



# Hall County Regional Planning Commission

**Wednesday, November 05, 2008**

## **Regular Meeting Packet**

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### **Commission Members:**

<b>Ray Aguilar</b>	<b>Grand Island</b>	
<b>John Amick</b>	<b>Hall County</b>	
<b>Karen Bredthauer</b>	<b>Grand Island</b>	<b>Vice Chairperson</b>
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Lisa Heineman</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, November 05, 2008  
Regular Meeting

## Item .A1

### Summary Page

*Insert a narrative here*

Staff Contact:

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
November 5, 2008**

- 5. Public Hearing** – Consideration of Redevelopment Plan for the CRA Area #2 for property located at 2623, 2707 and 2709 South Locust Street, in Grand Island, Hall County Nebraska. Property is zoned B2-AC-Arterial Commercial Overlay Zone, R2-Low Density Residential Zone, B2-General Business Zone, sewer and water are available. (See Full Recommendation)
- 6. Final Plat** – Aguilar Subdivision – Located North of 6<sup>th</sup> Street and East of Beal Street, in the City of Grand Island, Nebraska, consisting of .629 acres, (3 Lots). Property is zoned R4-High Density Residential Zone, sewer and water are available.
- 7. Final Plat** - Memorial Place Subdivision – Located South of Memorial Drive, and East of Vine Street, in the City of Grand Island, Nebraska, consisting of 1.255 acres, (3 Lots). Property is zoned R2-Residential Zone, sewer and water are available.
- 8. Preliminary Plat** – Fairway Crossing at Indianhead Golf Club – Located North of Husker Highway, and East of Engleman Road, in the City of Grand Island, Nebraska, consisting of 61.70 acres, (151 Lots and 2 Outlots). Property is zoned M1-Light Manufacturing Zone, and R-1 Suburban Residential Zone. City sewer and water would be available. (See Full Recommendation)





# Hall County Regional Planning Commission

Wednesday, November 05, 2008

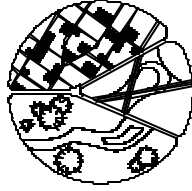
Regular Meeting

Item E2

## October 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  
October 1, 2008

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The meeting of the Regional Planning Commission was held Wednesday, October 1, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 20, 2008.

Present:	Pat O'Neill	Lisa Heineman
	Deb Reynolds	Mark Haskins
	Don Snodgrass	Karen Bredthauer
	Leslie Ruge	Bill Hayes
	Dianne Miller	

Absent: Scott Eriksen, John Amick, Jaye Monter

Other:

Staff: Chad Nabity, Rose Woods

Press:

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**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 17, 2008 meeting.**

O'Neill asked if there were any changes to the September 17, meeting minutes. Hearing none O'Neill asked for a motion.

A motion was made by Miller, and seconded by Reynolds to approve the Minutes of the September 17, 2008 meeting as mailed.

The motion carried with 9 members present voting in favor (O'Neill, Ruge, Hayes, Miller, Reynolds, Heineman, Haskins, Bredthauer, and Snodgrass).

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

No one requested time to speak.

### **4. Review and Approve Northwest Intergenerational Plan (C-01-2008GI)**

Nabity stated 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.

Nabity recommended approval of this plan.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Hayes to approve the Northwest Grand Island Intergenerational Plan as submitted and was seconded by Ruge.

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

## **5. Preliminary and Final Plat**

Hornady Subdivision located North of Stolley Park Road and west of Arthur Street in Grand Island, consisting of approximately 7.822 acres creating five lots. Property is zoned R2 (Low Density Residential Zone), sewer and water are available.

O'Neill asked if there were any questions.

Ruge asked if there was a way to inform potential purchasers of the lots that water is present. That they would have to build up higher or risk having water in their basement. Nabity explained if the city requires them to build at a particular elevation and there is still water in the basement that could shift responsibility onto the City, leaving the final decision up to the homeowner about whether or how deep to build a basement leaves that responsibility firmly on the shoulders of the homeowner.

Heineman asked who was responsible for paying for the cul-de-sac; Nabity explained the developer would be responsible for that because this there is not a proposal for a paving district.

O'Neill asked for a motion. A motion was made by Bredthauer to approve Preliminary and Final Plat for Hornady Subdivision as presented and seconded by Heineman.

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

## **6. Final Plat HW Subdivision**

HW Subdivision is located south of Nebraska Hwy 2, and north of Nevada Ave.,

in Grand Island, consisting of approximately 16.067 acres, creating two lots. Property is zoned RO (Residential Office Zone), sewer and water are available.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Hayes to approve the Final Plat HW Subdivision as submitted and was seconded by Haskins.

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

## **7. Final Plat Vanosdall Subdivision**

Vanosdall Subdivision is located east of South Locust and North of US Highway 34, in Grand Island, consisting of 3.1606 acres, creating 2 lots.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Heineman to approve the Final Plat Vanosdall as submitted and was seconded by Reynolds.

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

## **8. Final Plat Theisen Subdivision**

Theisen Subdivision is located east of 130<sup>th</sup> Rd., south of Chapman Rd., and north of One R Road, in Hall County, consisting of 3.868 acres, one lot, this is a one time split of 80 acres or more.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Ruge to approve the Final Plat Theisen Subdivision as submitted and was seconded by Haskins.

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

## **9. Planning Directors Report**

Nomination Committee for the election of new officers; Les Ruge, Village Rep., Karen Bredthauer, Grand Island Rep., Pat O'Neill, County Rep.

Hazard Mitigation is done has been adopted and submitted to FEMA, all jurisdictions approved their portions.

New Flood Plan went into effect September 26, 2008, has been adopted and FEMA has approved.

Project Amada is still at a standstill.

**10. Recognition of Dianne Miller.**

Dianne Miller was honored for her eight years of service on the Planning Commission, a Plaque was presented.

Mayor will appoint someone to replace Miller.

**11.Next Meeting November 5, 2008**

**12. Adjourn**

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

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Leslie Ruge, Secretary

by Rose Woods



# Hall County Regional Planning Commission

Wednesday, November 05, 2008

Regular Meeting

Item F3

**Public Hearing on Redevelopment Plan**

*Insert a narrative here*

Staff Contact:

## Agenda Item #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 20, 2008

**SUBJECT:** *Redevelopment plan amendment for property located in Blight and Substandard Area #2 at 2623, 2707 and 2709 S. Locust Street (Star Motel and Wonderful Garden Properties) in Grand Island Nebraska and other properties as necessary to support this development. (C-02-2009GI)*

**PROPOSAL:** To redevelop the property in the redevelopment area (Star Motel and Wonderful Garden Properties) applicant will purchase and redevelop these properties as an 80+ room hotel making real property improvements in the amount of \$5,330,000. The applicant is requesting to use Tax Increment Financing to offset part of the costs development.

### OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for the City of Grand Island. This is evidenced by the fact that the property is zoned B2-AC General Business with an Arterial Commercial Overlay and the proposed hotel is allowed in this district.

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

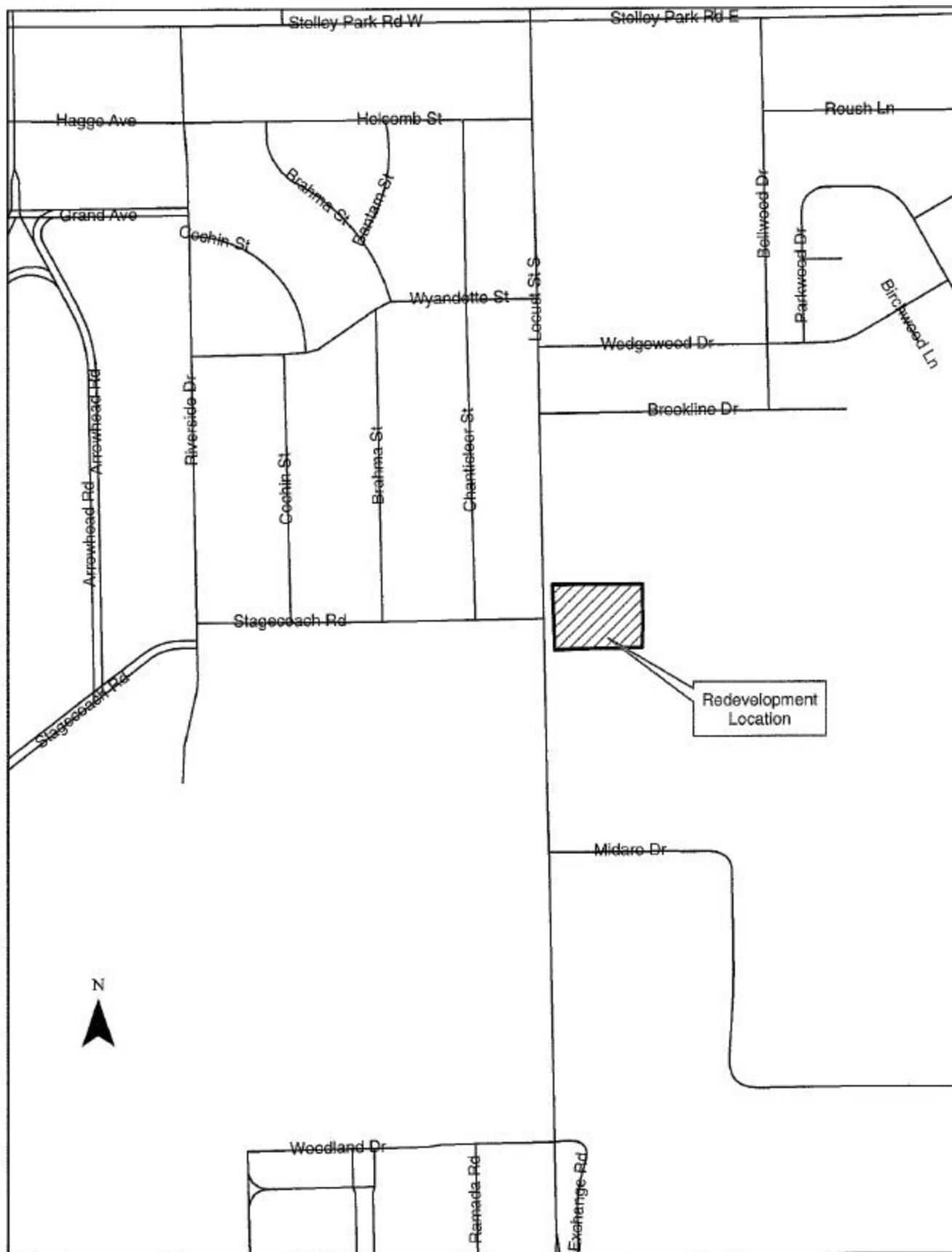
The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for a Hotel at this location **is** supported by the plan.

### RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

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





**Redevelopment Plan Amendment  
Grand Island CRA Area #2 (South Locust)  
October 2008**

**Property Description**

This property is the former location of the Wonderful Garden restaurant and the Star Motel. Property addresses include 2623, 2707 and 2709 South Locust Street. Attachment A is a legal description of the property.

**Future Land Use Plan**

See the attached map from the 2004 Grand Island Comprehensive Plan

**Site Coverage and Intensity of Use**

The developer is proposing to build a 3 story, 82 room hotel on the site with an attached indoor pool, business center, fitness center and board room. The building will cover approximately 11,500 square feet on the lot. The TIF application includes room layout plans and typical finishes for the rooms and exterior of the building.

As shown on the attached site plan the majority of the site would be covered by building or parking. Landscaping would be provided along the street frontage and the developer will provide for a build a segment of trail adjacent to the site. This may be on either the north or south side of the property. This proposed intensity of use is consistent with the current zoning district and planned use of this property.

The anticipated value of this development at the time of completion is \$5,247,500.

**Changes to zoning, street layouts and grades or building codes or ordinances**

The proposed use is permitted in the current zoning district. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances.

**Additional Public Facilities or Utilities**

A sewer line will have to be moved to accommodate the development of this site. The new proposed building will be located over the existing sewer line. The line can be moved to accommodate the development. It is anticipated that an 8 inch water line and at least 2 fire hydrants will be needed to provide proper fire protection for this facility. This will have to be extended from the west side of Locust Street. Existing water connections to the site will have to be capped at the main.

A hike bike trail will be extended from Locust Street across the property. It is anticipated that this trail segment will connect to future trails planned by the City of Grand Island.

**Time Frame for Development**

Development of this project is anticipated to be mostly complete during the 2009 calendar year. The base tax year should be calculated on the value of the property as of January 1, 2009. Excess valuation should be available for this project for 15 years beginning with the 2010 tax year. Excess valuation will be paid to the developer's lender per the contract between the CRA and the developer for a period not to exceed 15 years or \$1,567,609.

## **Attachment A**

### **Wonderful Garden Property**

A tract of land located in Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Hall County, Nebraska, commencing at a point which is 525 feet North and 33 feet East of the quarter section corner between Sections Twenty-Seven (27) and Twenty-Eight (28) in Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. running thence North 100 feet along a line parallel to and 33 feet East of the Section line between Sections Twenty-Seven (27) and Twenty-Eight (28), thence Easterly at right angles a distance of 361.5 feet, thence Southerly at right angles a distance of 247.5 feet; thence Westerly at right angles to the Southeasterly corner of the tract conveyed by the grantor therein named on the 6<sup>th</sup> day of May 1930 to R.I. Merrick, which deed is recorded at page 627, in Book 69, from Deed Records in the Office of Register of Deeds, Hall County, Nebraska thence Northerly along East line of said tract so conveyed to said Merrick to the Northeasterly corner thereof, thence Westerly along the Northerly line of said tract so conveyed by grantor to the said Merrick to the place of beginning, expecting a tract of land to the City of Grand Island, Nebraska more particularly described in Deed recorded as Document No 200008052.

