



Hall County Regional Planning Commission

Wednesday, March 04, 2009
Regular Meeting Packet

Commission Members:

Ray Aguilar	Grand Island	
John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Lisa Heineman	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, March 04, 2009
Regular Meeting

Item .A1

Summary of March 4, 2009 Meeting

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
March 4, 2009**

4. **Public Hearing** – Concerning a request to rezone of a tract of land in part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Twenty-Five (25), Township Eleven (11), North, Range Ten (10) West of the 6th P.M. in the 2- mile extraterritorial zoning jurisdiction of Grand Island, in Hall County from TA-Transitional Agriculture to M2 Heavy Manufacturing. This property is located west of U.S. Highway 281 and south of Case New Holland. **See full recommendation (C-10-2009GI) (Hearing, Discussion, Action)**

5. **Public Hearing** – Annexation request of a tract of land in part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Twenty-Five (25), Township Eleven (11), North, Range Ten (10) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island, in Hall County. . This property is located west of U.S. Highway 281 and south of Case New Holland. **See full recommendation and annexation plan (C-11-2009GI) (Hearing, Discussion, Action)**

6. **Public Hearing** – Concerning a request to rezone of 4155 East U.S. Highway 30, (located South of Hwy 30), from B2 General Business to M2 Heavy Manufacturing. A tract of land comprising a part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the 2-mile extraterritorial zoning jurisdiction of Grand Island, in Hall County. This is the old Sundance Feed and Seed property located south of U.S Highway 30 at Capital Avenue. **See full recommendation (C-12-2009GI) (Hearing, Discussion, Action)**

Consent Agenda

7. **Final Plat – Knuth Subdivision**, located east of North Road and north of Wildwood Drive, in Hall County Nebraska consisting of 5.120 acres (1 Lot). This is a one time split from a tract of 80 acres or more.

8. **Final Plat – D and S Jones Subdivision HC**, located east of 60th Road and south of Rainforth Road, Hall County Nebraska consisting of 6.031 acres (1 Lot). This is a one time split from a tract of 80 acres or more.

9. **Final Plat – Richter Subdivision HC**, located east of 60th Road and south of Rainforth Road, Hall County Nebraska consisting of 4.163 acres (1 Lot). This is a one time split from a tract of 80 acres or more.

10. **Final Plat – Final Landing Subdivision HC**, located south of Airport Road and west of 150th Road, Hall County Nebraska consisting of 7.54 acres (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.

11. **Final Plat – AMA Subdivision HC**, located north of White Cloud Road and east of Cameron Road, Hall County Nebraska consisting of 2.85 acres (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.



Hall County Regional Planning Commission

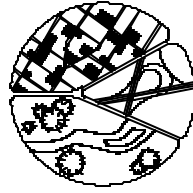
Wednesday, March 04, 2009
Regular Meeting

Item E2

February 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
February 4, 2009

The meeting of the Regional Planning Commission was held Wednesday, February 4, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 24, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Karen Bredthauer	Lisa Heineman
	Don Snodgrass	Scott Eriksen
	Jaye Monter	Mark Haskins

Absent: John Amick, Deb Reynolds, Ray Aguilar, Bill Hayes

Other: Steve Riehle, Public Works Director; Casey Sherlock, Hall County Public Works,

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet, Independent

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 January 7, 2009 meeting.

A motion was made by Eriksen, and seconded by Bredthauer, to approve the Minutes of the January 7, 2009 meeting as presented.

The motion carried with 8 members present 7 voting in favor(O'Neill, Ruge, Haskins, Bredthauer, Heineman, Snodgrass, Eriksen) and 1 member present abstaining (Monter).

3. Request time to speak.

Steve Fosselman #4, Sam Trough #4, JoAnne Dyer #6

Public Hearing agenda item #6 was moved in front of agenda item #4.

Chairman O'Neill excused himself from the room due to a conflict of interest regarding item # 6; Bredthauer vice chair took over the meeting.

4. Public Hearing – Consideration of Redevelopment Plan for property located in Blight and Substandard Area #6, at 1814 N Eddy, (1721 N Broadwell, Gilberts Sub., Block One (1), Gilbert's 2nd Addition, 1720 N Eddy, Gilbert's Sub., Block One (1), Gilbert's 2nd Addition, 1724 N Eddy, Gilbert's Sub., Block One (1), Gilbert's 2nd Addition and 1814 N Eddy Gilbert's Sub., Block One (1) Gilbert's 2nd Addition to the City of Grand Island, in Grand Island. (C-08-2009GI).

Bredthauer opened the Public Hearing on the Consideration of a Redevelopment Plan, Nabyt briefly explained this is redevelopment plan for the Casey's property on north Broadwell and Eddy at Five Points, this area is being used commercially and is zoned B2 General Business, Casey's is proposing to build a new larger convenience store which does follow the guidelines of the comprehensive plan. Nabyt stated the building will be located further south of its current location. So there will be no traffic blockage.

Bredthauer closed the Public Hearing.

Bredthauer looked for a motion to approve the Redevelopment Plan as presented; a motion was made by Ruge and seconded by Monter, to recommend approval of Redevelopment Plan as it does meet the comp plan and is in the B2 Zone.

A roll call vote was taken and the motion passed with 7 members present (Heineman, Snodgrass, Eriksen, Haskins, Ruge, Bredthauer, Monter) voting in favor.

5. Public Hearing – Concerning the adoption of the Grand Island 1 & 6 Year Street Improvement Plan (C-06-2009GI).

Chairman O'Neill opened the above mentioned public meeting.

Steve Riehle, Public Works Director, discussed the Grand Island 1 & Six Year Street Improvement Plan. Riehle stated there were two changes for the 2009 Projects the Bike Trail along the Wood River floodway that is already completed, this was completed last year. In 2010, the Library board has asked for a traffic signal at the intersection of Lincoln Ave and 2nd St.

Riehle briefed members on: 2009 Projects, which include the Capital Avenue widening project; the US Highway 30 widening; the Wasmer Detention Cell; the Walk to Walnut Safe Routes To School project; South Locust 4-Lanes, Stolley Park Road Widening, NWHS Left Turn Lane; US Hwy 34/281 Concrete Repair & Resurfacing, the extension of the Moore's Creek Ditch; the Quiet Zones on UPRR Corridor; the 2009 Annual Paving Petition Program; the Annual Asphalt Resurfacing Program; the Concrete Lining of Ditches; Moore's, Prairie and Silver Creek Flood Control; 2010 Projects include North Road & Capital Ave Round-A-Bout, 13th & North Road, Realign Barr MS Entrance (2011), Library Traffic Signal Request, Annual Paving Program, Traffic Signal at US Hwy 281 and Rae Rd, Traffic Signal at US Hwy 281 and Wildwood Drive, Platte Valley Industrial Park Drainage, Independence Ave north of Manchester – Ditch Design, Annual Asphalt Resurfacing Program, GIS System Continued Development and Maintenance and Concrete Lining of Ditches. More 2010 Projects include, storm cell improvements, Trail Bridge over two Platte River Channels, and Trail Construction State Street to Veterans Home.

Sam Trough spoke in favor of the pedestrian bridges over the highways this would provide better safety for those using the trails, as they cross the highways.

Heineman asked for more hike and bike trails that could be integrated into the city versus having recreational routes.

Steve Fosselman commented the importance for the traffic signal near the library would allow classes coming from Wasmer using the library to cross safely. This has been a request for many years, 19,000 cars travel on 2nd St a day and this would allow children and people to cross to and from the library without having to dodge through all the traffic.

Chairman O'Neill closed the public hearing.

A motion was made by Eriksen, and seconded by Ruge, to recommend approval of the Grand Island 1 & 6 Year Street Improvement Plan as submitted, removing the bike trail that was finished last year and adding the traffic signal on Lincoln and 2nd.

A roll call vote was taken and the motion passed with 8 members present 7 voting in favor (O'Neill, Ruge, Eriksen, Monter, Haskins, Bredthauer, Snodgrass) and 1 member voting against (Heineman).

5. Public Hearing – Concerning adoption of 1 & 6 Year Hall County Road Improvement Plan. (C-07-2009HC)

Chairman O'Neill opened the above mentioned Public Meeting.

Casey Sherlock presented the 1 & 6 Year Hall County Road Improvement Plan.

Haskins requested they put a little more emphasis on finishing the last 3 miles of South Locust from Grand Island to Doniphan.

Chairman O'Neill closed the public meeting.

