



Hall County Regional Planning Commission

Wednesday, December 02, 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

7:00:00 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, December 02, 2009

Regular Meeting

Item .A1

December Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
December 2, 2009**

- 4. Public Hearing** – Request to amend the approved development plan for a Commercial Development Zone located at 2210 N Webb Rd., in Grand Island, Hall County, Nebraska. The owners of Lot 1 of Grand Island Mall Fifteenth are requesting an amendment to the development plan; the proposed changes include allowing property access from Webb Road and relocating the proposed building on the site. (C-02-2010GI).
- 5. Public Hearing** – Concerning an amendment to redevelopment plan for CRA area #2, 703 S Lincoln Street, in Grand Island, Hall County Nebraska. Resolution 105.
- 6. Final Plat – Setlik Subdivision**, located south of 17th St and west of Pine St., in Grand Island, Nebraska, consisting of .4794 acres. (2 Lots). There are houses on both Lot 1 and Lot 2 of this subdivision. The driveway for Lot 1 crosses is north of the house on Lot 2. Lot 2 of this subdivision does not meet the minimum lot size of 6000 square feet. There is an existing house on this lot that was built in 1920 on the south ½ of this lot. The north ½ of the lot was sold, without subdivision, to the adjoining property owner prior to 1999 as allowed by City Code at that time. Now both properties are under common ownership. The owner of the property wants to sell the properties separately so they are asking the City Council to waive the minimum lot size requirement for Lot 2. City sewer and water are available and both houses have separate connections. Planning Commission has recommended approval of this type of waiver before and City Council has approved other subdivisions with similar waivers. Staff would recommend approval with the waiver for the minimum lot size.
- 7. Final Plat – 281 Retail Second Subdivision**, located south of Capital Ave., and west of US Hwy 281, in Grand Island, Hall County, Nebraska, consisting of 21.944 acres. (2 Lots). City sewer and water are available.
- 8. Final Plat - Boshart Acres Subdivision**, located north of Stolley Park Road and west of 130th Rd., in Hall County, Nebraska, consisting of 3.582 acres (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.



Hall County Regional Planning Commission

Wednesday, December 02, 2009

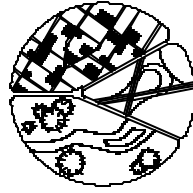
Regular Meeting

Item E2

November Meeting Minnutes

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
November 2, 2009

The meeting of the Regional Planning Commission was held Monday November 2, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" October 24, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Jaye Monter	John Amick
	Deb Reynolds	Bill Hayes
	Mark Haskins	Don Snodgrass
	Ray Aguilar	Scott Eriksen
	Karen Bredthauer	

Absent:

Other:

Staff: Chad Nabity, Rose Woods

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 5:00 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 October 7, 2009 meeting.

A change to minutes was requested by Ruge, completing the correct address in item #3 for Josh Rhoades and removing James Reiter's name.

A motion was made by Ruge, and seconded by Hayes, to approve correction to the Minutes of the October 7, 2009 meeting as presented.

The motion carried with 11 members present 9 voting in favor (Aguilar, Amick, O'Neill, Ruge, Reynolds, Monter, Snodgrass, Haskins, and Hayes) and 2 members present abstaining (Bredthauer, Eriksen).

3. Request time to speak.

No one requested time to speak.

- 4. Vacate of Perkins Acres Second Subdivision – Vacation of Perkins Acres Second Subdivision**, vacating of Lot 1, located north of Airport Rd. and east of 150th Rd., in Hall County Nebraska consisting of 1.5135 acres.
- 5. Final Plat – Perkins Acres Third Subdivision**, located north of Airport Rd and east of 150th Rd, in Hall County Nebraska consisting of 1.044 acres and (1 Lot).
- 6. Final Plat – Turek Subdivision**, located south of Old Potash Hwy and west of 130th Rd., in Hall County, Nebraska, consisting of 3.332 acres. (1 Lot).
- 8. Final Plat – Hehnke Acres Subdivision**, located south of Seedling Mile Road and east of Stuhr Rd., in Grand Island, Nebraska consisting of 13.967 acres (4 Lots)

Nabity explained the owners are asking to vacate Perkins Acres Second Subdivision, to reshape the lot that just includes the farmhouse, they are requesting a Final Plat of Perkins Acres Third Subdivision. Nabity also discussed Hehnke Acres Subdivision it has large lots; this is how it's always been. All lots along Seedling Mile are like this. There are two houses on the smaller lots they were parceled off and sold. They are also asking to vacate Luth Drive.

A motion was made by Bredthauer and seconded by Reynolds to approve the Consent Agenda to Vacate Perkins Acres Second Subdivision, to approve the Final Plat of Perkins Acres Third Subdivision, Turek Subdivision and Hehnke Acres Subdivision as presented.

A roll call vote was taken and the motion passed with 11 members present (Aguilar, Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Hayes, Snodgrass) voting in favor and no member present abstaining.

- 7. Final Plat - Springdale Third Subdivision**, located west of North ad and east of Centre St., in Grand Island, in Hall County, Nebraska, consisting of 5.886 acres. (17 Lots).