NOTE: 2623 S Locust, Grand Island, NE

### **Star Motel Property**

Legal Description 2707 and 2709 South Locust Street in Grand Island, Nebraska

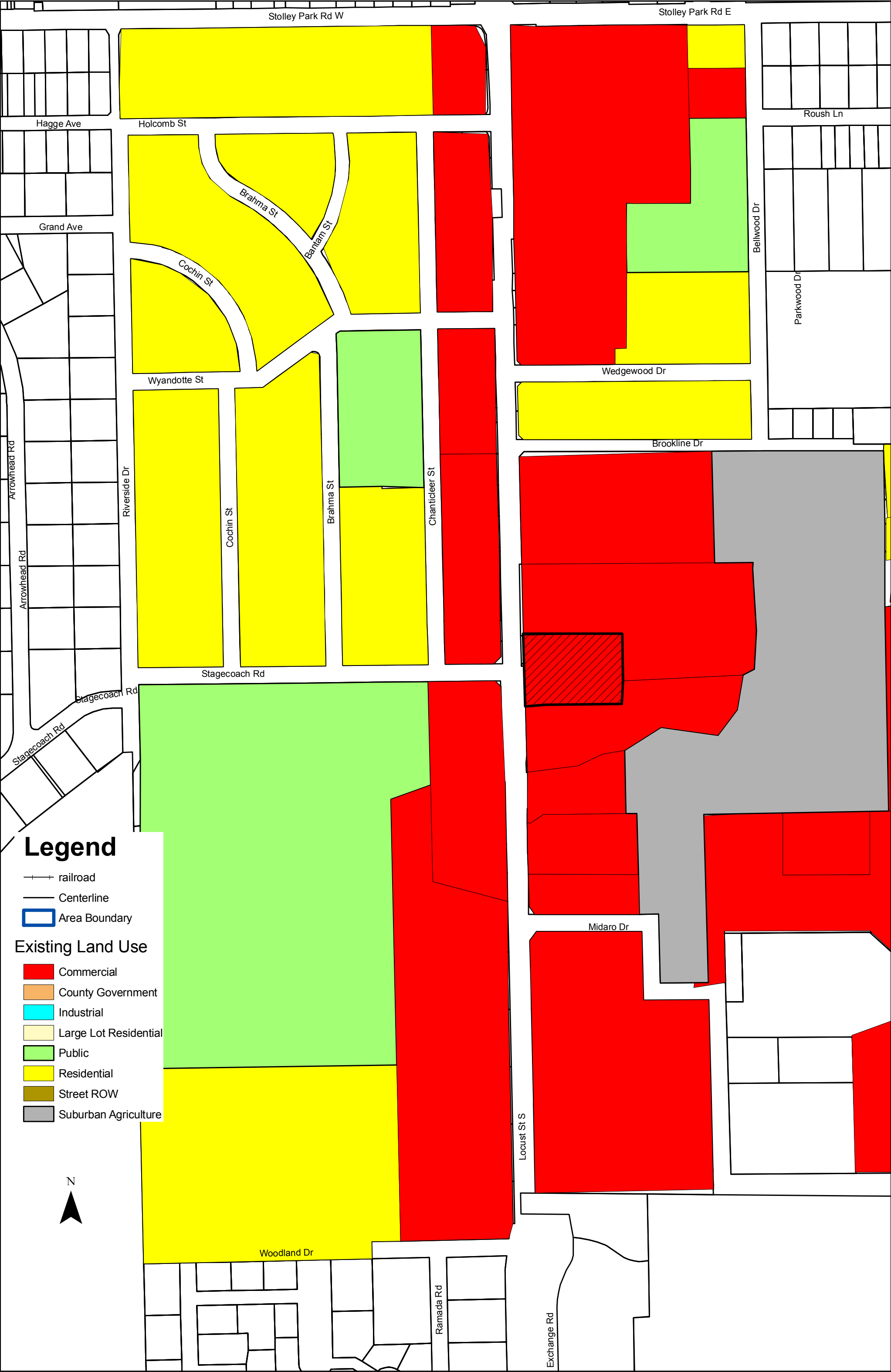
Beginning at a point 377.5 Feet North of and 33 Feet East of the Quarter Section corner between Sections Twenty-Seven (27) and Twenty-Eight (28), in Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. and running thence North, along a line parallel to and 33 Feet East of the Section line between said sections Twenty-Seven (27) and Twenty-Eight (28), a distance of 147.5 Feet thence Easterly, at right angles, a distance of 354.65 Feet thence Southerly at right angles, a distance of 147.3 Feet; thence Westerly at right angles, a distance of 355.9 Feet to the place of beginning, and being a part of Lot One (1) Mainland in Section Twenty-Seven (27) in Township Eleven (11) North, Range Nine (9) West of the Sixth P.M., excepting therefrom, the property described in the Report of Appraisers recorded in Book T, Page 253, of the Miscellaneous Records in the Office of the Register of Deeds, Hall County, Nebraska.