A motion was made by Haskins and seconded by Bredthauer, to recommend the approval of the 1 & 6 Year Hall County Road Improvement Plan as presented, with an emphasis on South Locust.

A roll call vote was taken and the motion passed with 7 members present all voting in favor (O'Neill, Ruge, Monter, Haskins, Bredthauer, Snodgrass, Heineman).

6. Public Hearing – Zoning Text Change. Changes are proposed to the Definitions section of the code to provide necessary definition for wind energy systems and Recreational Vehicle Pads. Changes will be considered to section 36-103 Wind Energy Systems and changes will be to the B2 General Business Zone, AC arterial Commercial Overlay Zone, and the M2 Heavy Manufacturing Zone regarding Recreational Vehicle spaces accessory to hotel/motel uses. (C-09-2009GI)

Chairman O'Neill opened the above mentioned Public Meeting.

Nabity explained the Zoning Text Changes, this proposed changes to the Definitions of Recreational Vehicle Pads, **Recreational Vehicle Pad**: a space for parking a recreational vehicle within a campground or other allowed place consisting of no less than 800 square feet with a minimum width of 12 feet. Improvements included within the pad space include 1 hard surfaced improved parking space of not less than 180 square feet (20 x 9 or 18 x 10) and 2 hard surfaced improved parallel tire pads of not less than 2.5 feet by 24 feet. Additional changes were:

(2) Recreational Vehicle Pads accessory to Hotel/Motel Uses with the following restrictions:

- a) Number of pads shall not exceed 10% of the number of sleeping rooms available at the hotel/motel to a maximum of 15 pads
- b) The hotel/motel shall continue to provide all required parking spaces,
- c) Water service shall not be provided at the pad
- d) Sewer service shall not be provided at the pad. A publicly accessible dump station must be available at the hotel/motel or within ½ mile of the hotel/motel.

- e) Pads shall not be located in any required setback
- f) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.
- g) Pads shall not be accessible from any public way.

There was further discussion regarding the sewer services be allowed at the hotel/motel site. O'Neill felt this should not be allowed due to the odors being emitted as the waste is being transferred from the storage tank on the RV's to the city sewer. Heineman also raised the question that by not requiring a dump site would create a health or sanitation issue and that local taxpayers would end up paying for. The city does have a dump station at the wastewater treatment plant and at Hall County Park. Mormon Island also has a dump station however a Nebraska park permit is required to enter the park.

Nabity also explained the Wind Energy Conversion Systems noting a rewrite on the wind energy system regulations. Such systems are proposed to be regulated on tower height, not rotor blade width as was done in the past. Lots of half-acre or larger could install small scale systems. Larger scale commercial systems would be restricted to agricultural areas, except those in proximity to the Central Nebraska Regional Airport.

Chairman O'Neill closed the public meeting.

A motion was made by Bredthauer and seconded by Ruge, to recommend the approval of the Zoning Text Change as presented.

A roll call vote was taken and the motion passed with 7 members present 6 voting in favor (Ruge, Monter, Haskins, Bredthauer, Snodgrass, Heineman) and one member voting against (O'Neill).

- 7. Final Plat – South Pointe Subdivision**, located east of South Locust Street, and North of US Hwy 34, in Grand Island, in Hall County Nebraska consisting of 1.966 acres (1 Lot).

A motion was made by Haskins and seconded by Bredthauer to approve the Final Plat of South Pointe Subdivision.

The motion carried with 7 members present and all voting in favor (O'Neill, Ruge, Monter, Haskins, Bredthauer, Heineman, Snodgrass).

- 8. Final Plat – Fairway Crossings at Indianhead Golf Club**, located north of Husker Hwy and east of Engleman Road, in Grand Island, Hall County Nebraska consisting of 31.94 acres (77 Lots).

A motion was made by Ruge and seconded by Haskins to approve the Final Plat of Fairway Crossings at Indianhead Golf Club Subdivision.

The motion carried with 7 members present and all voting in favor (O'Neill, Ruge, Monter, Haskins, Bredthauer, Heineman, Snodgrass).

9. Planning Director's Report

Nabity reminded commissioners that the NPZA Conference will be in Grand Island the third week of February. He encouraged those commissioners who would like to get signed up.

10. Next meeting is March 4, 2009

11. Adjourn

Chairman O'Neill adjourned the meeting at 7:40 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, March 04, 2009
Regular Meeting

Item F3

Public Hearing Concerning Rezone Request (C-10-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 18, 2009

SUBJECT: *Zoning Change (C-10-2009G1)*

PROPOSAL: To rezone approximately 32 acres of land west of U.S. Highway 281 Road and south of Stolley Park Road, from TA-Transitional Agriculture to M1-Light Manufacturing. The property is currently owned by Case New Holland and adjacent to their existing facility the change would permit them to expand in this direction.

OVERVIEW:

Site Analysis

Current zoning designation:

TA-Transitional Agriculture.

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres.

Comprehensive Plan Designation:

Designated for future development as manufacturing.

Existing land uses.

Agricultural crops

Adjacent Properties Analysis

Current zoning designations:

North and West: M1 – Light Manufacturing

South: B2- General Business

West: B1-Light Business,

Permitted and conditional uses:

M1 – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **B2**- General Business General service, retail and wholesale commercial uses including outdoor sales and Billboards. Minimum Lot size of 3000 square feet with 100% coverage. **B1**-Light Business, Neighborhood commercial services, offices, limited outdoor sales. Minimum Lot size of 3000 square feet with 75% coverage

Comprehensive Plan Designation:

North and West: Designated for manufacturing.

South and East: Designated for Highway Commercial uses

Existing land uses:

North and West: Case New Holland Manufacturing Plant

South: Vacant Property and Apartments

East: Commercial Property and U.S. Highway 281

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Accessible to Transportation Infrastructure:* The site located adjacent to U.S. Highway 281 has full access to the highway at the southeast corner of the property.
- *Would provide additional manufacturing property:* This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing similar manufacturing uses specifically Case New Holland.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* This would provide more area for the growth of Case New Holland

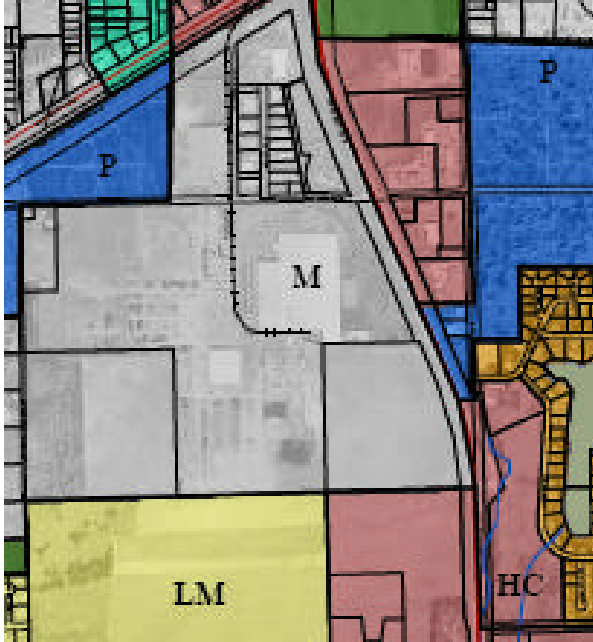
Negative Implications:

- *None Foreseen:*

Other Considerations

This property is adjacent to the existing Case New Holland facility. Expansion of their current facility is limited due to building codes. This change would support and allow continued expansion of Case New Holland at this location.

The comprehensive plan shows this property as designated manufacturing uses. It was anticipated while writing the plan that this would be an appropriate location for the expansion of the Case New Holland plant. The future land use map is shown below.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA-Transitional Agriculture to M1- Light Manufacturing as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director

February 16, 2009

Dear Members of the Board:

RE: Rezoning TA to M1 Zone,

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone of a tract of land in part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Twenty-Five (25), Township Eleven (11), North, Range Ten (10) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island, in Hall County, Nebraska.

This Rezone of land proposes changing the Zone from TA - Transitional Agricultural to M1 – Light Manufacturing Zone.

