. 93-101272)
- D2 DEEDED DIST. (INST. NO. 200104787)
- D3 DEEDED DIST. (INST. NO. 200104787)
- P1 PLAT DIST. (BEL-AIR ADD. 1956)
- R1 RECORDED DIST. (E. BENJAMIN 5/1/1959)
- R2 RECORDED DIST. (C. BEER 4/1/1961)
- R3 RECORDED DIST. (C. BEER 5/12/1961)
- R4 RECORDED DIST. (C. BEER 1/3/1963)
- R5 RECORDED DIST. (C. BEER 4/29/1976)
- R6 RECORDED DIST. (C. BEER 4/29/1976)
- R7 RECORDED DIST. (L. EHLERS 4/4/1979)

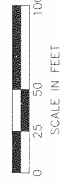
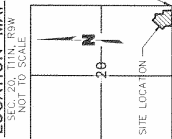
SECTION TIES

SOUTHWEST COR. SEC. 1/4, SE. 1/4 SEC. 20-T11N-R9W
 FOUND BRASS CAP W/ DUMPLE
 NW 63.07' TO CHISELED "X" IN EAST SIDE OF
 GALVANIZED LIGHT POLE BASE
 79.50' TO PK NAIL W/WASHER IN NW FACE OF
 POWER POLE
 SE 69.50' TO PK NAIL W/WASHER IN NE FACE OF
 POWER POLE
 SW 59.80' TO CHISELED "X" ON EAST SIDE OF
 GALVANIZED LIGHT POLE BASE

SOUTHEAST COR. SEC. 1/4, SE. 1/4 SEC. 20-T11N-R9W
 FOUND BRASS CAP
 NNW 32.76' TO PK NAIL W/WASHER IN EAST FACE
 OF LIGHT POLE
 ENE 17.35' TO PK NAIL W/WASHER IN SOUTH FACE
 OF LIGHT POLE
 SSE 43.45' TO PK NAIL W/WASHER IN WEST FACE
 OF POWER POLE
 SW 128.23' TO NE CORNER OF CONC. PAD TEE BOX
 #5 (FRISBEE GOLF)



LOCATION MAP



CURVE	RADIUS	DELTA	CHD. BRG.	CHORD
C1	51.50'	122°20'08"	S25°53'41"E	90.23'
C2	51.50'	123°38'39"	N31°06'56"E	90.79'
C3	95.00'	24°28'25"	S76°53'28"W	40.27'

SOUTHWEST COR.
 SEC. 1/4, SE. 1/4
 SEC. 20-T11N-R9W

N90°00'00"W 564.49'(M) 564.43'(D1)
 N90°00'00"W 970.76'(M) 970.70'(R5)

N90°00'00"W 406.27'
 N90°00'00"W 403.03'

SEI BACKS
 FRONT 25'
 REAR 20'
 SIDE 5'

OWNER: MICHAEL LEE MCARTY
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 5

SHEET 1 OF 2

OLSSON
 ASSOCIATES

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



Hall County Regional Planning Commission

Wednesday, October 01, 2008

Regular Meeting

Item M5

Hornady Sub Final Plat

Insert a narrative here

Staff Contact:

September 18, 2008

Dear Members of the Board:

RE: Final Plat – Hornady Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hornady Subdivision, located North of Stolley Park Road, and West of Arthur Street, in Grand Island, Hall County, Nebraska.