Approximately 1.2 acres

SOUTH POINTE DEVELOPMENT LLC PROJECT

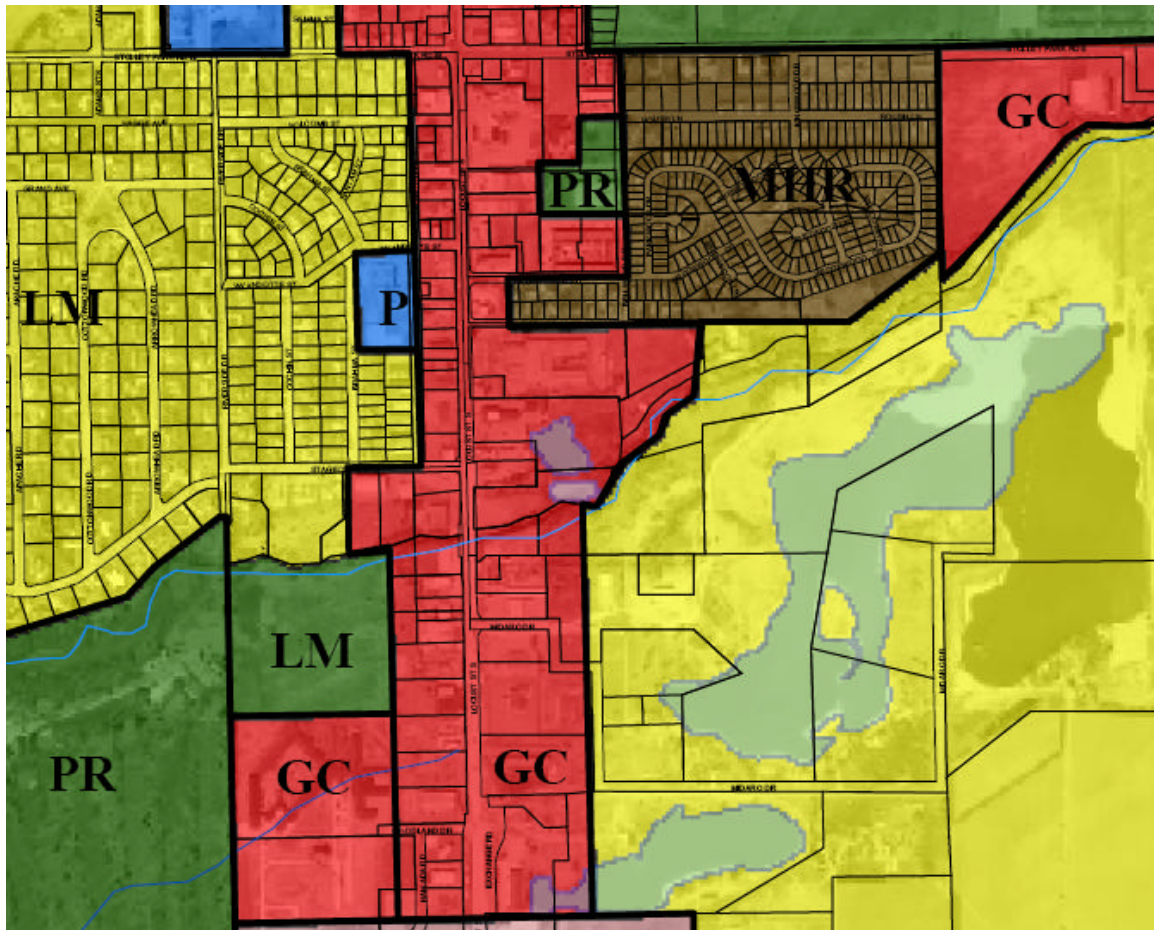
Locust St S







## Future Land Use Map



Future Land Use Map from 2004 Comprehensive Plan adopted by the City of Grand Island for the area near Stagecoach Road and Locust Street the site of the proposed South Pointe LLC project.



# Hall County Regional Planning Commission

Wednesday, November 05, 2008

Regular Meeting

## Item M4

### Aguilar Subdivision

*Insert a narrative here*

Staff Contact:



October 20, 2008

Dear Members of the Board:

**RE: Final Plat – Aguilar Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Aguilar Subdivision, located North of 6<sup>th</sup> Street, and East of Beal Street, in Grand Island, Hall County, Nebraska.

This final plat proposes to create 3 lots on a tract of land comprising all of Fractional Lots Six (6), Seven (7) and Eight (8), in Fractional Block One (1), Evans Addition, together with the Easterly One Half (1/2) of Vacated Evans Street lying west of and adjacent to Fractional Lot Six (6), Fractional Block One (1), Evans Addition and the northerly One Half (1/2) of that portion of Vacated East Sixth (6th) Street, lying south of and adjacent to Fractional Lots Six (6), Seven (7) and Eight (8), Fractional Block One (1), Evans Addition, and all of Fractional Lots Five (5), Six (6) and Seven (7), in Fractional Block Eight (8), Lambert's Addition, together with the Easterly One Half (1/2) of that portion of Vacated Evans Street, lying west of and adjacent to Fractional Lot Five (5), Fractional Block Eight (8), Lambert's Addition, all in the city of Grand Island, Nebraska. This land consists of approximately .629 acres.

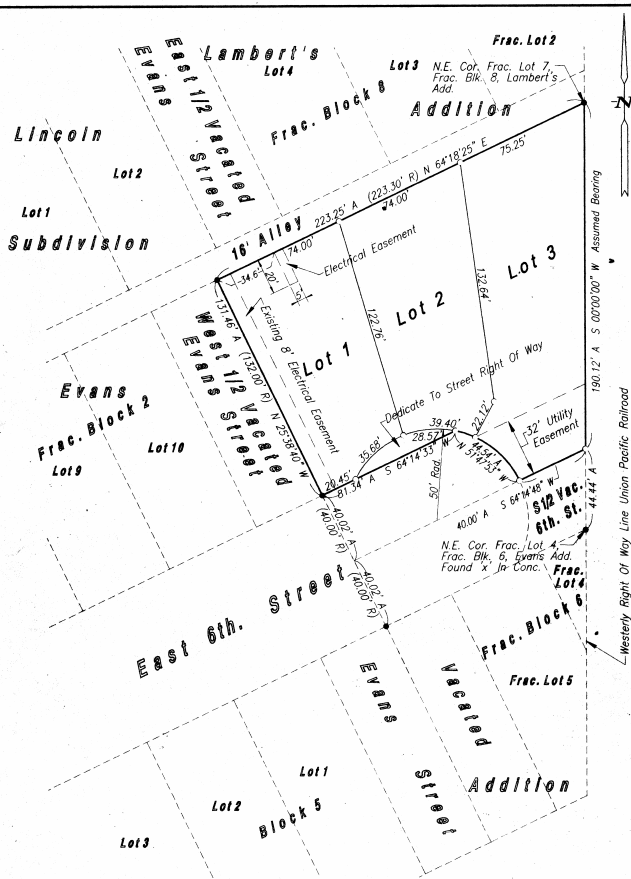
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 5, 2008 in the Council Chambers located in Grand Island's City Hall.

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 LLC

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 Cul-de-sac Are CHORD Distances

