



Hall County Regional Planning Commission

Wednesday, January 06, 2010
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, January 06, 2010
Regular Meeting

Item .A1

January 6th Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
January 6, 2010**

- 4. Public Hearing** – Concerning the readoption of the Grand Island Zoning Map. This map incorporates all of the zoning changes and annexation since March 25, 2008. (C-04-2010GI) (See full recommendation).
- 5. Public Hearing** - Request to amend an RD zone at 1613 & 1615 Hope Street, in Grand Island, Hall County, Nebraska. The proposed amendment would allow for the development of a duplex on the proposed lot. (C-05-2010GI) (See full recommendation).
- 6. Public Hearing** – Concerning an amendment to redevelopment plan for CRA area #1, 11th & Poplar Street, in Grand Island, Hall County Nebraska. The proposed redevelopment includes building a water line to support residential development on Poplar Street between 9th and 12th Streets. Resolution 2010-02.
- 7. Public Hearing** – Concerning an amendment to redevelopment plan for CRA area #1, 423 W 4th Street, in Grand Island, Hall County Nebraska. The proposed redevelopment would include building a U-Save pharmacy on 4th street. Resolution 2010-03.
- 8. Final Plat – Nottingham Estates Third Subdivision**, located east of Hope St., and north of Church Rd., in Grand Island, Nebraska, consisting of .166 acres. (1 Lot). City sewer and water are available.
- 9. Final Plat – Rathgeber Acres Subdivision**, located south of Pheasant Drive and west of Gunbarrel Rd., in the 2 mile extraterritorial jurisdiction of Grand Island, Hall County, Nebraska, consisting of 7.091 acres. (3 Lots). City sewer and water are not available.
- 10. Final Plat – Parmley Subdivision**, located south of 9th Street and east of Pine Street, in Grand Island, Nebraska, consisting of .1996 acres and (2 Lots). This subdivision will create substandard lots. Council will be asked to waive the minimum lot size requirements for this subdivision. Each lot is already occupied by a residential structure. Each structure is connected individually to city water and sewer.
- 11. Final Plat – Barrows Subdivision**, located north of Barrows Rd., and east of Blaine St., 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

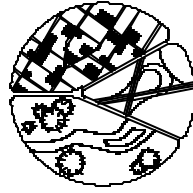
Wednesday, January 06, 2010
Regular Meeting

Item E2

December 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
December 2, 2009

The meeting of the Regional Planning Commission was held Monday December 2, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" November 21, 2009.

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

Absent: Ray Aguilar

Other:

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet

1. Call to order.

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

2. Minutes of November 2, 2009 meeting.

A motion was made by Bredthauer, and seconded by Eriksen, to approve the Minutes of the November 2, 2009 meeting as presented.

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

3. Request time to speak.

No one requested time to speak.

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 (C-02-2010GI).

O'Neill opened the Public Hearing.

The proposed amendment to the development plan for Grand Island Mall and property located at 2210 N Webb Rd. was considered by the Regional Planning Commission at the December 2, 2009 meeting. Nabity stated this plan was approved in June of 2008 along with the Grand Island Mall Fifteenth Subdivision. The developers are requesting changes to the development agreement to allow access to this lot from Webb Road. The plan approved in June of 2008 prohibited access to this property from Webb Road as the intent was to enter the property from the Shopko driveway (College Street extended). It was discovered as they began to prepare to build on the lot that there are covenants between the Grand Island Mall and Shopko prohibiting such a cut in the private owned drive. The new cut on Webb Road would be approximately 160 feet from the College Street intersection.

Steve Riehle, director of Public Works noted there is a semi raised median, this would mean north bound Webb Rd. and traffic would have to cross over this semi-raised median to enter into the drive of this property. Riehle stated this curb cut would have little impact on Webb Rd., traffic.

Kelly Rafferty briefly spoke for the rezone amendment, he stated they are currently land locked, this would be a drive that would allow through stacking and not cause a lot of congestion for Webb Rd., he also stated people are creatures of habit and drivers would chose the easiest route into the parking lot. There was more discussion about raising the median to force north bound traffic to use a different drive and if the current curb cut would be needed with two other access routes.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Amick to approve development plan amendment as presented. A roll call vote was taken and the motion passed with 8 members present (Amick, Ruge, Hayes, Reynolds, Monter, Haskins, Bredthauer, and Snodgrass) voting in favor and 2 members voting against (O'Neill and Eriksen).