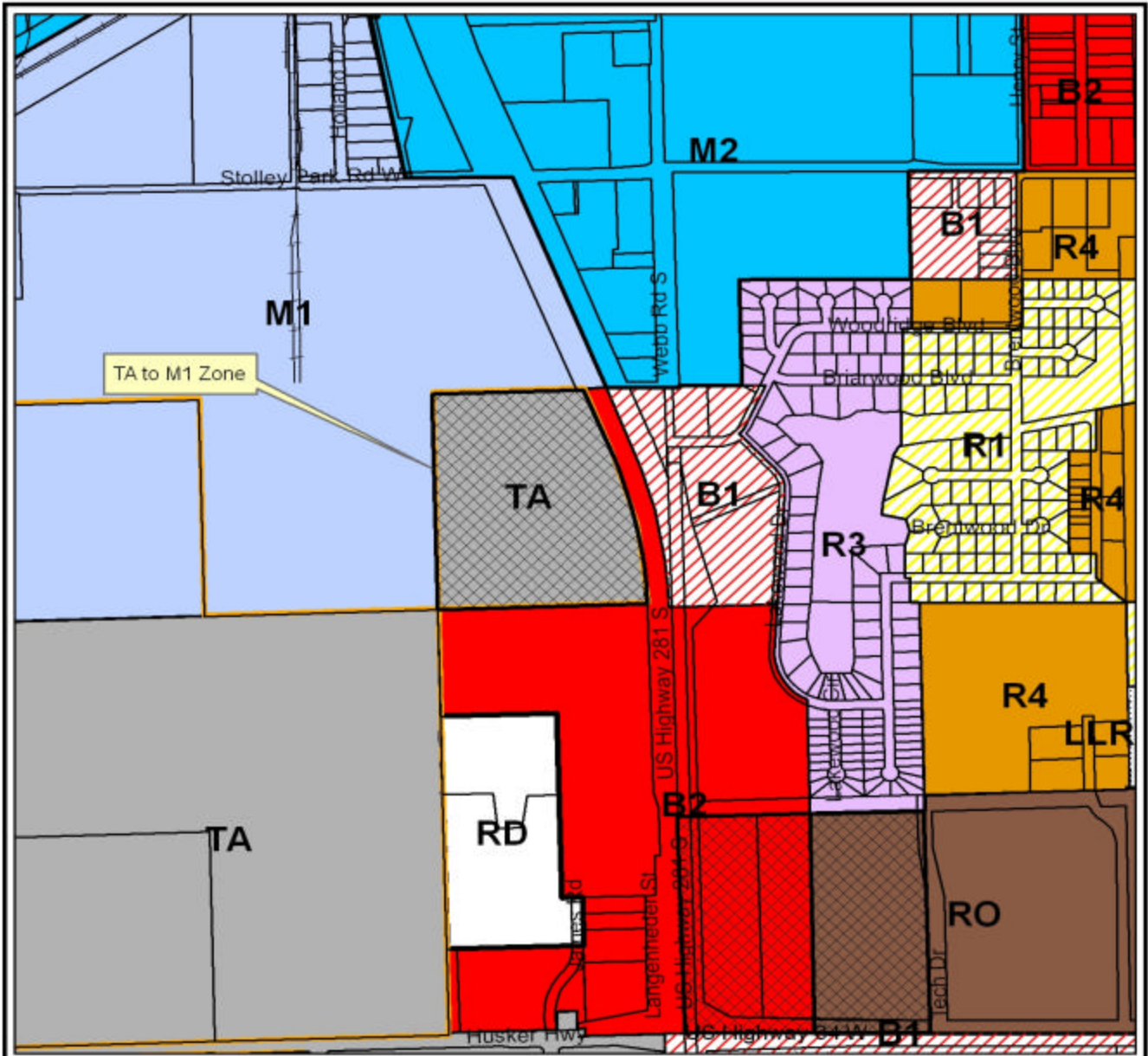
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
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.



Requested Zoning

-  From TA : Transitional Agricultural Zone
-  to M1 : Light Manufacturing Zone



Scale : NONE
C-10-2009GI





Hall County Regional Planning Commission

Wednesday, March 04, 2009
Regular Meeting

Item F4

Public Hearing of Annexation Request (C-11-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 19, 2009

SUBJECT: *Annexation of Properties (C-11-2009GI)*

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

OVERVIEW:

This property is contiguous with (surrounded by) the Grand Island City Limits. The owners have requested annexation.

These properties are within the Grand Island Utilities Electrical Service District. These properties are all within the Cedar Hollow/Northwest School District. These annexations will not impact the two-mile extraterritorial jurisdiction of Grand Island.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council annex these properties as presented.

_____ Chad Nabity AICP, Planning Director

ANNEXATION PLAN –February 2009

February 13, 2009

OVERVIEW

Section 16-117 of The Nebraska State Statute allows municipalities of the first 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.
9. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
10. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors

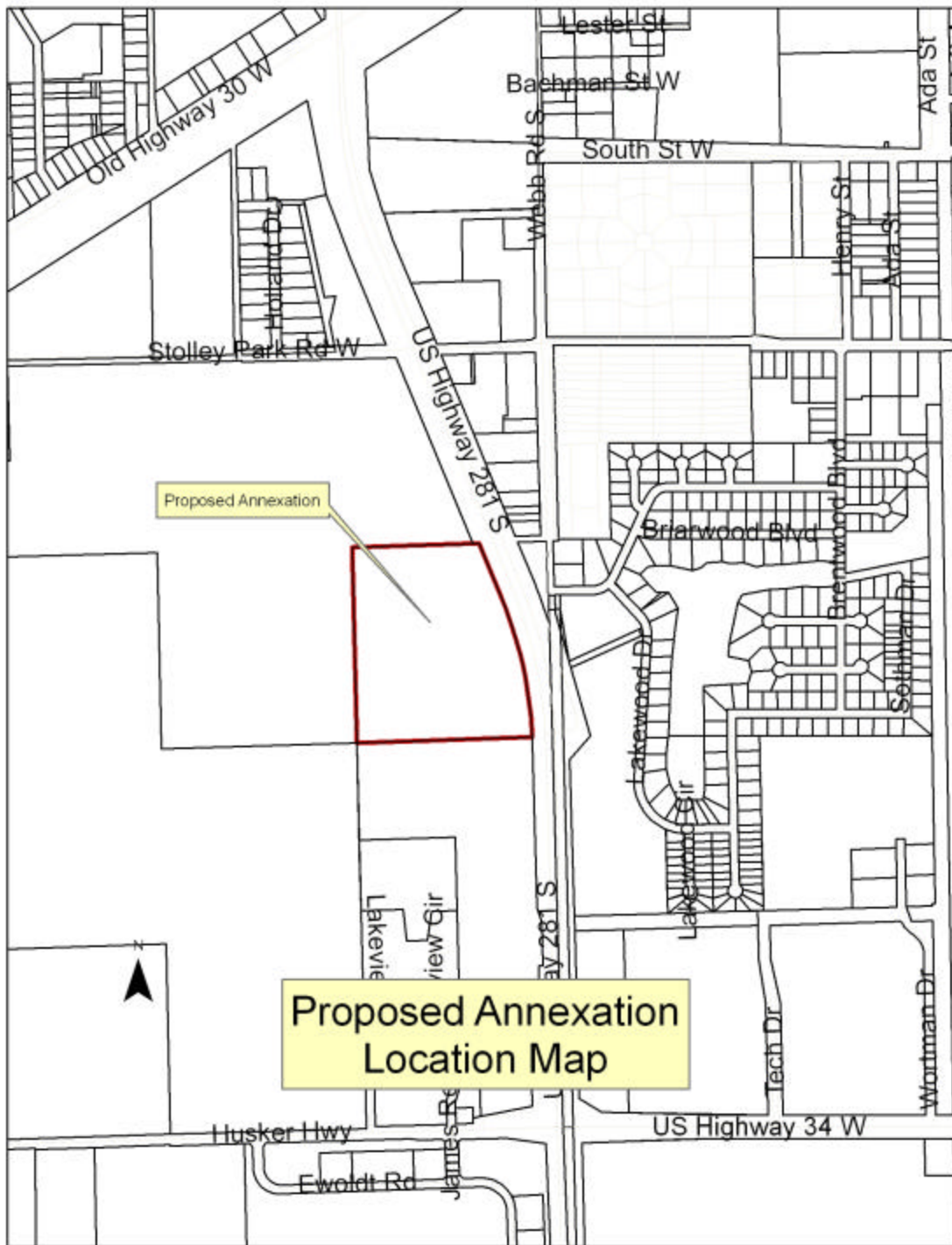
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Case New Holland has requested that the City annex its property in the SE ¼ of the NE ¼ of 25-11-10. They have also requested that this property be rezoned from TA Transitional Agriculture to M1 Light Manufacturing.