## **Legal Description**

A tract of land comprising all of Fractional Lots Six (6), Seven (7) and Eight (8), in Fractional Block One (1), Evans Addition, together with the Easterly One Half (1/2) of Vacated Evans Street lying west of and adjacent to Fractional Lot Six (6), Fractional Block One (1), Evans Addition and the northerly One Half (1/2) of that portion of Vacated East Sixth (6th) Street lying south of and adjacent to Fractional Lots Six (6), Seven (7) and Eight (8), Fractional Block One (1), Evans Addition, and all of Fractional Lots Five (5), Six (6) and Seven (7), in Fractional Block Eight (8), Lambert's Addition, together with the easterly One Half (1/2) of that portion of Vacated Evans Street, lying west of and adjacent to Fractional Lot Five (5), Fractional Block Eight (8), Lambert's Addition, all in the City of Grand Island, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Fractional Lot Seven (7), Fractional Block Eight (8), Lambert's Addition and a point on the westerly right of way line of the Union Pacific Railroad Company; thence running southerly along the westerly right of way line of the Union Pacific Railroad Company on an Assumed Bearing of S00°00'00"W, a distance of One Hundred Ninety and Twelve Hundredths (190.12) feet, to the southeast corner of said Northerly One Half (1/2) of Vacated East Sixth (6th) Street; thence running S64°14'48"W, along the southerly line of said Northerly One Half (1/2) of Vacated East Sixth (6th) Street, a distance of Forty (40.00) feet, to a point on a curve; thence running northwesterly along the arc of a curve to the left whose radius is Fifty (50.00) feet, the long chord of which bears N51°47'53"W, a long chord distance of Forty Four and Fifty Four Hundredths (44.54) feet, to a point on the southerly line of said Fractional Block One (1), Evans Addition; thence running S64°14'33"W, along the southerly line of said Fractional Block One (1), Evans Addition, and its extension, a distance of Eighty One and Thirty Four Hundredths (81.34) feet, to southwest corner of said Easterly One Half (1/2) of Vacated Evans Street; thence running N25°38'40"W along the westerly line of said Easterly One Half (1/2) of Vacated Evans Street, a distance of One Hundred Thirty One and Forty Six Hundredths (131.46) feet, to a point on the northerly line of said Fractional Lots Five (5), Six (6) and Seven (7), Fractional Block Eight (8), Lambert's Addition, if extended; thence running N64°18'25"E along the northerly line of said Fractional Lots Five (5), Six (6) and Seven (7), Fractional Block Eight (8), Lambert's Addition, and its extension, a distance of Two Hundred Twenty Three and Twenty Five Hundredths (223.25) feet, to the point of beginning and containing 0.629 acres more or less.

## **Dedication**

KNOW ALL MEN BY THESE PRESENTS, that GRAND ISLAND AREA HABITAT FOR HUMANITY, INC., a Nebraska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'AGUILAR 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 as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

GRAND ISLAND AREA HABITAT FOR HUMANITY, INC., a Nebraska Corporation

Dana Jelinek, Executive Director

## **Acknowledgement**

State Of Nebraska (Seal)  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared DANA JELINEK, Executive Director of GRAND ISLAND AREA HABITAT FOR HUMANITY, INC., a Nebraska Corporation, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed and the voluntary act and deed of said Corporation and that she was empowered to make the above dedication for and on behalf 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 \_\_\_\_\_.

Notary Public

(Seal)

## **Surveyor's Certificate**

I hereby certify that on September 24, 2008, I completed an accurate survey of 'AGUILAR 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.

(Seal)

Deryl D. Sorgentfrei, 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 City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Mayor

City Clerk

(Seal)

# **AGUILAR SUBDIVISION** **IN THE CITY OF GRAND ISLAND, NEBRASKA**



LOCATION MAP



# Hall County Regional Planning Commission

Wednesday, November 05, 2008  
Regular Meeting

## Item L6

### Fairway Crossing at Indianhead Golf Club

*Insert a narrative here*

Staff Contact:

October 20, 2008

Dear Members of the Board:

**RE: Preliminary Plat – Fairway Crossing at Indianhead Golf Club.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Fairway Crossing at Indianhead Golf Club, located north of Husker Highway and east of Engleman Road.

This preliminary plat proposes to create 151 lots plus 2 outlots on a tract of land in the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), South Half of the Northeast Quarter (S1/2NE1/4), and the South Half (S1/2) OF Section Twenty-Six (26), Township Eleven (11) North, Range Ten (10), all in Grand Island, Hall County Nebraska, West of the 6<sup>th</sup> P.M. This land consists of approximately 61.70 acres.

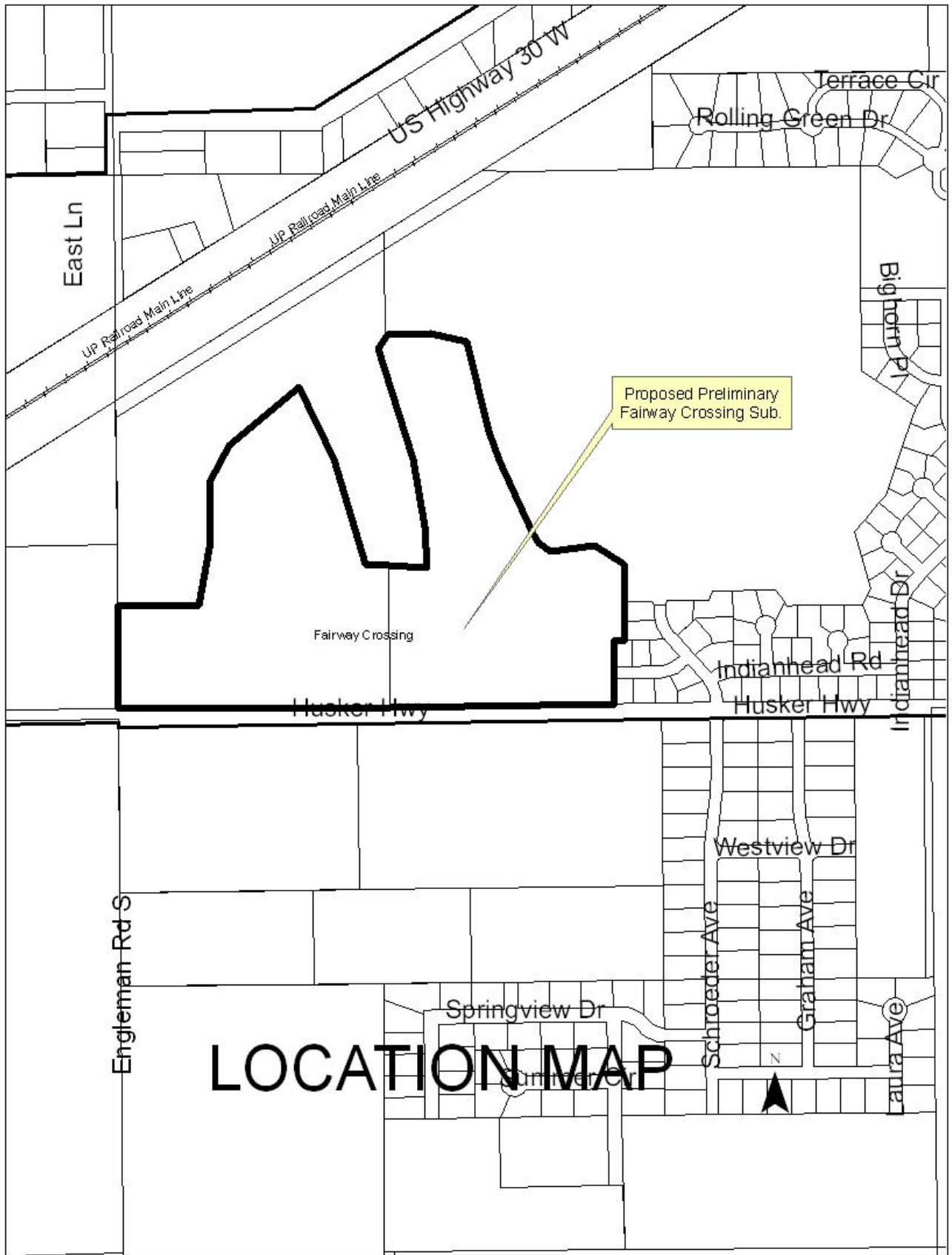
You are hereby notified that the Regional Planning Commission will consider this preliminary plat and final plat at the next meeting that will be held at 6:00 p.m. on November 5 2008 in the Council Chambers located in Grand Island's City Hall.