- 5. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA area #2, 703 S Lincoln Street, in Grand Island, Hall County, Nebraska. Resolution 105.

O'Neill opened the Public Hearing.

Ruge recused himself from the meeting and out of the room, due to conflict of interest.

Nabity explained this is a resolution to recommend approval of a Redevelopment Plan for CRA area #2, located at 703 S Lincoln Street in Grand Island. Nabity stated the land was purchased for \$25,000 and the developer requested TIF financing, to help with the project.

O'Neill closed the Public Hearing.

A motion was made by Amick and seconded by Reynolds to approve a resolution 2010-01 as presented. A roll call vote was taken and the motion passed with 9 members present (Amick, O'Neill, Hayes, Reynolds, Eriksen, Monter, Haskins, Bredthauer and Snodgrass) voting in favor.

Consent Agenda

Ruge requested to remove Final Plat 281 Retail Second Subdivision from Consent Agenda and vote on this one separate from the others.

- 6. Final Plat – Setlik Subdivision**, located south of 17th St. and west of Pine St., in Grand Island, in Hall County, Nebraska, consisting of .4794 acres. (2 Lots).
- 7. 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).

A motion was made by Bredthauer and seconded by Hayes to approve the Consent Agenda as presented. A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Hayes, Reynolds, Eriksen, Monter, Ruge, Haskins, Bredthauer and Snodgrass).

- 8. Final Plat – 281 Retail Second Subdivision**, located South of Capital Avenue and west of US Hwy 281, in Grand Island, in Hall County, Nebraska, consisting of 21.944 acres (2 Lots).

Ruge noted this property has drainage issues in the event of heavy rains this could flow back into the parking lot; Ruge stated this needed to be known.

A motion was made by Ruge and seconded by Haskins to approve the Final Plat of 281 Retail Second Subdivision as presented, with knowledge there could be potential drainage issues. A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Hayes, Reynolds, Eriksen, Monter, Ruge,

Haskins, Bredthauer and Snodgrass).

9. Planning Director's Report

Nabity explained next month would be two more resolutions for two new TIF requests if approved by CRA.

10. Next Meeting January 6, 2010

11. Adjourn

Chairman O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, January 06, 2010
Regular Meeting

Item F3

Readoption of Grand Island Zoning Map

Insert a narrative here

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING December 7, 2009

SUBJECT: Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-04-2010GI)

PROPOSAL:

On March 25, 2008 the Grand Island City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through March 25, 2008. As a matter of course, the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits, and 2 mile extraterritorial jurisdiction, is as shown on the map.

BACKGROUND:

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since March 25, 2008, including proposed changes through January 26, 2010.

Id	ORD	CHANGE	LEGAL	CASE	FILEDATE
1	9226	R2 & LLR TO B2	PT. LT. 34 MATTEWS SUB. & PT OF NW 1/4,SW 1/4, SEC 27-11-09	C-20-2009GI	07/14/2009
2	9225	R2 to R4	LT. 9 ISLAND ACRES SUB.	C-19-2009GI	07/14/2009
3	9221	M2 to R3	PT. E 1/2, NW 1/4, SE 1/4, SEC. 21-11-09	C-15-2009GI	05/26/2009
4	9220	M2 to LLR	S 1/2 LT. 4 GARDEN PLACE SUB. PT. SEC. 3-11-09	C-14-2009HC	05-26-2009
5	9212	B2 to M2	PT. NE 1/4,NW 1/4, SEC. 12-11-09	C-12-2009GI	03-24-2009
6	9211	TA to M1	PT. SE 1/4,NE 1/4, SEC. 25-11-10	C-10-2009GI	03-24-2009
7	9174	CD to Amended CD	LOT 8 GRAND ISLAND MALL 8TH SUB.	C-16-2008GI	06-24-2008
8	9173	RD to Amended RD	GOOD SAMARITAN SUB.	C-15-2008GI	07-24-2008

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.

The following areas approved for annexation by the Grand Island City Council between March 25, 2008 and January 26, 2010. See Attached Map

ID	ORDINANCE	LEGAL	COMMENTS
1	9078	Part of the SE ¼ of Sec, 4,11,9	Capital Ave. East of BNSF Rail
2	9214	Case New Holland	US 281 and Webb Road

The annexations shown above did not impact the 2 mile extraterritorial jurisdiction of the City.