This final plat proposes to create 5 lots on a tract of land in part the Southeast Quarter of the Southeast Quarter (SE1/4, SE1/4) of Section Twenty (20), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 7.822 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 October 1, 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
Olsson Associates

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



LOCATION MAP



HORNADY SUBDIVISION

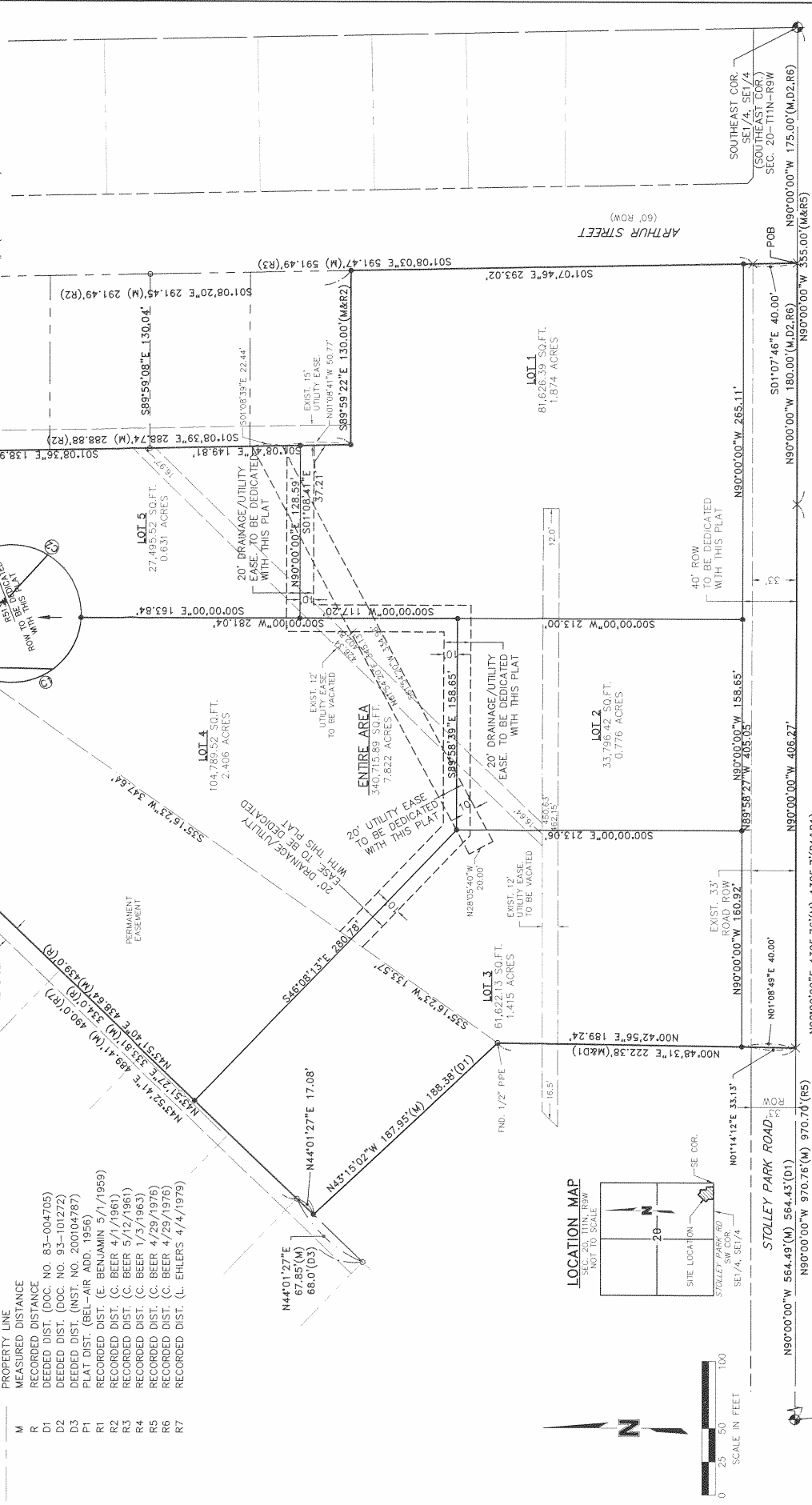
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

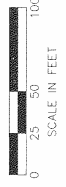
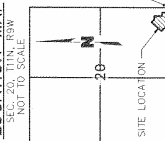
LEGEND