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  
Olmsted & Perry Consulting Engineers Inc.

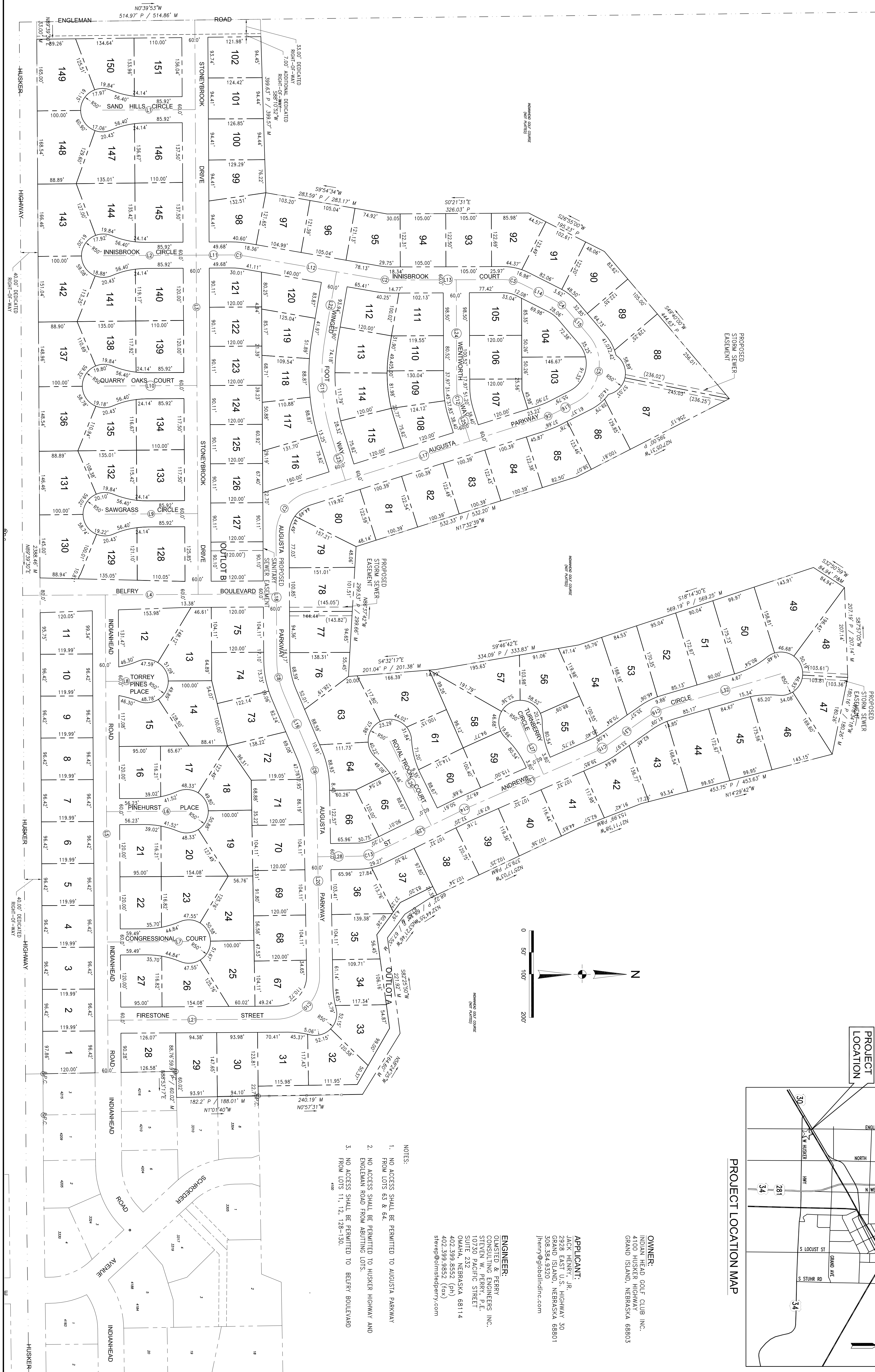
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.





PRELIMINARY PLAT  
FAIRWAY CROSSING  
AT INDIANHEAD GOLF CLUB

LOTS 1 THRU 151 INCLUSIVE OUTLOTS A & B  
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 11 NORTH  
RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA



## PROJECT LOCATION MAP

**OWNER:**  
INDIAN HEAD GOLF CLUB INC.  
4100 HUSKER HIGHWAY  
GRAND ISLAND, NEBRASKA 68803

**APPLICANT:**  
JACK HENRY, JR.  
2928 EAST U.S. HIGHWAY 30  
GRAND ISLAND, NEBRASKA 68801  
308.384.9320  
jhenry@globalindinc.com

**ENGINEER:**  
OLMSTED & PERRY  
CONSULTING ENGINEERS INC  
STEVEN W. PERRY, P.E.  
10730 PACIFIC STREET  
SUITE 232  
OMAHA, NEBRASKA 68114  
402.399.8552 (ph)  
402.399.9852 (fax)  
stevep@olmstedperry.com

1. NO ACCESS SHALL BE PERMITTED TO AUGUSTA PARKWAY FROM LOTS 63 & 64.
2. NO ACCESS SHALL BE PERMITTED TO HUSKER HIGHWAY AND ENGLEMAN ROAD FROM ABUTTING LOTS.
3. NO ACCESS SHALL BE PERMITTED TO BELFRY BOULEVARD FROM LOTS 11, 12, 128-130.