ADDITIONAL CHANGES

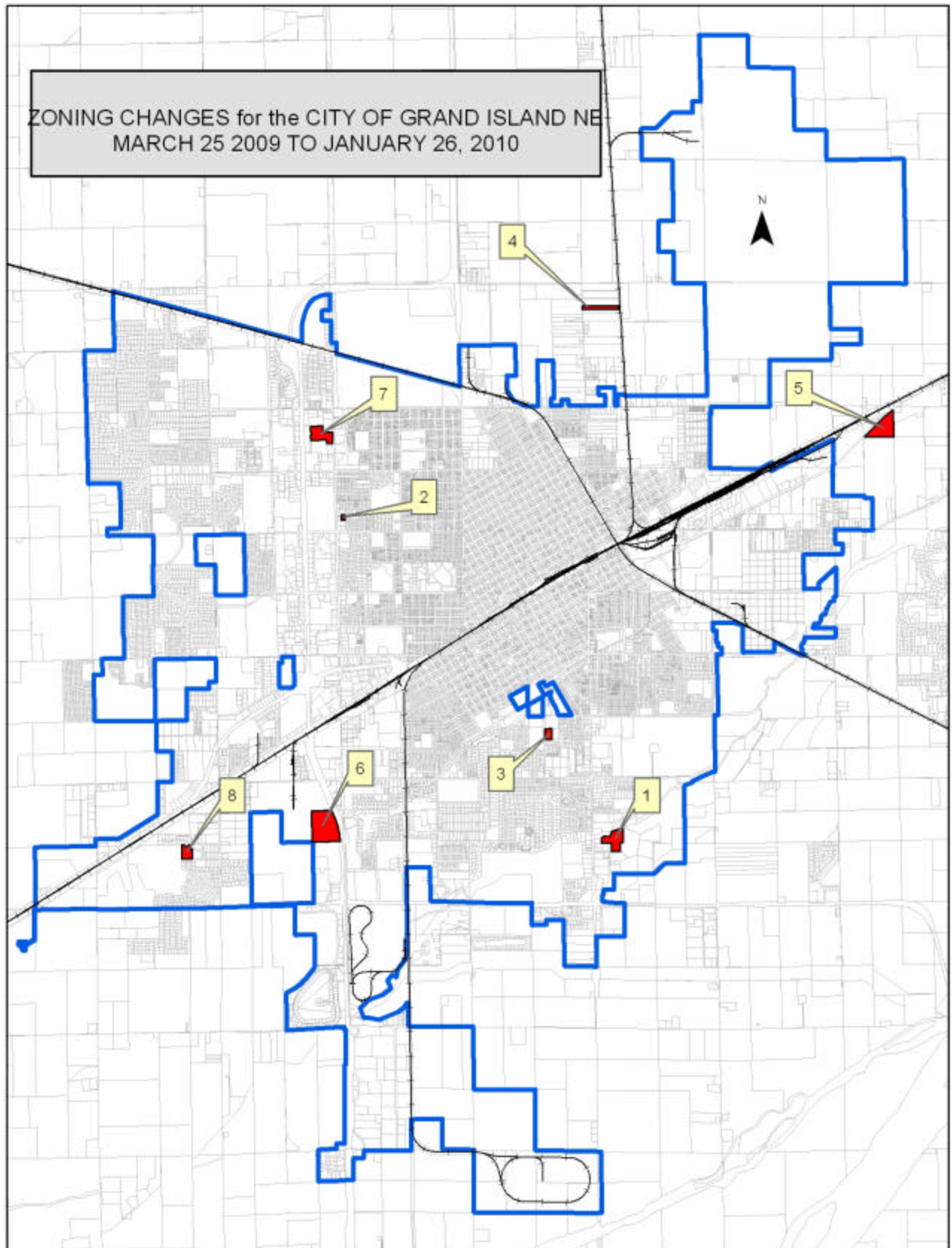
No additional changes are being recommended to the Zoning Map this year.