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

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency 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 will take place over a 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. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



Case New Holland Property

The Case New Holland property is located in the southwest part of the community. It is west of US. Highway 281 and south of Case New Holland building. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property

INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department 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 provided, on a city-wide basis, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:
 - Fire suppression and rescue
 - Hazardous materials incident response
 - Periodic inspections of commercial properties
 - Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #3 located on Webb Road, across U.S. 281 from the nearest part of the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.
 - Emergency medical and ambulance services
 - Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. No city costs would be anticipated.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, 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
- Asphalt resurfacing

Capital Avenue is already maintained by the City of Grand Island

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact 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.

9. Building Regulations. The City of Grand Island, Building Department, will 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

10. Code Compliance. The City of Grand Island’s Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	In Cedar Hollow/Northwest School District

Financial Impacts of Case New Holland Properties Annexation

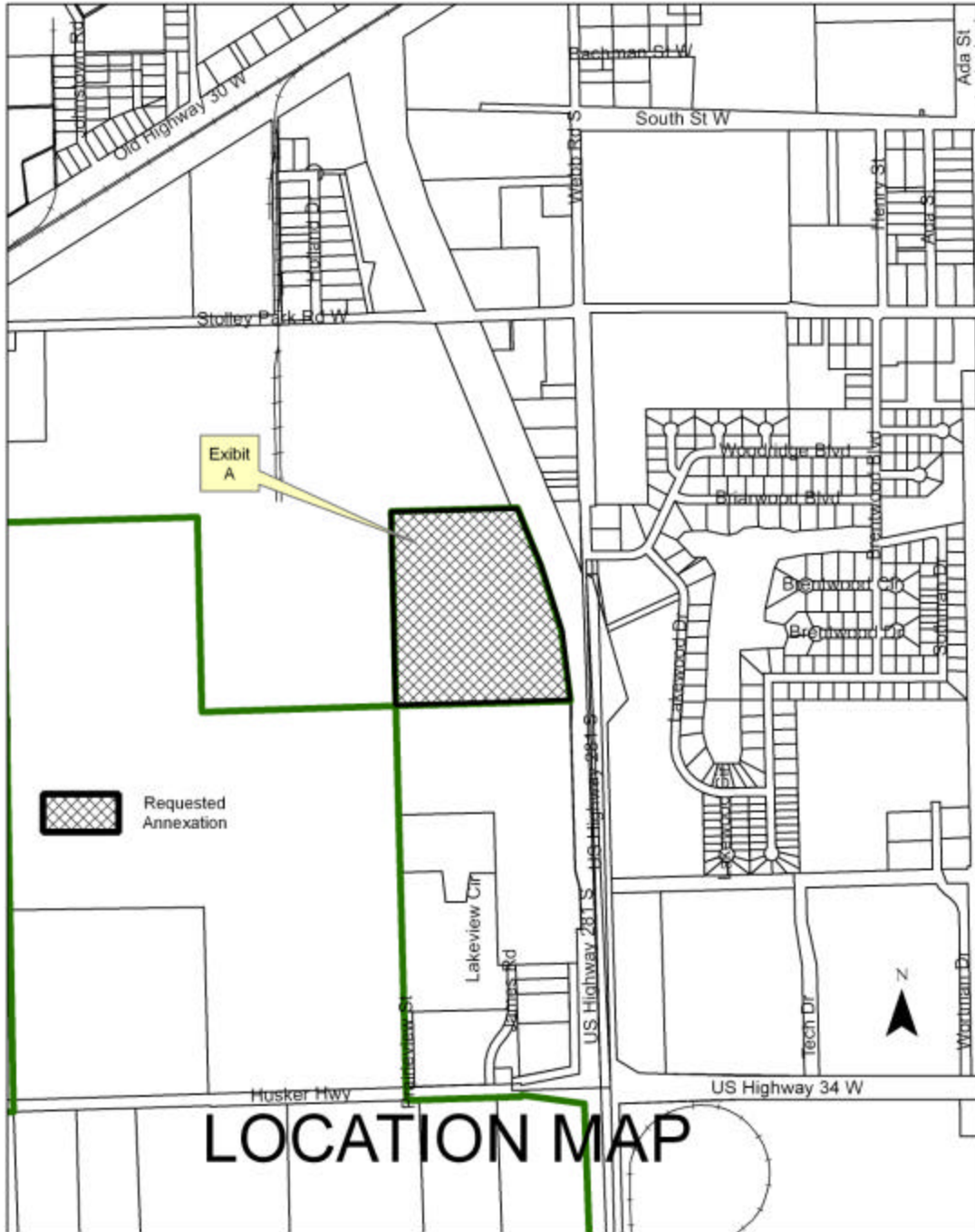
Financial Impact	Before Annex	After Annex
Property Valuation	\$73,382	\$73,382
City sales tax now applicable		
Assume \$73,382 Value		
2008 City property taxes	0	0.250000/\$183.46.
Community Redevelopment Authority	0	0.020790/\$15.26
Rural fire services	0.056115/\$41.18	0/\$0
Fire Bond	0.0111665/\$8.56	0.0111665/\$8.56*
Northwest to GIPS	1.09358/\$802.49	1.071196/\$786.65
CH Bond	0.057563/\$42.24	0.057563/\$42.24*
NW Bond	0.059063/\$43.34	0.059063/\$43.34*

Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy	1.892471/\$1388.73	2.092073/\$1535.21
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Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



February 16, 2009

Dear Members of the Board:

RE: Annexation – Property located in part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Twenty-Five (25), Township Eleven (11), North Range Ten (10). (C-11-2009GI)

This letter is to inform you that an application has been turned in to annexation a tract of land in part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Twenty-Five (25), Township Eleven (11), North, Range Ten (10) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island, in Hall County, into the City of Grand Island, at the property owners request. This property is located south of Stolley Park road and west of U.S. Hwy. 281 and consists of approximately 32.427 acres.

You are hereby notified that the Regional Planning Commission will consider this annexation at the next meeting that will be held at 6:00 p.m. March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Olsson Associates

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



**Proposed Annexation
Location Map**



Hall County Regional Planning Commission

Wednesday, March 04, 2009
Regular Meeting

Item F5

Public Hearing Rezone Request (C-12-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

February 19, 2009

SUBJECT: *Zoning Change (C-12-2009G1)*

PROPOSAL: To rezone approximately 14.685 acres of land south U.S. Highway 30 at Capital Avenue from B2 General Business to M2 Heavy Manufacturing. The purpose of this rezoning is to permit Aurora Cooperative the ability to move operations from their Lincoln Avenue location in the center of town to the outskirts of town.

OVERVIEW:

Site Analysis

Current zoning designation:

B2 – General Business

Permitted and conditional uses:

B2- General Business General service, retail and wholesale commercial uses including outdoor sales and Billboards. Minimum Lot size of 3000 square feet with 100% coverage.

Comprehensive Plan Designation:

Designated for future development as a mixed use manufacturing a mixture of commercial and industrial uses.

Existing land uses.

Vacant retail store

Proposed Zoning Designation

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Adjacent Properties Analysis

Current zoning designations:

North and West: **M2-** Heavy Manufacturing

South and East: **TA-** Transitional Agriculture, **B2-** General Business

Permitted and conditional uses:

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage. **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **B2-** General Business General service, retail and wholesale commercial uses including outdoor sales and

Comprehensive Plan Designation: Billboards. Minimum Lot size of 3000 square feet with 100% coverage.
North, East, South, West: Designated for mixed use manufacturing.

Existing land uses: **North and West:** U.S. Highway 30 and Union Pacific Rail Road, Used Car Lot, Vacant Property
South: Farm Ground
East: Farm Ground, Triangle East Industrial Park

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mixed use manufacturing uses (typically B2 to M2 zoning).
- *Would provide space to move a manufacturing use from the center of town to a more appropriate location:* This would allow the Aurora Coop to move their chemical storage from their current location to one on the outskirts of town.
- *Good access to transportation systems:* This site has good access to U.S. Highway 30 and county roads used to reach nearby farming operations.

Negative Implications:

- *Changes the Neighborhood:* For many years, while this property was used as a garden center it provided an attractive entrance into the community. The change to allow a heavier use may result in a less pleasant entry. A less pleasant entry may also result if the property is left vacant though or if it is used as just a retail establishment by the Coop.
- *Increased Traffic:* Manufacturing development at this location will result in increased traffic volumes on Wildwood, Schimmer, U.S. 281 and South Locust.
-

Other Considerations

The this property is already intended for possible manufacturing uses as shown below on the Future Land Use Map for the City of Grand Island.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from B2-General Business to M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director

February 16, 2009

Dear Members of the Board:

RE: Rezoning B2 Zone to M2 Zone,

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request of 4155 East U.S. Highway 30, (located South of Hwy 30), from B2 General Business to M2 Heavy Manufacturing. A tract of land comprising a part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island, in Hall County.