Bredthauer recused herself from the meeting and out of the room, due to conflict of interest.

Nabity explained this is a Preliminary and Final Plat for Springdale Third Subdivision. This includes 17 Lots, there will be a change in a driveway to create two more lots, Westgate Rd., does not line up exactly and that is ok.

A motion was made by Aguilar and seconded by Hayes to approve the Preliminary and Final Plat for Springdale Third Subdivision as presented.

A roll call vote was taken and the motion passed with 10 members present (Aguilar, Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Hayes, Snodgrass) voting in favor and one member who recused herself and left the room due to a conflict of interest (Bredthauer) no member present abstaining.

9. Planning Director's Report

10. Next Meeting December 2, 2009

11. Adjourn

Chairman O'Neill adjourned the meeting at 5:20 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, December 02, 2009

Regular Meeting

Item F3

Public Hearing

Insert a narrative here

Staff Contact:

November 16, 2009

Dear Members of the Board:

RE: Rezoning – Amended rezone concerning 2210 N Webb Rd., in the City of Grand Island (C-02-2010GI).

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request to amend the approved Commercial Development Zone, located west of Webb Rd and north of College St., in the City of Grand Island, Hall County, Nebraska. As shown on the enclosed map.

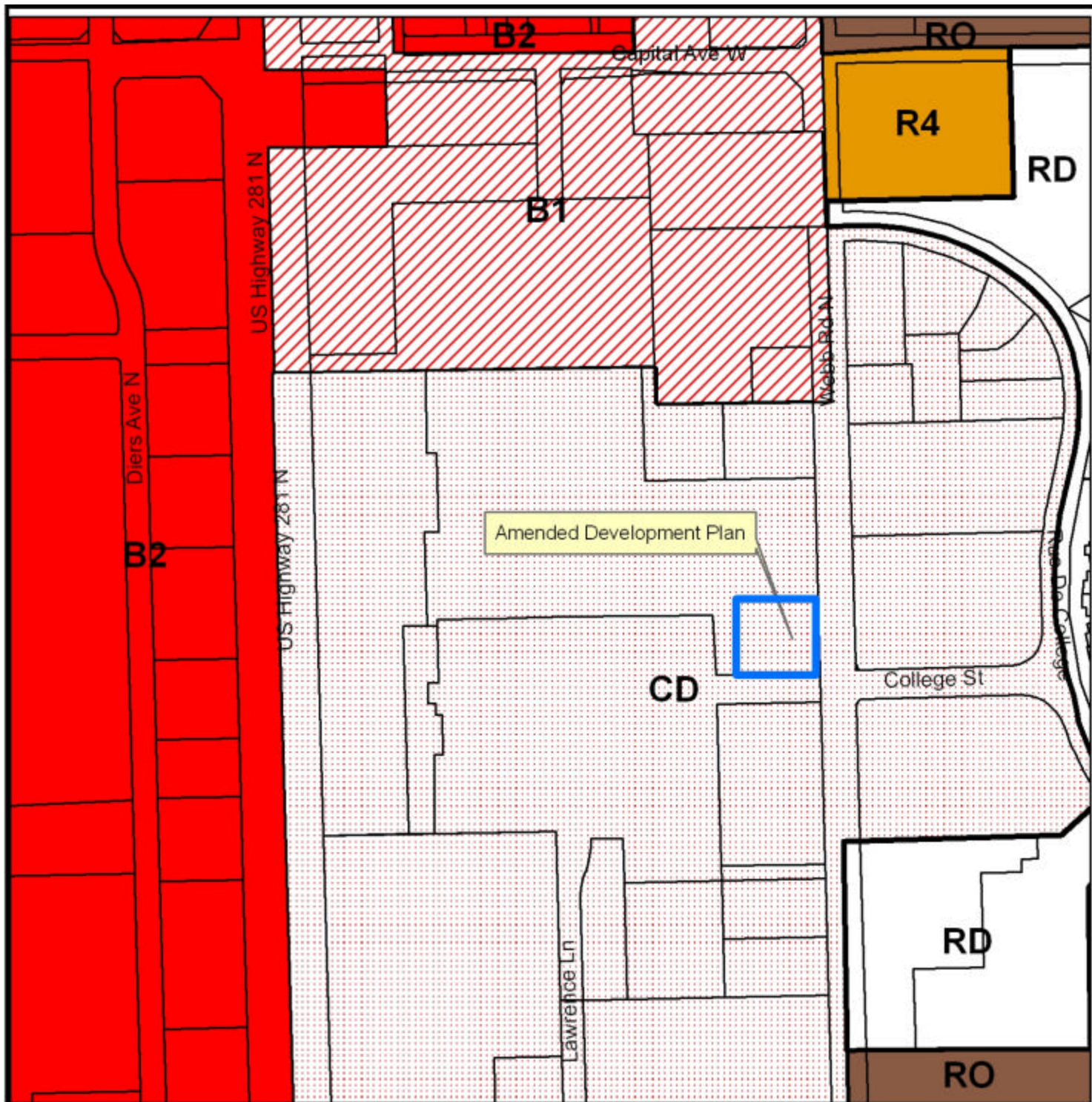
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on December 2, 2009 in the Council Chambers located in Grand Island's City Hall.