RECOMMENDATION:

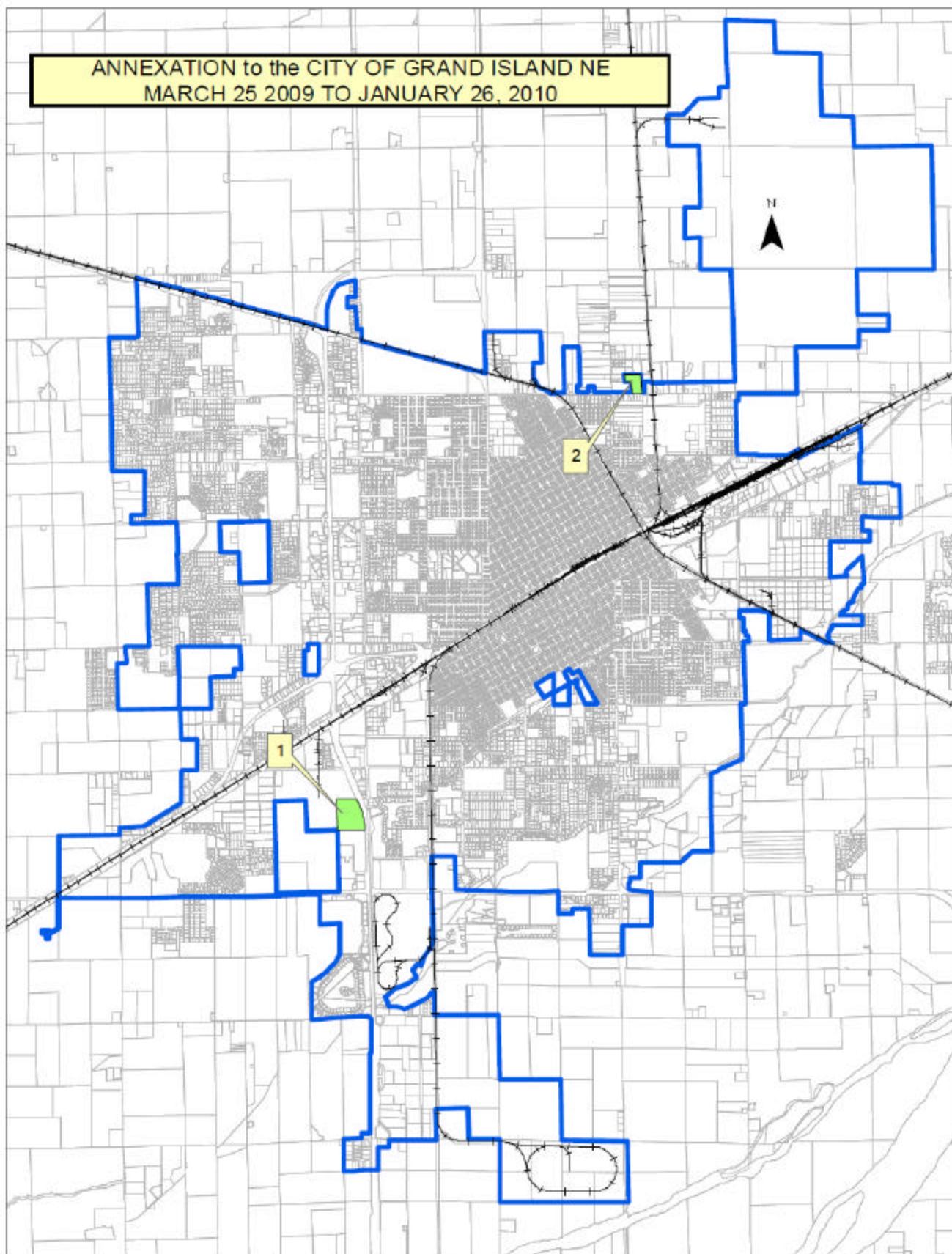
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