This Rezone of land proposes changing the Zone from B2 – General Business Zone to M2 – Heavy Manufacturing Zone.

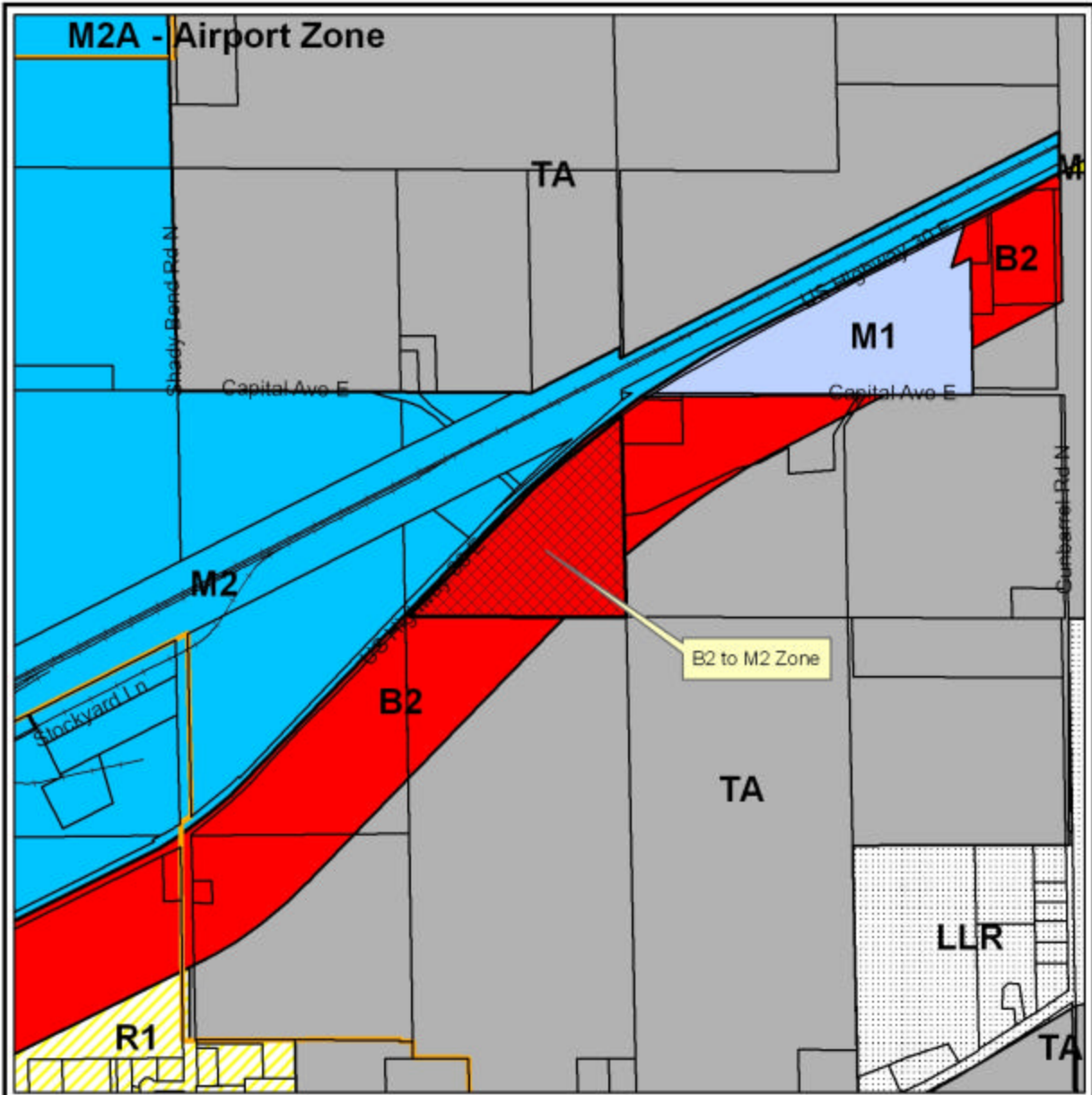
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Katt Surveying

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



Requested Zoning

- From B2 : General Business Zone
- to M2 : Heavy Manufacturing Zone



Scale : NONE
C-12-2009GI





Hall County Regional Planning Commission

Wednesday, March 04, 2009
Regular Meeting

Item J6

Final Plats

Insert a narrative here

Staff Contact:

February 16, 2009

Dear Members of the Board:

RE: Final Plat – Knuth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Knuth Subdivision, located south of Schimmer Drive and east of North Road, in Hall County, Nebraska consisting of 4.629 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land comprising a part of the West Half of the Southeast Quarter (W1/2SE1/4), of Section One (1), Township Ten (10) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska.

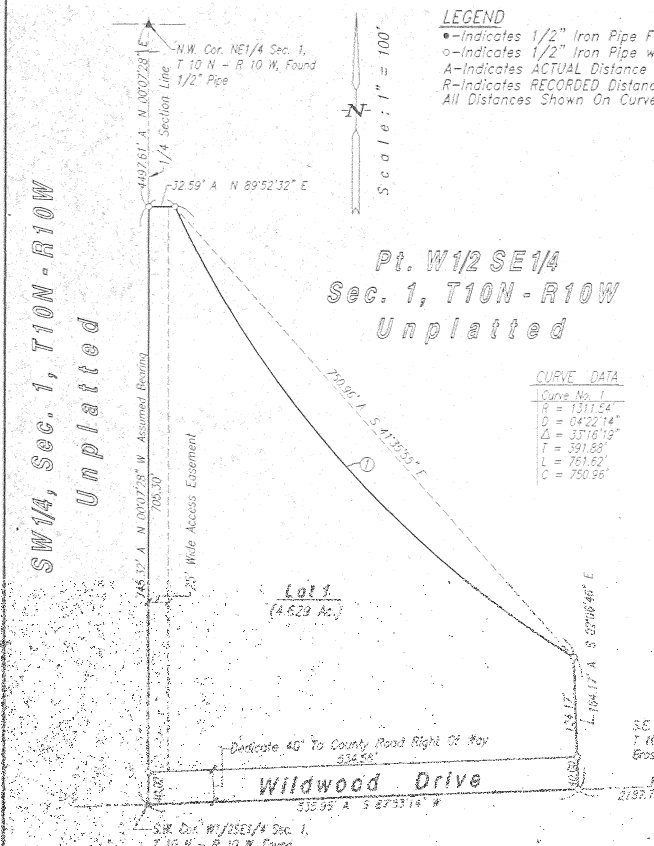
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

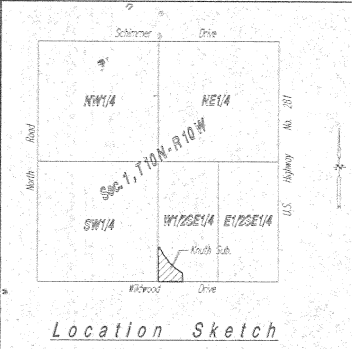
Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & 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 Curves Are CHORD Distances



Legal Description

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section One (1), Township Ten (10) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
 Beginning at the southwest corner of said West Half of the Southeast Quarter (W1/2SE1/4); thence running northerly on the west line of said West Half of the Southeast Quarter (W1/2SE1/4), on an Assumed Bearing of N00°07'28\"W, a distance of Seven Hundred Forty Five and Thirty Two Hundredths (745.32) feet; thence running N89°52'32\"E, a distance of Thirty Two and Fifty Nine Hundredths (32.59) feet, to a point on a curve; thence running southeasterly on the arc of a curve to the left whose radius is One Thousand Three Hundred Eleven and Fifty Four Hundredths (1311.54) feet, the long chord of which bears S41°35'55\"E, a long chord distance of Seven Hundred Fifty and Ninety Six Hundredths (750.96) feet; thence running S02°08'46\"E, a distance of One Hundred Sixty Four and Seventeen Hundredths (164.17) feet, to a point on the south line of said West Half of the Southeast Quarter (W1/2SE1/4); thence running S87°53'14\"W, on the south line of said West Half of the Southeast Quarter (W1/2SE1/4), a distance of Five Hundred Thirty Five and Ninety Five Hundredths (535.35) feet, to the point of beginning and containing 3.120 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that LARRY L. KNUTH and KAREN L. KNUTH, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as 'KNUTH SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat hereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description herein 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 _____, 2009.