<div>REVISIONS</div> <div><div></div></div>	<div>OLMSTED &amp; PERRY</div> <div>CONSULTING ENGINEERS INC.</div>	
	<div>10730 PACIFIC STREET SUITE 232</div> <div>OMAHA, NEBRASKA</div>	

FAIRWAY CROSSING  
AT INDIANHEAD GOLF CLUB  
GRAND ISLAND, NEBRASKA

DESIGNED BY:  
GEP

CHECKED BY:  
SWP

DRAWN BY:  
GEP

PRELIMINARY PLAT

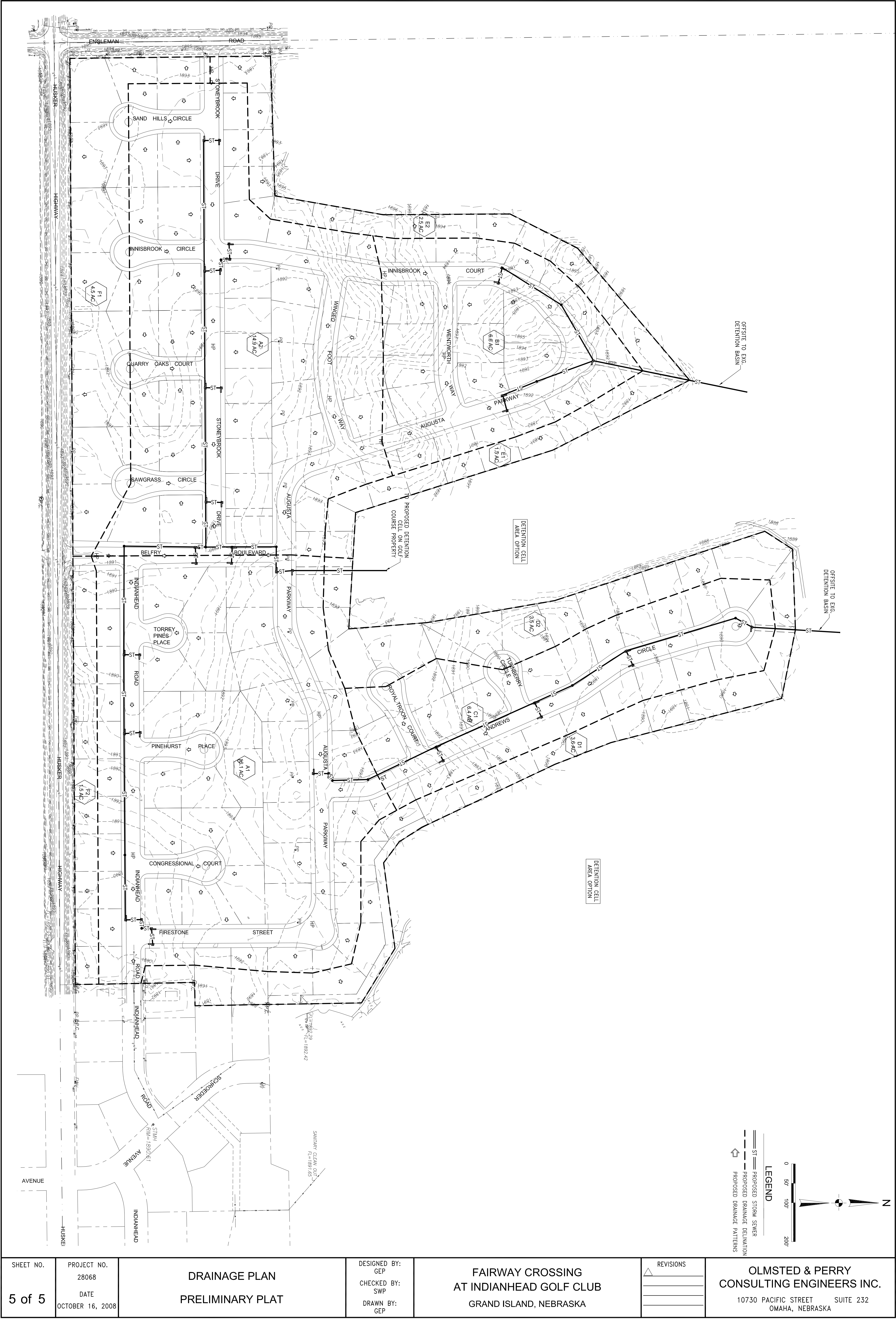
PROJECT NO.  
28068  
DATE  
OCTOBER 16, 2008

SHEET NO.

1 of 5

SHEET NO.	PROJECT NO.	SANITARY SEWER & WATER MAIN  PRELIMINARY PLAT	DESIGNED BY:	FAIRWAY CROSSING AT INDIANHEAD GOLF CLUB  GRAND ISLAND, NEBRASKA	REVISIONS	OLMSTED & PERRY CONSULTING ENGINEERS INC.  10730 PACIFIC STREET SUITE 232 OMAHA, NEBRASKA
	28068		GEP			
4 of 5	DATE		CHECKED BY:			
	OCTOBER 16, 2008		SWP			
			DRAWN BY:			
		GEP				





SHEET NO.  5 of 5	PROJECT NO. 28068  DATE OCTOBER 16, 2008	DRAINAGE PLAN  PRELIMINARY PLAT	DESIGNED BY: GEP CHECKED BY: SWP DRAWN BY: GEP	FAIRWAY CROSSING AT INDIANHEAD GOLF CLUB  GRAND ISLAND, NEBRASKA	REVISIONS    	OLMSTED & PERRY CONSULTING ENGINEERS INC.  10730 PACIFIC STREET SUITE 232 OMAHA, NEBRASKA
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# Hall County Regional Planning Commission

Wednesday, November 05, 2008

Regular Meeting

## Item M5

### Memorial Drive Subdivision

*Insert a narrative here*

Staff Contact:

October 20, 2008

Dear Members of the Board:

**RE: Final Plat – Memorial Drive Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Memorial Drive Subdivision, located South of Ashton Ave, and East of Vine Street, in Grand Island, Hall County, Nebraska.

This final plat proposes to create 3 lots on a tract of land comprising a part of Lot Six (6) and all of Lot Seven (7) in Block Four (4), Meves First Addition along with that portion of Vacated Alley lying south of and adjacent thereto, and a part of Blocks Three (3) and Four (4), Koehler Subdivision, all in the City of Grand Island, Hall County Nebraska. This land consists of approximately 1.255 acres.