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
Kelly Rafferty

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



Requested Zoning

The owners of Lot 1 of Grand Island Mall 15th Subdivision are requesting an amendment to the development plan approved on June 24, 2008 by the Grand Island City Council. The proposed changes include allowing property access from Webb Road and relocating the proposed building on the site.

Scale : NONE
C-02-2010GI



The Verticality Planning Corporation is a
company owned and operated by the same
owners, staff and resources, as the
company, The Verticality Planning Corporation, Inc.

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 17, 2009

SUBJECT: *A proposed amendment to the approved development plan for Lot 1 of the Grand Island Mall Fifteenth Subdivision, located South of Capital Avenue, and West of Webb Road, (Hearing, Discussion, Action) (C-02-2010GI)*

PROPOSAL: This proposed development would amend the plan for Lot 1 of Grand Island Mall 15th Subdivision. No new lots will be created. The proposed building will be realigned to an east west configuration and a new driveway from Webb Road is being considered. A copy of the requested changes is attached.

OVERVIEW:

Site Analysis

Current zoning designation:

CD-Commercial Development Zone no building envelope defined for this site.

Permitted and conditional uses:

Commercial office and retail uses

Comprehensive Plan Designation:

Commercial development

Existing land uses.

Vacant

Adjacent Properties Analysis

Current zoning designations:

North, South, East and West, CD Commercial Development Zone

Permitted and conditional uses:

CD – Commercial office and retail uses.

Comprehensive Plan Designation:

North, South, East and West: Designated for commercial development and uses.

Existing land uses:

North: Burger King

East: Strip Commercial

West: Shopko

South: Strip Commercial

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Water is available either in Webb Road from the public main or from the private main supplying the Grand Island Mall either source is acceptable to the city. Sewer is adjacent to the property.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None foreseen*