- SECTION CORNER
- SET CORNER (3/8" x 3/8" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE)
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- MEASURED DISTANCE
- RECORDED DISTANCE
- DEEDED DIST. (DOC. NO. 83-004705)
- DEEDED DIST. (DOC. NO. 93-101272)
- DEEDED DIST. (INST. NO. 200104787)
- PLAT DIST. (BEL-AIR ADD. 1956)
- RECORDED DIST. (E. BENJAMIN 5/1/1959)
- RECORDED DIST. (C. BEER 4/1/1961)
- RECORDED DIST. (C. BEER 5/12/1961)
- RECORDED DIST. (C. BEER 1/3/1963)
- RECORDED DIST. (C. BEER 4/29/1976)
- RECORDED DIST. (C. BEER 4/29/1976)
- RECORDED DIST. (L. EHLERS 4/4/1979)

SECTION TIES
 SOUTHWEST COR. SEC. 1/4, SE 1/4 SEC. 20-T11N-R9W
 FOUND BRASS CAP W/ DUMPLE
 NW 63.07' TO CHISELED "X" IN EAST SIDE OF
 GALVANIZED LIGHT POLE BASE
 179.50' TO PK NAIL W/WASHER IN NW FACE OF
 POWER POLE
 SE 69.50' TO PK NAIL W/WASHER IN NE FACE OF
 POWER POLE
 SW 59.80' TO CHISELED "X" ON EAST SIDE OF
 GALVANIZED LIGHT POLE BASE
 SOUTHEAST COR. SEC. 1/4, SE 1/4 SEC. 20-T11N-R9W
 FOUND BRASS CAP
 NNW 32.76' TO PK NAIL W/WASHER IN EAST FACE
 OF LIGHT POLE
 ENE 17.35' TO PK NAIL W/WASHER IN SOUTH FACE
 OF LIGHT POLE
 SSE 43.45' TO PK NAIL W/WASHER IN WEST FACE
 OF POWER POLE
 SW 128.23' TO NE CORNER OF CONC. PAD TEE BOX
 #5 (FRISBEE GOLF)



LOCATION MAP



CURVE TABLE

CURVE	RADIUS	DELTA	CHD. BRG.	CHORD
C1	51.50'	122°20'08"	S25°53'41"E	90.23'
C2	51.50'	123°38'39"	N31°06'56"E	90.79'
C3	95.00'	24°28'25"	S76°53'28"W	40.27'

SOUTHWEST COR.
 SEC. 1/4, SE 1/4
 SEC. 20-T11N-R9W

SET BACKS
 FRONT 25'
 REAR 20'
 SIDE 5'

OWNER: MICHAEL LEE MCARTY
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 5

OLSSON
 ASSOCIATES

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



Hall County Regional Planning Commission

Wednesday, October 01, 2008

Regular Meeting

Item M6

HW Sub Final Sub

Insert a narrative here

Staff Contact:

September 18, 2008

Dear Members of the Board:

RE: Final Plat – HW Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of HW Subdivision, located south of Nebraska Hwy 2, and North of Nevada Ave., and East of Independence Avenue, in Grand Island, Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising a part of the West Half of the Northeast Quarter (W1/2NE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 16.067 acres.