_____ Chad Nabity AICP, Planning Director

ZONING CHANGES for the CITY OF GRAND ISLAND NE
MARCH 25 2009 TO JANUARY 26, 2010



ANNEXATION to the CITY OF GRAND ISLAND NE
MARCH 25 2009 TO JANUARY 26, 2010





Hall County Regional Planning Commission

Wednesday, January 06, 2010
Regular Meeting

Item F4

Amend Rezone for RD Zone

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 7, 2009

SUBJECT: *Amendment Request C-05-2010GI*

PROPOSAL: To amend the existing Nottingham Estates RD-Residential Development zone, east side of Hope Street and north of Church Road, to combine lots 19 and 20 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RD-Residential Development Zone
<i>Comprehensive Plan Designation:</i>	Low to Medium Density Residential
<i>Existing land uses:</i>	Vacant Property
<i>Site constraints:</i>	None.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: RD-Residential Development Zone South: RD-Residential Development Zone, East: R1-Suburban Family Residential West: R3-Medium Density Residential
<i>Comprehensive Plan Designation:</i>	North: Low to Medium Density Residential South: Low to Medium Density Residential East: Public West: Low to Medium Density Residential
<i>Existing land uses:</i>	North: Town House Development, Duplex South: Town House Development East: School Athletic Field West: Vacant

OVERVIEW:

- This amendment request represents a change to the final development plan approval issued in 1981, as part of the Nottingham Estates RD-Residential Development rezoning of the subject property.
- The original plat as approved would have the building on lots 19 and 20 connected with the building on the lot to the north.
- Changes to the development plan were approved in 1992 to build the existing units to the north on the corner. Additional changes were approved for the duplex immediately north of this property in 2007. No changes were made at that time to the plan for Lots 19 and 20 as they were under separate ownership and not included in that application.

- The property is not currently being used or maintained in a residential manner. Changes to the development plan as presented would allow for compatible residential development and would finish out this subdivision.
- Sewer and Water are available

Positive Implications:

- *Complementary Use:* The additional residential lots will encourage a more finished residential look and feel in this area.
- *Consistent with the Comprehensive Plan:* Development in the proposed manner is consistent with the comprehensive plan.
- *Promotes infill development:* These lots have existed since 1981 and have not been built upon. The amended development plan would permit building on these lots.

Negative Implications:

- *None*

RECOMMENDATION:

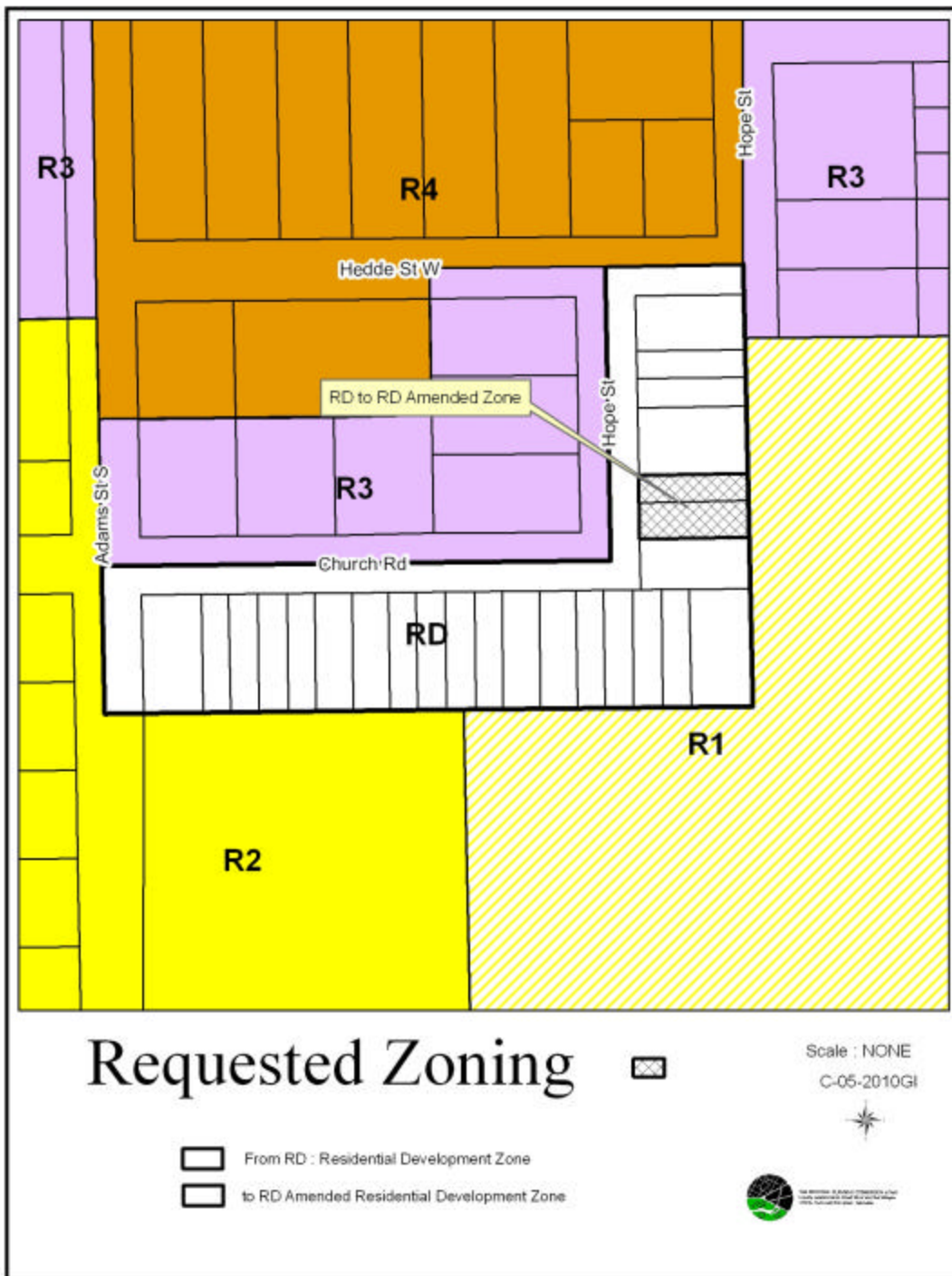
That the Regional Planning Commission recommend that City Council **approve** this request to amend the RD-Residential Development Zone as shown on the final plat for Nottingham Estates Second Subdivision in the City of Grand Island.