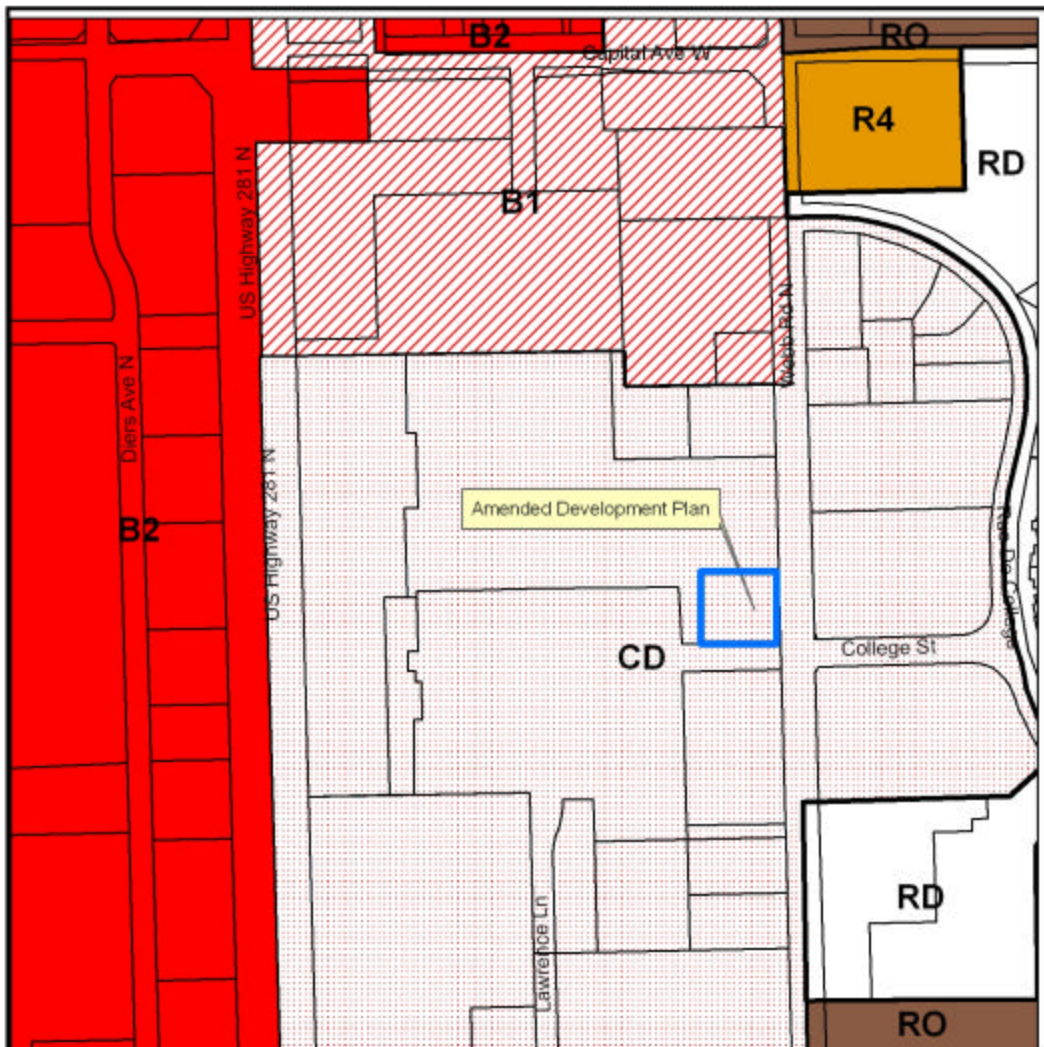
Other Considerations

Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. This will not exceed the coverage limitations. The Grand Island Public Works Department has reviewed and approved the driveway plans as proposed.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zone and development plan for Lot 1 of Grand Island Mall 15th Subdivision.

_____ Chad Nabity AICP, Planning Director



Requested Zoning

The owners of Lot 1 of Grand Island Mall 15th Subdivision are requesting an amendment to the development plan approved on June 24, 2008 by the Grand Island City Council. The proposed changes include allowing property access from Webb Road and relocating the proposed building on the site.

Scale : NONE
C-02-2010GI



THE GRAND ISLAND CITY COUNCIL
2008-2010
2008-2010

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☐ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee
(see reverse side)

500.00

plus Municipal Fee*

\$50.00

*applies only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Ed Wilgen Phone (h) 304-440-1618 (w)

Applicant Address ~~2210 Webb Rd. N.~~ 530 E 47th St. Kearney, Mo 68847

Registered Property Owner (if different from applicant) James J & Barbara A Wilgen

Address PO Box 1835 Kearney, Mo 68847 Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 2210 Webb Rd. N.

Legal Description: (provide copy of deed description of property)

Lot 1 Block _____ Subdivision Name Grand Island Mall Fiftteenth and/or

Allpart _____ 1/4 of Section _____ Town _____ Range _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☐) (no ☐)
(provide a properly scaled map of property to be rezoned)

From _____ to _____

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☐)
(describe nature of requested change to text of Zoning Ordinance)

Change Subdivision Agreement

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record file of any property which is requested to be rezoned.

*A public hearing will be held for this request

Signature of Owner or Authorized Person [Signature] Date 11/2/2009

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day _____ yr. _____ initial _____

RPC form revised 4/30/07

ENTERED AS INSTRUMENT NO.

0200806553

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2008 JUL 31 AM 8 38

Kathy Howard
REG. OF DEEDS

CASH 31.00
CHECK _____

REFUNDS:
CASH _____
CHECK _____

Return to:
Randy Edwards
City Clerk
100 First First Street
Grand Island NE 68801

* This Space Reserved for Register of Deeds *

200806553

SUBDIVISION AGREEMENT

GRAND ISLAND MALL FIFTEENTH SUBDIVISION

(Lots 1 and 2)

In the City of Grand Island, Nebraska

James & Barbara Wilgus

The undersigned, ~~Grand Island Mall, LTD, a Nebraska Limited Partnership,~~
hereinafter called the Subdivider, as owner of a tract of land comprising all of Lot One (1) Grand
Island Mall Eighth Subdivision, in the City of Grand Island, Hall County, Nebraska, desires to have
subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City
of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as
provided by law an accurate map and plat of such proposed subdivision, to be known as GRAND
ISLAND MALL FIFTEENTH SUBDIVISION, designating explicitly the land to be laid out and
particularly describing the lots, easements, and streets belonging to such subdivision, with the lots
designated by number, easements by dimensions, and streets by name, and proposes to cause the plat
of such subdivision when finally approved by the Regional Planning Commission and the City
Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land

200806553

surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said GRAND ISLAND MALL FIFTEENTH SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Water.** Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection. This lot may tap into the water line on Webb Road provided a public easement is provided to the City for the connection. As an alternative, the Subdivider may tap into the Grand Island Mall private water system through agreements with the Grand Island Mall.

2. **Sanitary Sewer.** Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

3. **Storm Drainage.** The Subdivider agrees to grade all lots in the subdivision in conjunction with the development proposed thereon so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works.

4. **Sidewalks.** The Subdivider shall install all public sidewalks as required by the City of Grand Island when the lots are built upon, and such sidewalk shall be regulated and required with the building permit for each such lot.

5. **Flood Plain.** Since the subdivision is within a delineated flood plain, all structures constructed shall have the lowest floor elevation to a minimum of one foot above the elevation of the 100-year flood as determined by the building permit received by the Subdivider or successors from the Building Department under the provisions of Section 2-1506.06, R.R.S. 1943. No basement shall be constructed in connection with any structure in the flood plain unless such basement is floodproofed and certified as such by a qualified engineer or architect.

6. **Landscaping.** The Subdivider agrees to comply with the requirements of the Landscaping Regulations of the City of Grand Island, and plans as submitted to and approved by the City's Building Department.