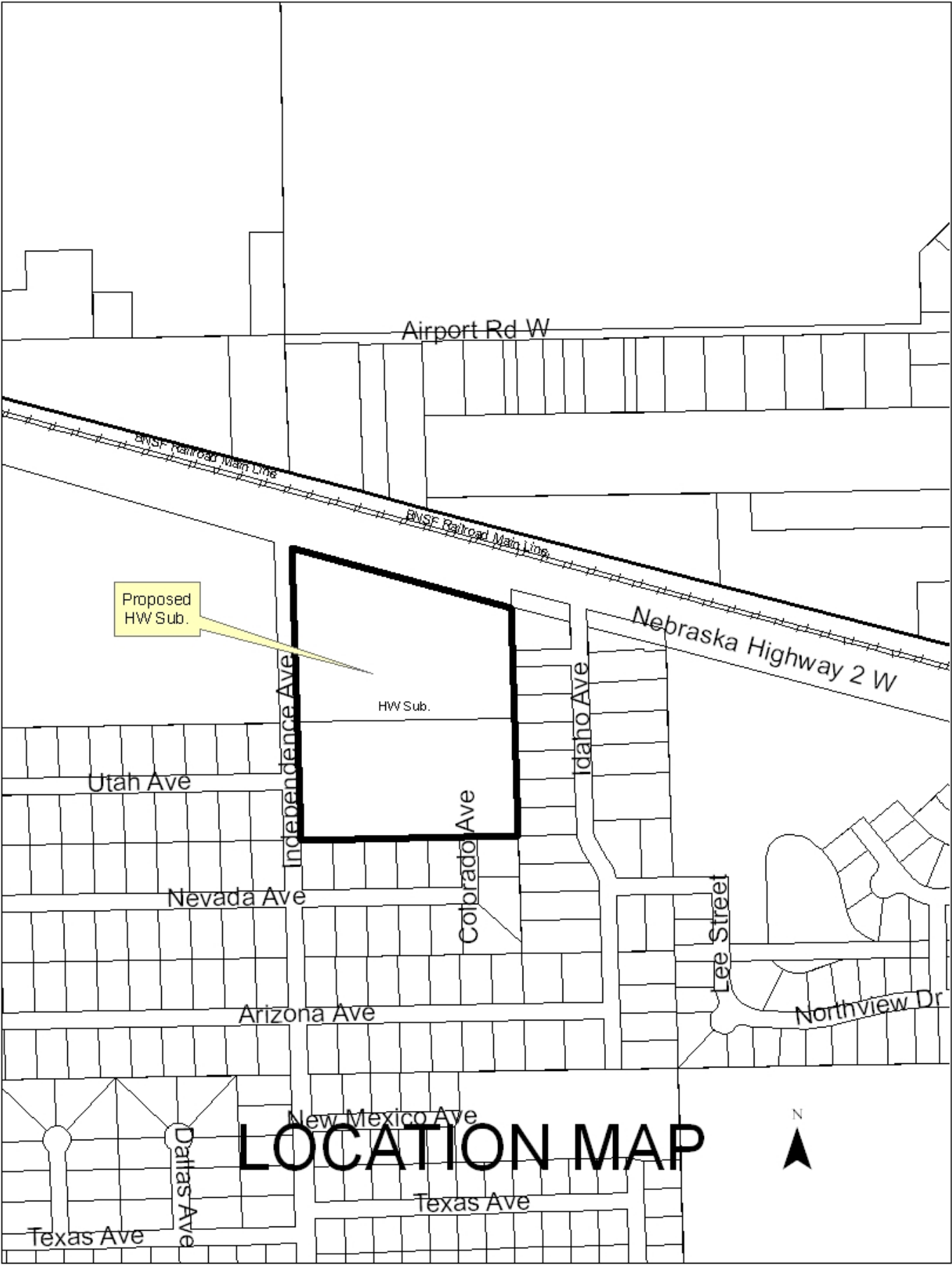
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 1, 2008 in the Council Chambers located in Grand Island's City Hall.

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.



LOCATION MAP

Scale: 1" = 100'

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



HW SUBDIVISION **IN THE CITY OF GRAND ISLAND, NEBRASKA**



Hall County Regional Planning Commission

Wednesday, October 01, 2008

Regular Meeting

Item M7

Vanosdall Sub Final Plat

Insert a narrative here

Staff Contact:

September 18, 2008

Dear Members of the Board:

RE: Final Plat – Vanosdall Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Vanosdall Subdivision, located East of South Locust and West of Stuhr Road, North of U.S. Hwy No. 34 and South of Stolley Park Road in Grand Island, Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising a part of the South Half of the Southwest Quarter (S1/2SW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 3.1606 acres.