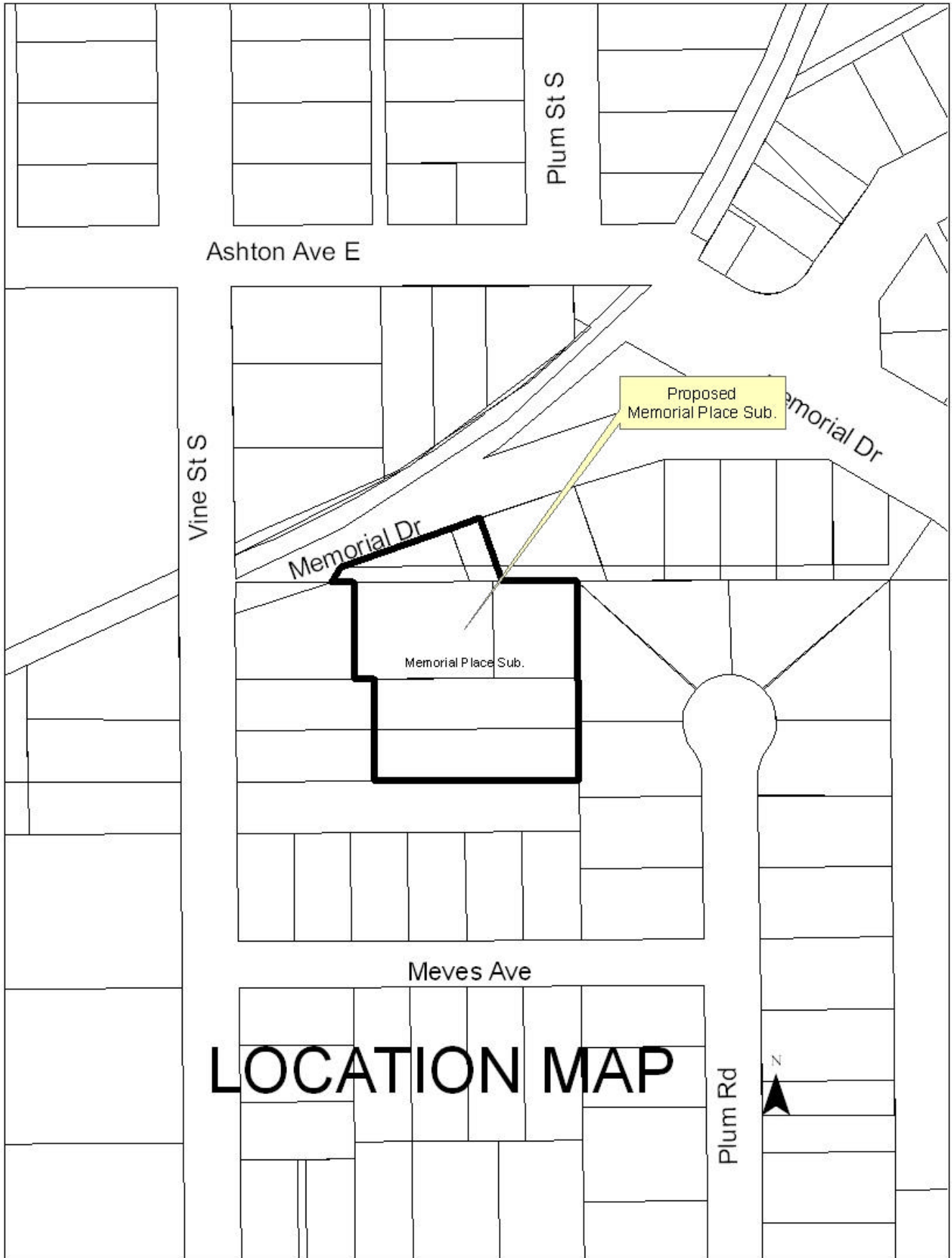
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 5, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

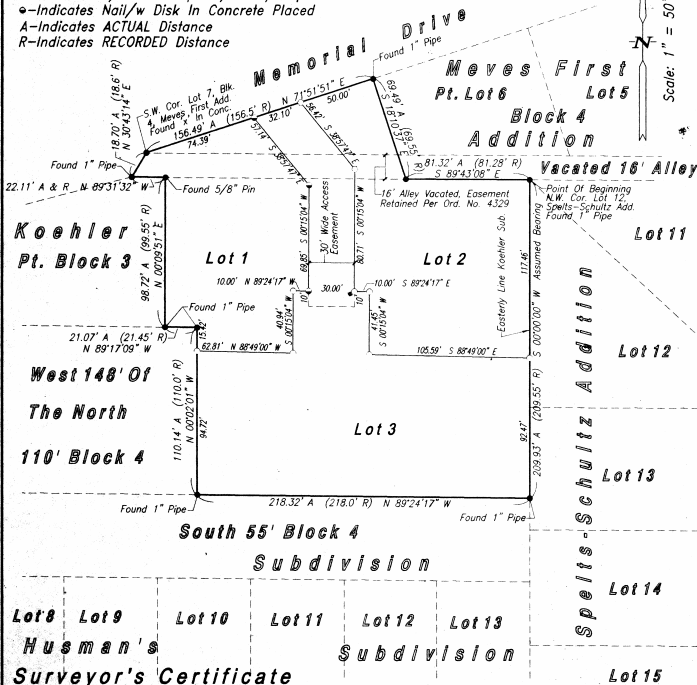
cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Rockwell and Associates LLC

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
- Indicates Nail/w Disk In Concrete Placed
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



## **Legal Description**

A tract of land comprising a part of Lot Six (6) and all of Lot Seven (7) in Block Four (4), Meves First Addition along with that portion of Vacated Alley lying south of and adjacent thereto, and a part of Blocks Three (3) and Four (4), Koehler Subdivision, all in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of Lot Twelve (12), Spelts-Schultz Addition, said point also being on the easterly line of said Koehler Subdivision; thence running southerly along the easterly line of said Koehler Subdivision on an Assumed Bearing of S00°00'00"W, a distance of Two Hundred Nine and Ninety Three Hundredths (209.93) feet; thence running N89°24'17"W, a distance of Two Hundred Eighteen and Thirty Two Hundredths (218.32) feet; thence running N00°02'01"W, a distance of One Hundred Ten and Fourteen Hundredths (110.14) feet, to a point on the south line of said Block Three (3), Koehler Subdivision; thence running N89°17'09"W, along the south line of said Block Three (3), Koehler Subdivision, a distance of Twenty One and Seven Hundredths (21.07) feet; thence running N00°09'51"E, a distance of Ninety Eight and Seventy Two Hundredths (98.72) feet, to a point on the south line of said Vacated Alley; thence running N89°31'32"W, along the south line of said Vacated Alley, a distance of Twenty Two and Eleven Hundredths (22.11) feet; thence running N30°43'14"E, a distance of Eighteen and Seventy Hundredths (18.70) feet, to the southwest corner of said Lot Seven (7), Block Four (4), Meves First Addition and to a point on the southerly right of way line of Memorial Drive; thence running N71°51'51"E along the northerly line of said Lots Six (6) and Seven (7), Block Four (4), Meves First Addition and the southerly right of way line of Memorial Drive a distance of One Hundred Fifty Six and Forty Nine Hundredths (156.49) feet; thence running S18°10'37"E, a distance of Sixty Nine and Forty Nine Hundredths (69.49) feet, to a point on the south line of said Vacated Alley; thence running S89°43'08"E, along the south line of said Vacated Alley, a distance of Eighty One and Thirty Two Hundredths (81.32) feet, to the point of beginning and containing 1.255 acres more or less.

## **Surveyor's Certificate**

I hereby certify that on September 24, 2008, I completed an accurate survey of 'MEMORIAL PLACE 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.

(Seal)

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

## **Dedication**

KNOW ALL MEN BY THESE PRESENTS, that TIM C. PLATE, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'MEMORIAL PLACE SUBDIVISION' in the City of Grand Island, 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Tim C. Plate

## **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)

## **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 TIM C. PLATE, a single person, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

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)

# **MEMORIAL PLACE SUBDIVISION. IN THE CITY OF GRAND ISLAND, NEBRASKA**