7. **Engineering Data.** All final engineering plans and specifications for public improvements shall bear the signature and seal of a registered professional engineer and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of improvements under construction shall be performed under the supervision of a professional registered engineer and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a registered professional engineer shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

8. **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as GRAND ISLAND FIFTEENTH SUBDIVISION, and that an abstract of title will be submitted for examination, if necessary, upon request of the City of Grand Island.

200806553

9. **Commercial Development Zone.** This subdivision is within a designated Commercial Development Zone and shall be regulated in accordance with Chapter 36 of the Grand Island City Code. A Development Plan as shown on the final plat and incorporated herein by reference is hereby approved for such Subdivision. Any amendments to such Development Plan shall be approved by the City of Grand Island in accordance with the Grand Island City Code. The official Development Plan shall be on file with the City's Planning Department.

10. **Design and Construction.** No building shall be constructed within the Subdivision except as shown on the ~~Final Plat~~ ^{Attached Site Plan}. The design and construction shall be in conformity with sound architectural and engineering standards. No portion of any building constructed including architectural features shall exceed a height 35 feet above the center of the intersection of College Street and Webb Road.

11. **Buildings Permitted.** Lot 1: One 45 by 95 foot building to be located as shown on the ~~Final plat~~ ^{Attached Site Plan}. ~~Lot 2: Grand Island Mail Building as shown on the final plat as previously approved.~~

12. **Access.** ~~No new access shall be granted from lots 1 or 2 on Webb Road.~~ ^{lot 1 to be accessed from Webb Rd}
No driveway to lot 1 shall be permitted closer than 75' from the intersection of College Street and Webb Road.

13. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any

200806553

lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated Aug. 23, 2008

November 2, 2009 James Wiltgen/Barbara Wiltgen
GRAND ISLAND MALL, LTD, A Nebraska
LIMITED PARTNERSHIP, Subdivider

By: Dawn Amoska
General Partner Vice President
Greg Ruffly
Authorized Representative

STATE OF NEBRASKA)
COUNTY OF Lancaster)

On Aug. 23, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dawn Amoska Vice President, ~~general partner~~ of GRAND ISLAND MALL, LTD, A Nebraska LIMITED PARTNERSHIP, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of the corporation.

WITNESS my hand and notarial seal the date above written.



Jane Wohling
Notary Public

CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

By: Margaret Hornady
Margaret Hornady, Mayor

Attest: RaNa Edwards
RaNa Edwards, City Clerk



STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

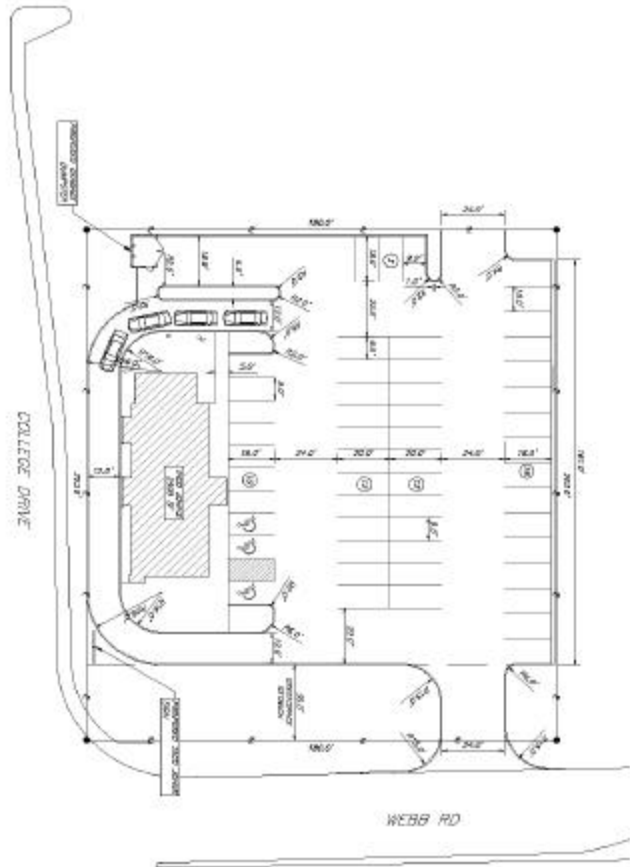
200806553

Before me, a notary public, qualified in said County personally came Margaret Homady, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2005-162, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal on July 28, 2008.



Carla L. England
Notary Public



CIVIL SITE PLAN
SHEET 7 OF 20

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 17, 2009

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area #2 at 703 S. Lincoln Avenue (The W ½ of the W ½ of Block 16 of Windolph's Addition to the City of Grand Island) in Grand Island Nebraska and other properties as necessary to support this development. (C-03-2010GI)

PROPOSAL:

To redevelop the property in the redevelopment area applicant is purchasing and will redevelop this property as with a single four unit apartment building making real property improvements in the amount of \$229,898. 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 R4 High Density Residential proposed housing units are allowed in this district at the proposed housing density.