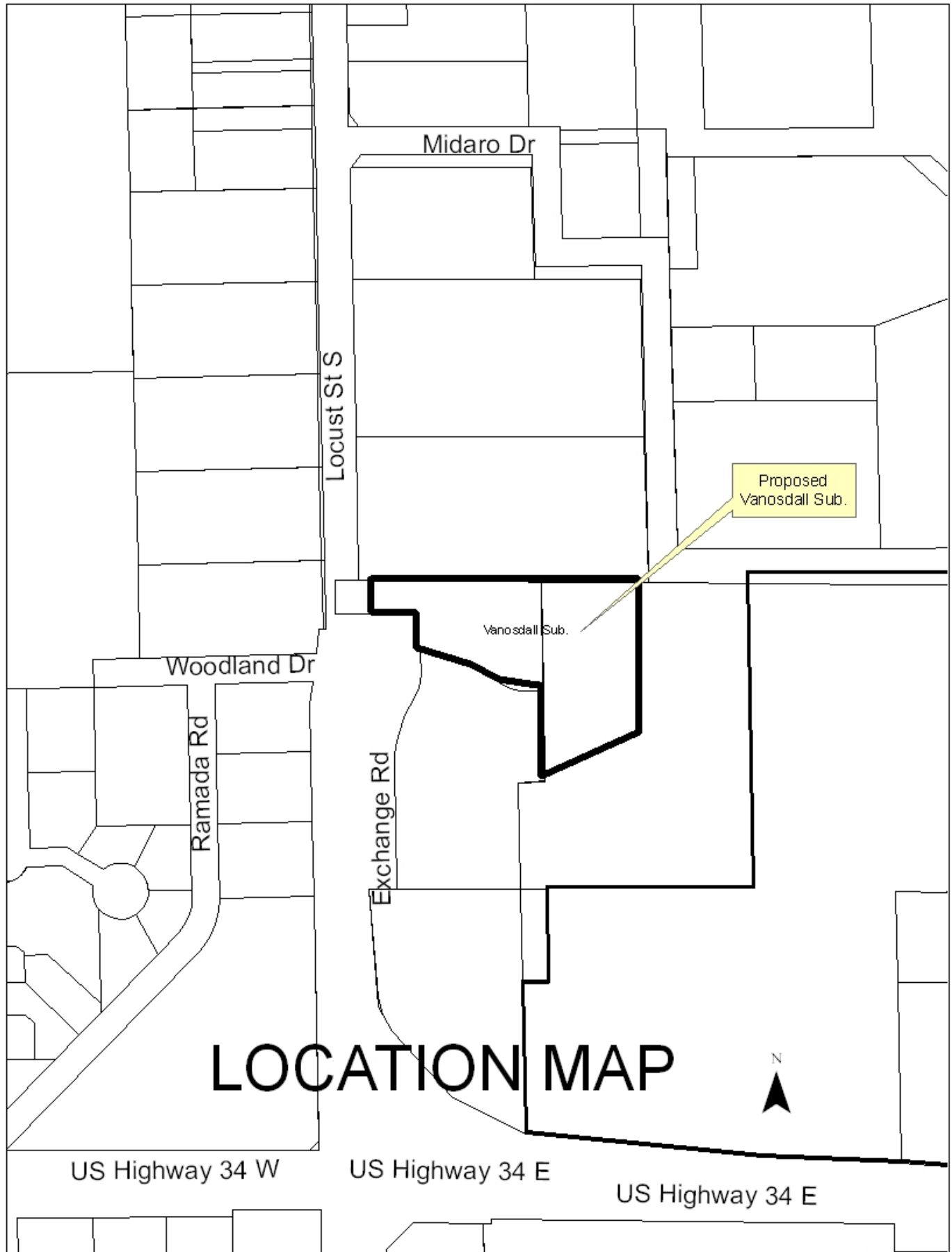
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 1, 2008 in the Council Chambers located in Grand Island's City Hall.