Surveyor's Certificate

I hereby certify that on February 3, 2009, I completed an accurate survey of 'KNUTH SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, streets, avenues, ways, 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) _____
 Cheryl D. Sorganfrei, Reg. Land Surveyor No. 578

 Larry J. Knuth

 Karen L. Knuth

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Akia, Cuba and Daniphan, Nebraska.

 Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2009.

 Chairman of the Board County Clerk

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2009.

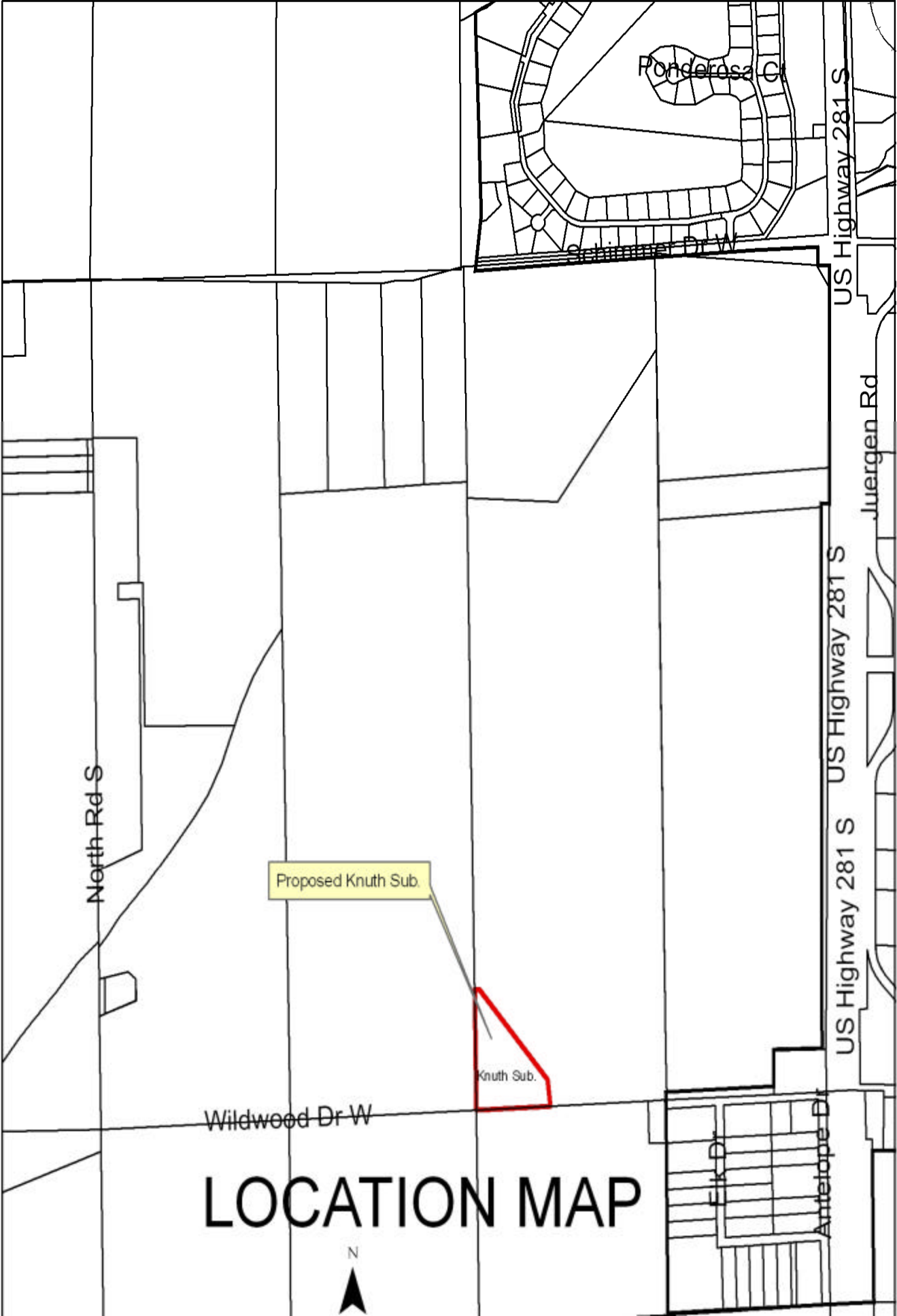
 Mayor City Clerk

Acknowledgement

State of Nebraska as
 County of Hall
 On the _____ day of _____, 2009, before me a Notary Public within and for said County, personally appeared LARRY J. KNUTH and KAREN L. KNUTH, 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 of Grand Island, Nebraska, on the date last above written.
 My commission expires _____

 Notary Public (Seal)

**KNUTH SUBDIVISION
 HALL COUNTY, NEBRASKA**



LOCATION MAP

February 16, 2009

Dear Members of the Board:

RE: Final Plat – D and S Jones Subdivision HC

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of D and S Jones Subdivision, located south of Rainforth Road, and east of 60th Road, in Hall County, Nebraska consisting of 4.671 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land comprising a part of the West Half of the Northwest Quarter (W1/2NW1/4), of Section Twenty Eight (28), Township Nine (9) North, Range Ten (10) 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 March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

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

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

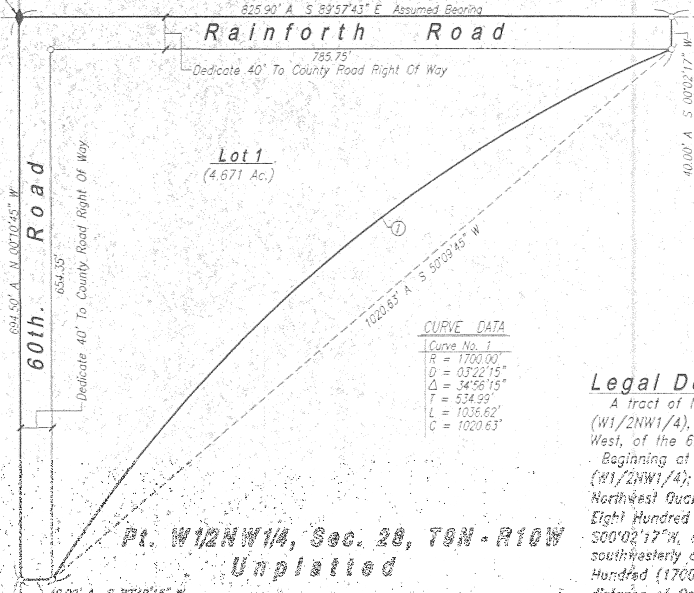
LEGEND

- - 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 Curves Are CHORD Distances

N.W. Cor. W1/2NW1/4 Sec. 28, T 9 N - R 10 W
Found 1/2" Iron

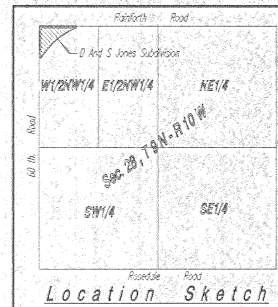
N.E. Cor. NW1/4 Sec. 28, T 9 N - R 10 W
Found 7/8" Pin

Scale: 1" = 100'



CURVE DATA

Curve No. 1
R = 1700.00'
D = 0322'15"
Δ = 34°56'15"
T = 534.99'
L = 1036.62'
C = 1020.63'



**Pl. W1/2NW1/4, Sec. 28, T9N-R10W
Unplatted**

Legal Description

A tract of land comprising a part of the West Half of the Northwest Quarter (W1/2NW1/4), of Section Twenty Eight (28), Township Nine (9) North, Range Ten (10) West, of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the northwest corner of said West Half of the Northwest Quarter (W1/2NW1/4); thence running easterly on the north line of said West Half of the Northwest Quarter (W1/2NW1/4), on an Assumed Bearing of S89°57'43"E, a distance of Eight Hundred Twenty Five and Ninety Hundredths (825.90) feet; thence running S00°02'17"W, a distance of Forty (40.00) feet, to a point on a curve; thence running southwesterly on the arc of a curve to the left whose radius is One Thousand Seven Hundred (1700.00) feet, the long chord of which bears S50°56'45"W, a long chord distance of One Thousand Twenty and Sixty Three Hundredths (1020.63) feet; thence running S89°49'15"W, a distance of Forty (40.00) feet, to a point on the west line of said West Half of the Northwest Quarter (W1/2NW1/4); thence running N00°10'45"W, on the west line of said West Half of the Northwest Quarter (W1/2NW1/4), a distance of Six Hundred Ninety Four and Fifty Hundredths (694.50) feet, to the point of beginning and containing 6.031 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that DOUGLAS C. JONES and MICHELLE L. JONES, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "D AND S JONES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description herein 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 hereat at Grand Island, Nebraska, this _____ day of _____, 2009.