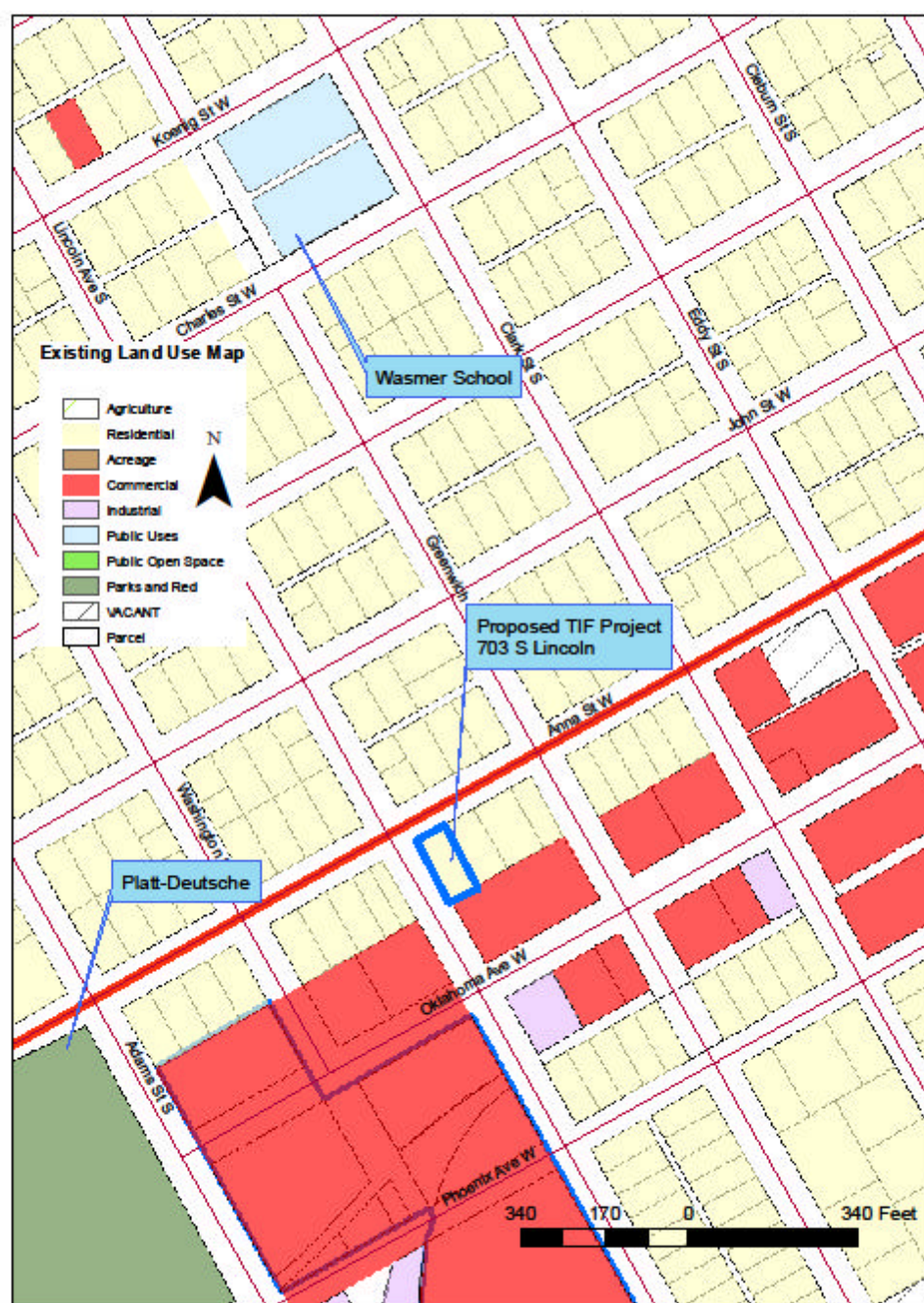
The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for residential uses at this location.

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 residential units 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





Hall County Regional Planning Commission

Wednesday, December 02, 2009

Regular Meeting

Item J4

Final Plats

Insert a narrative here

Staff Contact:

November 16, 2009

Dear Members of the Board:

RE: Final Plat – Setlik Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Setlik Subdivision, located south 17th Street and west of Pine Street, in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lots One (1), Two (2) and Three (3), Block Eighty Eight (88), Wheeler and Bennett's Fourth Addition to the City of Grand Island, Nebraska and containing .479 acres, more or less.

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 December 2, 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
Benjamin & Associates

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



LOCATION MAP

November 16, 2009

Dear Members of the Board:

RE: Final Plat – 281 Retail Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of 281 Retail Second Subdivision, located north of 13th Street and west of Diers Avenue, in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots on a tract of land, a replat of Lot 1, 281 Retail Subdivision, to the City of Grand Island, located in the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10), West of the 6th P.M. in the City of Grand Island, in Hall County, Nebraska, said tract containing 21.944 acres.