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
Benjamin and Associates

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





Hall County Regional Planning Commission

Wednesday, October 01, 2008

Regular Meeting

Item M8

Theisen Sub Final Plat

Insert a narrative here

Staff Contact:

September 18, 2008

Dear Members of the Board:

RE: Final Plat – Theisen Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Theisen Subdivision, located East of 130th Road, South of Chapman Road, West of Burwick Road and North of One R Road, in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land in the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Seventeen (17), Township Twelve (12) North, Range Eleven (11) West of the 6th P.M., in Hall County, Nebraska. This land consists of approximately 3.868 acres.

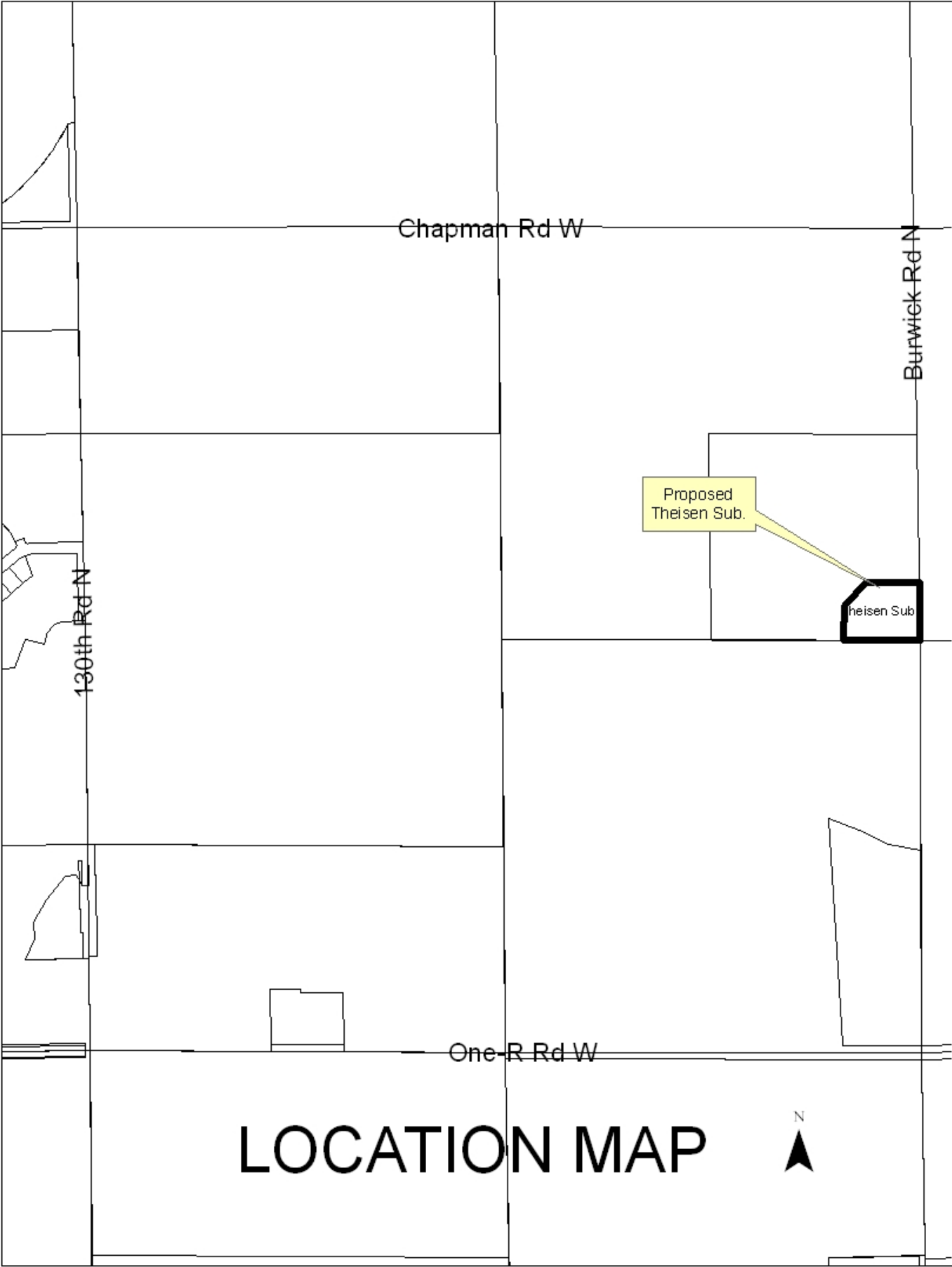
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 1, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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