_____ Chad Nabity AICP, Planning Director





LOCATION MAP



December 21, 2009

Dear Members of the Board:

RE: Rezoning – Amended rezone concerning 1613 & 1615 Hope St., in the City of Grand Island (C-05-2010GI).

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.

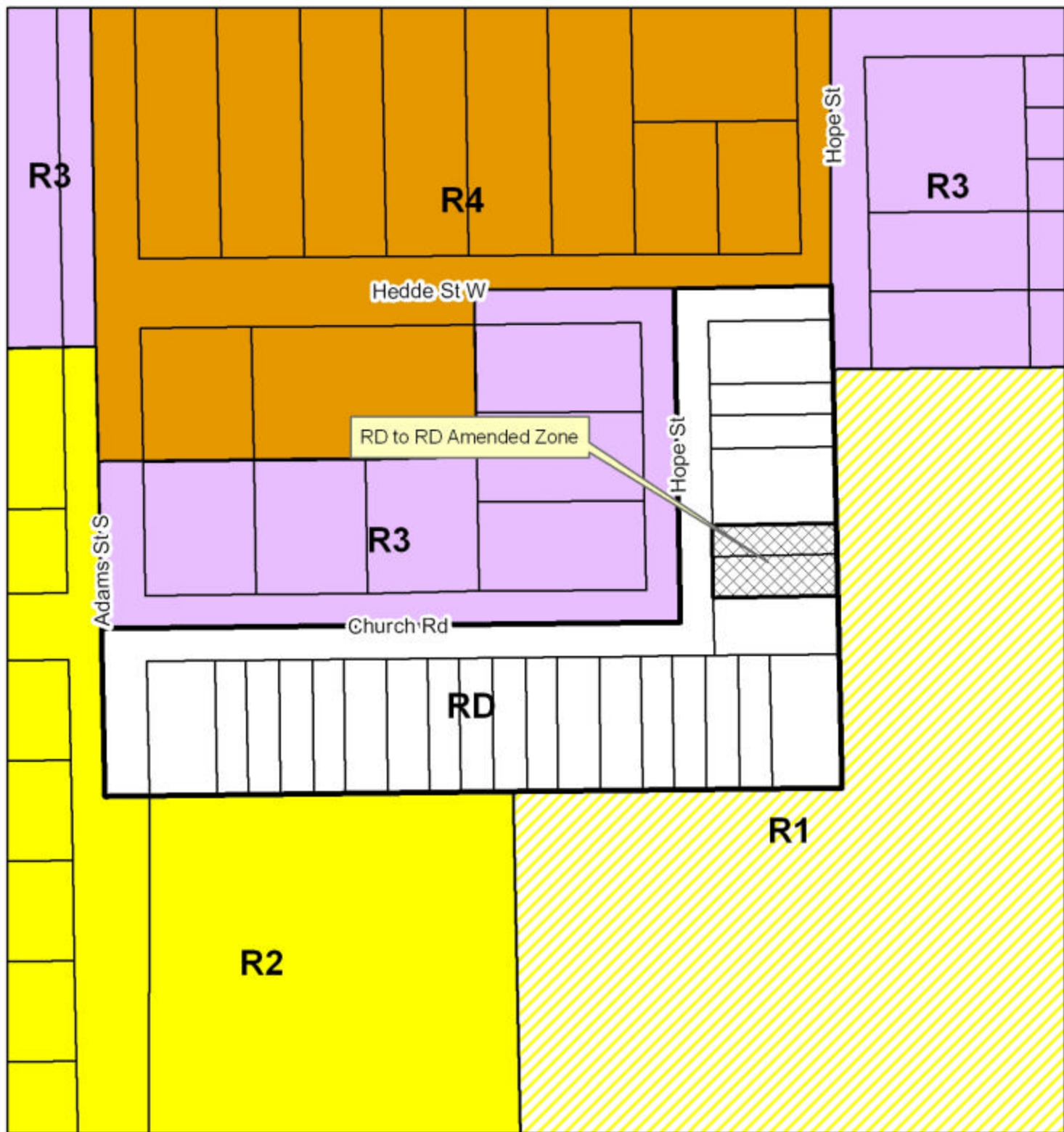
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on January 6, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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