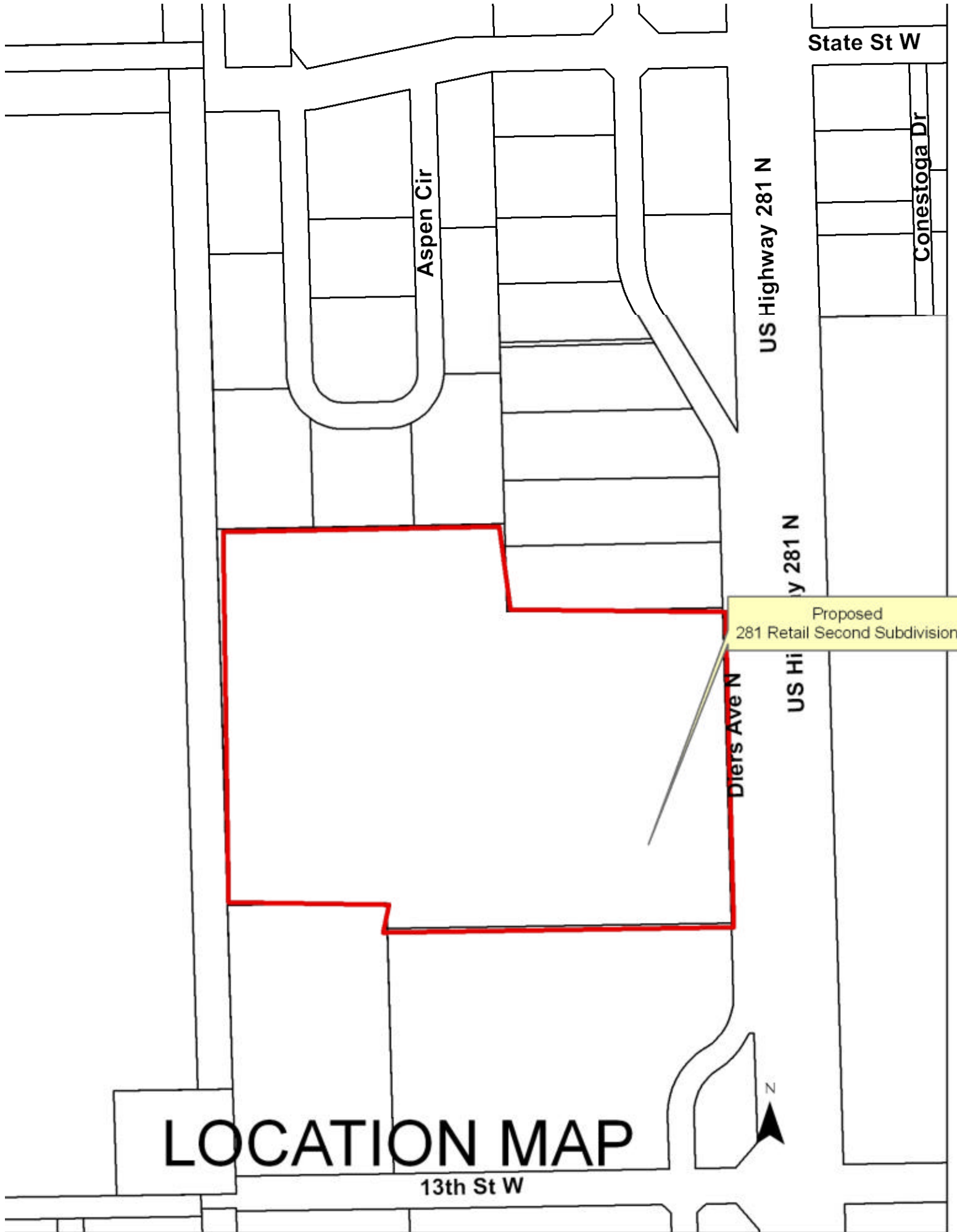
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 2, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Husker Surveying

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



LOCATION MAP

State St W

Conestoga Dr

US Highway 281 N

y 281 N

US Hi

Diers Ave N

Aspen Cir

13th St W



Proposed
281 Retail Second Subdivision

November 16, 2009

Dear Members of the Board:

RE: Final Plat – Boshart Acres Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Boshart Acres Subdivision, located north of Stolley Park Road and east of 130th Road, in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land in part of the East Half of the Southwest Quarter (E1/2, SW1/4) of Section Twenty (20), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M. Hall County, Nebraska, said tract containing 3.582 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 December 2, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
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.