Douglas C. Jones

Michelle L. Jones

Acknowledgement

State Of Nebraska
County Of Hall
On the _____ day of _____, 2009, before me, _____ a Notary Public within and for said County, personally appeared DOUGLAS C. JONES and MICHELLE L. JONES, 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 of Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public

(Seal)

Surveyor's Certificate

I hereby certify that on February 5, 2009, I completed an accurate survey of "D AND S JONES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parts, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)

Daryl D. Sargentral, Reg. Land Surveyor, No. 378

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 _____, 2009.

Chairman Of The Board County Clerk

(Seal)

**D AND S JONES SUBDIVISION
HALL COUNTY, NEBRASKA**



Rainforth Rd W

D and S Jones Sub.

Proposed D and S Jone's Sub.

60th Rd S

Monitor Rd S

Rosedale Rd W

LOCATION MAP



February 16, 2009

Dear Members of the Board:

RE: Final Plat – Richter Subdivision HC

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Richter Subdivision, located south of Rainforth Road, and east of 60th Road, in Hall County, Nebraska consisting of 4.163 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land comprising a part of the East Half of the Northwest Quarter (E1/2NW1/4), of Section Twenty Eight (28), Township Nine (9) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska.

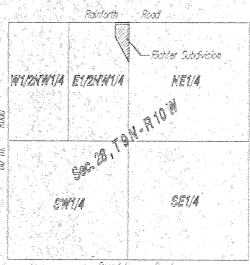
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

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

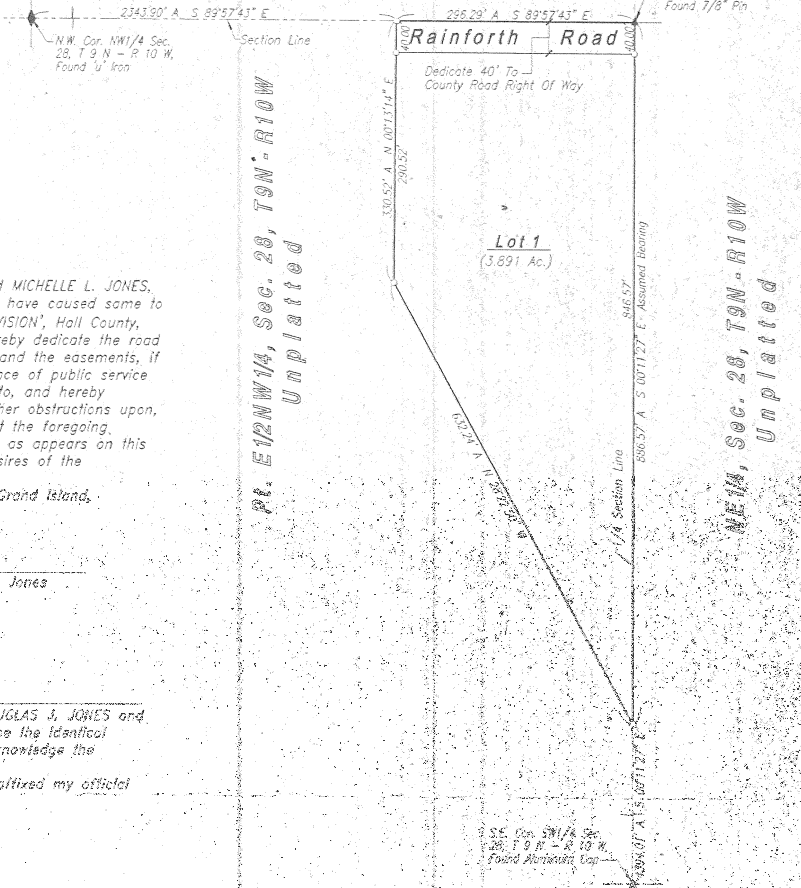
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Location Sketch

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



Dedication

KNOW ALL MEN BY THESE PRESENTS, that DOUGLAS C. JONES and MICHELLE L. JONES, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'RICHTER SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2009.

Douglas C. Jones

Michelle L. Jones

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2009, before me, a Notary Public within and for said County, personally appeared DOUGLAS C. JONES and MICHELLE L. JONES, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____

(Seal)

Notary Public

Surveyor's Certificate

I hereby certify that on February 6, 2009, I completed an accurate survey of 'RICHTER SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)

David D. Sargastrel, 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, Coira and Doniphan, Nebraska.

Chairman

Date

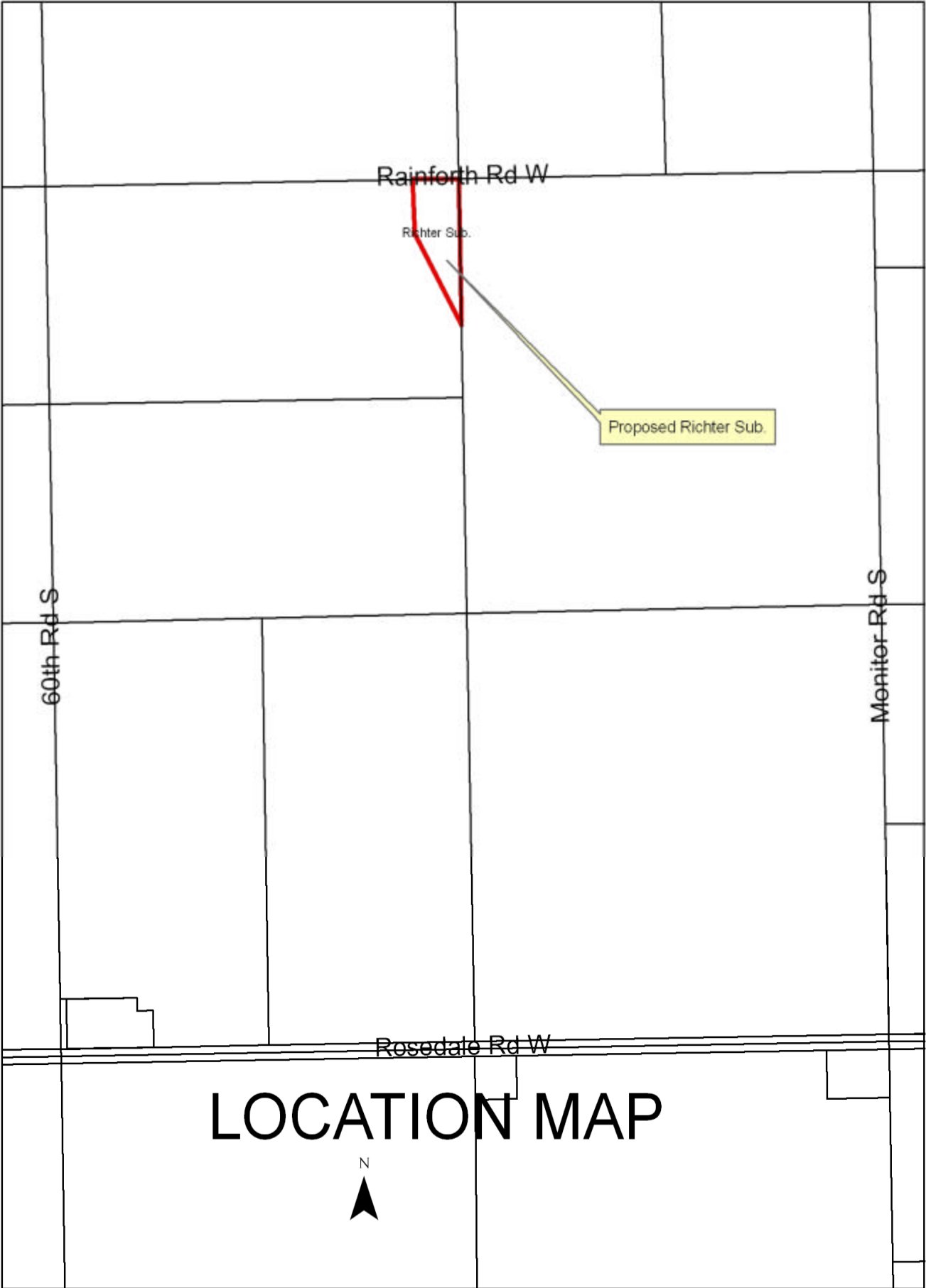
Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2009.