LOCATION MAP



LEGAL DESCRIPTION

COMMENCING AT THE EAST 1/4 CORNER OF SEC. 17-T12N-R11W, ALONG EAST BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°01'.45"W UPON AND ALONG THE SOUTH LINE OF THE NE 1/4 A DISTANCE OF 40.00 FEET TO NEW DEDICATED WEST RIGHT-OF-WAY (ROW) LINE OF BURCK ROAD; THENCE CONTINUING N87°01'.45"W UPON AND ALONG SAID SOUTH LINE A DISTANCE OF 450.00 FEET; THENCE N02°41'.42"E A DISTANCE OF 189.98 FEET TO NEW DEDICATED WEST ROW LINE; THENCE S89°18'.00"E A DISTANCE OF 299.23 FEET TO SAID NEW DEDICATED WEST ROW LINE; THENCE S69°18'.00"E A DISTANCE OF 40.00 FEET TO THE EAST LINE OF SAID NE 1/4; THENCE S00°00'.00"W UPON AND ALONG SAID EAST LINE A DISTANCE OF 372.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 168510.71 SQUARE FEET OR 3.868 ACRES MORE OR LESS OF WHICH 0.342 ACRES ARE NEW DEDICATED ROAD.

HEREBY CERTIFY THAT ON _____ I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING "PLAT THEREOF." THAT IRON MARKERS, EXCEPT WHERE INDICATED OTHERWISE, WERE FOUND AT ALL CORNERS, THAT DIMENSIONS ARE AS SHOWN, AND THAT ALL CORNERS, THAT SAID SURVEY WAS MADE WITH REFERENCE TO PLAT AND RECORDED MONUMENTS.

DEDICATION OF PLAT

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, _____ THIS _____ DAY OF _____, 2008.

ACKNOWLEDGMENT

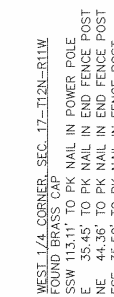
[illegible]

OTARY PUBLIC

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

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

HAIRMAN
COUNTY CLERK



NORTHEAST CORNER, SEC. 17-T12N-R11W
FOUND BRASS CAP ± 0.1 BELOW GRADE
E 45.03 TO CONCRETE WINCESS CORNER
W 46.36 TO CONCRETE WINCESS CORNER
W 48.31 TO PK NAIL IN SW SIDE OF
20" ASH TREE
E 48.20 TO PK NAIL IN POWER POLE
EAST 1/4 CORNER, SEC. 17-T12N-R11W
FOUND BRASS CAP ± 0.8 BELOW GRADE
E 32.58 TO CONCRETE WINCESS CORNER
E 34.0 TO 5/8" REBAR
W 32.56 TO BRASS CAP WINCESS CORNER
W 40.0 TO 5/8" REBAR W/LS630 CAP

OLSSON
ASSOCIATES

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

WOLSSON
ASSOCIATES