130th Rd S

Proposed
Boshart Acres Subdivision

Stolley Park Rd W



LOCATION MAP

Acres

BOSHART SUBDIVISION

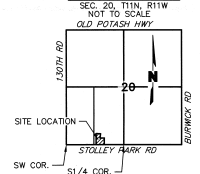
HALL COUNTY, NEBRASKA
PRELIMINARY PLAT

LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWENTY (20), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20-T11N-R11W; THENCE ON AN ASSUMED BEARING OF N00°00'00"E UPON AND ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) A DISTANCE OF 1370.45 FEET TO THE POINT OF BEGINNING; THENCE N00°36'29"W A DISTANCE OF 40.00 FEET TO A POINT ON THE NEW DEDICATED 40' NORTH RIGHT-OF-WAY (ROW) LINE OF STOLLEY PARK ROAD; THENCE CONTINUING N00°36'29"W A DISTANCE OF 474.03 FEET; THENCE S87°24'03"E A DISTANCE OF 206.99 FEET; THENCE S00°00'00"E A DISTANCE OF 72.55 FEET; THENCE S11°02'28"W A DISTANCE OF 126.41 FEET; THENCE N90°00'00"E A DISTANCE OF 198.27 FEET; THENCE S00°00'00"E A DISTANCE OF 268.00 FEET TO A POINT ON SAID NEW DEDICATED ROW LINE; THENCE CONTINUING S00°00'00"E A DISTANCE OF 40.00 FEET TO A POINT ON SAID SOUTH LINE OF SW1/4; THENCE N90°00'00"W UPON AND ALONG SAID SOUTH LINE A DISTANCE OF 375.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 156,018.07 SQUARE FEET OR 3.582 ACRES MORE OR LESS OF WHICH 0.345 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

LOCATION MAP



SECTION TIES

SOUTHWEST CORNER, SEC. 20-T11N-R11W
FOUND BLM BRASS CAP 41.0' BELOW GRADE
NW 51.82' TO RED HEAD IN POWER POLE
NE 47.85' TO RED HEAD IN POWER POLE
NNE 90.15' TO PK NAIL W/ WASHER IN POWER POLE
SE 49.12' TO 3/8" REBAR

SOUTH 1/4 CORNER, SEC. 20-T11N-R11W
FOUND BLM BRASS CAP 25.5' BELOW GRADE
S 119.04' TO PK NAIL W/ WASHER IN POWER POLE
NE 34.67' TO RED HEAD IN POWER POLE
NE 48.86' TO RED HEAD IN POWER POLE
NE 73.80' TO SOUTHWEST CORNER OF CONCRETE PAD FOR IRRIGATION WELL

LEGEND

- SECTION CORNER
- SET CORNER (3/8" 36" REBAR W/ CAP)
- POWER POLE
- IRRIGATION WELL
- ROW LINE
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- BAND WIRE FENCE
- BUILDING LINE
- MEASURED DISTANCE
- BLM RECORDED DISTANCE FROM BLM

OWNERS: JOHN BOSHART AND BETH BOSHART
SUBDIVIDER: JOHN BOSHART AND BETH BOSHART
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

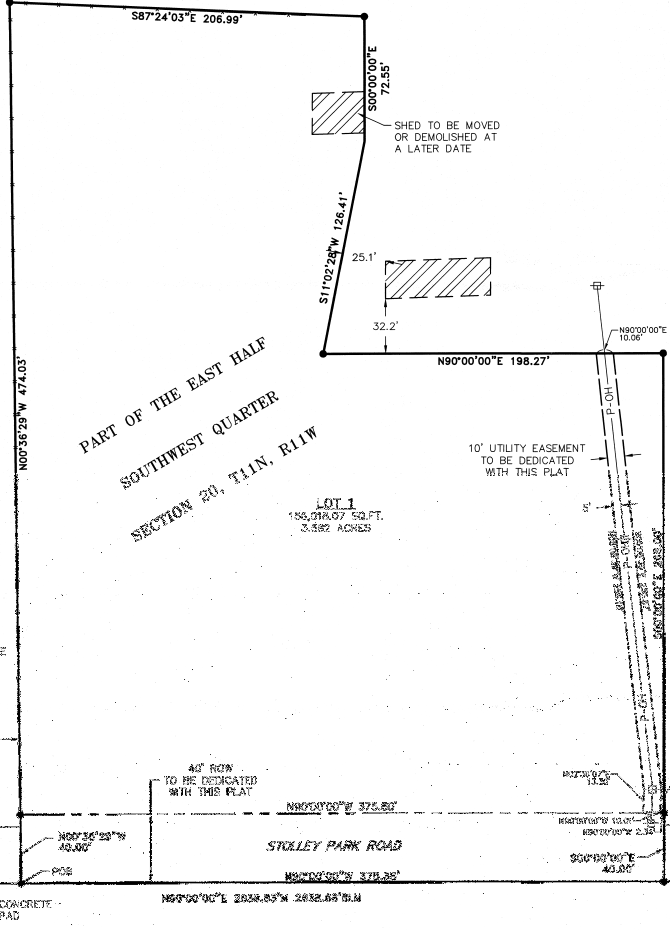
OLSSON ASSOCIATES 201 West 2nd Street P.O. Box 423 Grand Island, NE 68801-0423 TEL: 308/533/6000 FAX: 308/533/6000	PROJECT NO. 2020-0020 BOSHART SURVEY 10/11/2020
--	---

PART OF THE EAST HALF
SOUTHWEST QUARTER
SECTION 20, T11N, R11W

LOT 1
156,018.07 SQ. FT.
3.582 ACRES

10' UTILITY EASEMENT
TO BE DEDICATED
WITH THIS PLAT

STOLLEY PARK ROAD



DATA: 11/11/2020, 11:00 AM, 11/11/2020, 11:00 AM, 11/11/2020, 11:00 AM
 DATE: 11/11/2020, 11:00 AM, 11/11/2020, 11:00 AM, 11/11/2020, 11:00 AM