Chairman of the Board

County Clerk

(Seal)

**RICHTER SUBDIVISION
HALL COUNTY, NEBRASKA**



February 16, 2009

Dear Members of the Board:

RE: Final Plat – Final Landing Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Final Landing Subdivision, located south of Airport Road and west of 150th Road, in Hall County, Nebraska consisting of 7.54 acres (1) Lot.

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

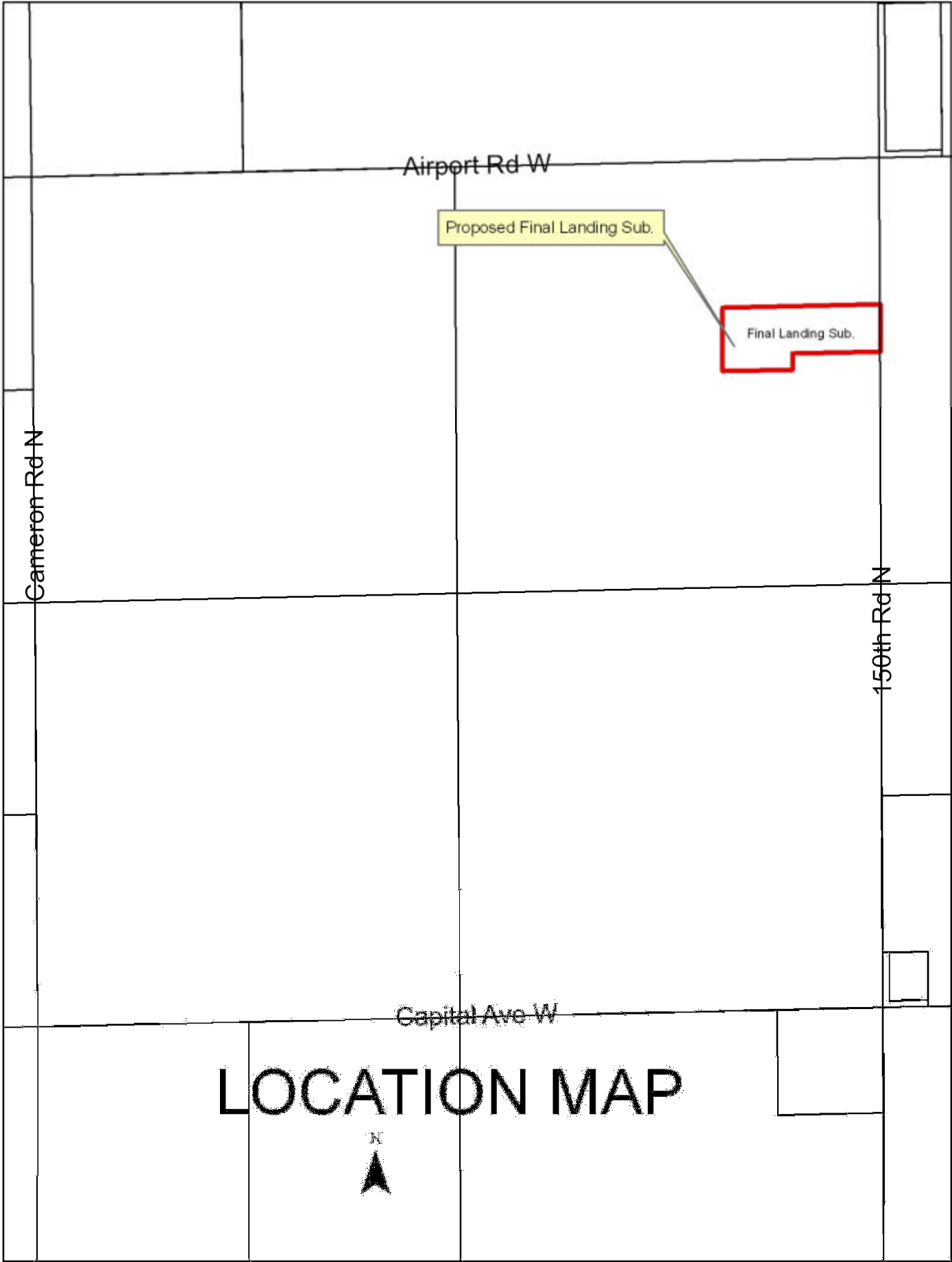
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Jake Ripp

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



February 16, 2009

Dear Members of the Board:

RE: Final Plat – AMA Subdivision HC

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of AMA Subdivision, located north of White Cloud Road, and east of Cameron Road, in Hall County, Nebraska consisting of 2.85 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty-Three (23), Township Twelve (12) 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 March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Trenton D. Snow

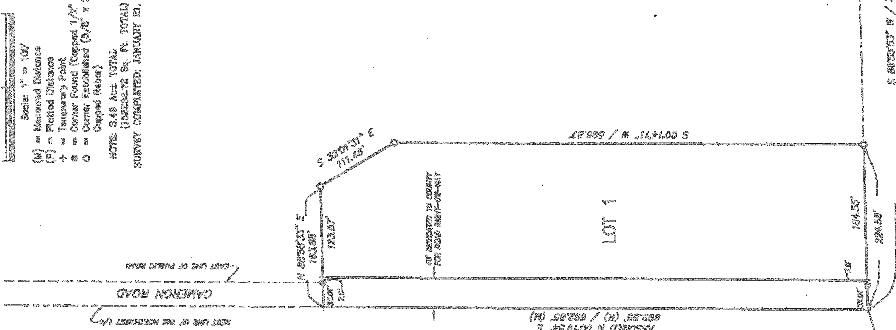
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

**A SUBDIVISION BEING PART OF THE SURVEY 1/4 OF THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 12 NORTH, RANGE 12 WEST OF THE 6TH TERRITORIAL MERIDIAN, HALL COUNTY, NEBRASKA**

AMA SUBDIVISION



- (1) = General Station
 - (2) = Stationed Station
 - (3) = Temporary Point
 - (4) = Corner
- DATE: 2/15/2011
 SURVEY CALCULATED BY: R. PERALTA
 SURVEY CALCULATED: JANUARY 20, 2006



AREA OF LOT 1 = 46,158.86 SQ. FT.
 TOTAL AREA OF SECTION 23 = 1,575,000.00 SQ. FT.

LEGAL DESCRIPTION
 A tract of land being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty-three (23), Township Twelve (12) North, Range Twelve (12) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Beginning at the southeast corner of the West 1/2 of said Westward Course on section N. 27, 19, 54, E and on its westward line a distance of 332.85 feet thence N 89°39'54" E a distance of 161.56 feet; thence S 27°01'03" E a distance of 11.46 feet; thence S 89°14'11" W a distance of 659.87 feet to a point on the South line of said Northwest Quarter; thence S 89°55'53" W on the westward line a distance of 224.56 feet to the place of beginning. Containing 2.89 acres, more or less.

SURVEYOR'S CERTIFICATE
 I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that I completed an accurate survey of "AMA SUBDIVISION" in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lines, books, staves, chains, tapes, pins, instruments and other things so mentioned in said subdivision plat shown on the accompanying plat were used by me and my assistants in said survey; that the 1/4" x 1/4" cornered edge wire 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.

(S E A)

Trenton D. Snow
 Near: Reg. Lic. No. 5206

ACKNOWLEDGMENTS
 State of Nebraska
 County of Hall

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Matthew L. Woitaszewski.

Notary Public _____ Affix Seal Here
 State of Nebraska
 County of Hall

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Andrew J. Woitaszewski.

Notary Public _____ Affix Seal Here
 State of Nebraska
 County of Hall

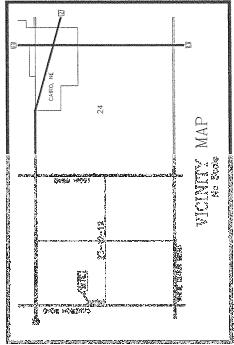
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Adam Woitaszewski.

Notary Public _____ Affix Seal Here
 State of Nebraska
 County of Hall

APPROVALS
 Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aola, Cairo and Danphton, Nebraska.

Chairman _____ Date _____
 Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 20____.

Chairman of the Board _____
 County Clerk _____



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 Cell: 402.333.2194
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LOCATION MAP