Requested Zoning



Scale : NONE
C-05-2010GI



-  From RD : Residential Development Zone
-  to RD Amended Residential Development Zone



THE INFORMATION PLANNING & COMMUNITY DEVELOPMENT
COUNTY, LOCAL GOVERNMENT, HOPE, HOPE AND THE HOPE
OF THE CITY OF HOPE, HOPE



Hall County Regional Planning Commission

Wednesday, January 06, 2010
Regular Meeting

Item F5

Public Hearing Amendment to Redevelopment Plan Area #1

Insert a narrative here

Staff Contact:

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 4, 2009

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area #1 along Poplar Street between 9th Street and 12th Street in Grand Island Nebraska and other properties as necessary to support this development. (C-06-2010GI)

PROPOSAL:

Habitat for Humanity is proposing to build houses on at least 4 vacant lots along Poplar Street. City water is not available to the lots. City water is available on 9th Street, 11th Street and 12th Street. The CRA is proposing to finance a project to install the water line. CRA intends to recoup their investment from the water line through Tax Increment Financing. The installation of this water line will benefit all of the houses along this stretch of Poplar Street and create 3 additional buildable lots beyond the 4 Habitat is planning to build on.

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 R2 Medium Density Residential 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

**Redevelopment Plan Amendment
Grand Island CRA Area #1
2009**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #1.

**Executive Summary:
Project Description**

THE CONSTRUCTION OF AN 8” WATER MAIN BETWEEN 9TH STREET AND 12TH STREET ALONG THE EAST SIDE OF POPLAR STREET AND NECESSARY WATER SERVICE TAPS TO SUPPORT EXISTING AND ANTICIPATED DEVELOPMENT.

The extension of the water line will allow for the development of four to seven single family residential lots adjoining the water line. The current intended use of the property is for development of Habitat for Humanity homes.

Development of the residential lots is impeded by the lack of potable water infrastructure. The redevelopment plan provides for the water line installation, which in turn allows for development of the residential, lots.

The installation is to be made by the City of Grand Island in accordance with its current bidding procedures. The Grand Island Community Redevelopment Authority (CRA) intends to finance this infrastructure improvement by advancing the funds for the infrastructure cost and obtaining repayment capturing the increase in real property ad valorem taxes on the property described herein. The increase in ad valorem taxes generated over the 15 year period beginning January 1, 2011 is intended to reimburse the CRA for its fund advance.

Description Of The Real Property On Which Tax Increment Will Be Captured:
Property Description (the “Redevelopment Project Area”)

TAX INCREMENT FINANCING TO PAY FOR THE WATER LINE WILL COME FROM THE FOLLOWING REAL PROPERTY:

This property is located between 9th Street and 12th Street along Poplar Street in northeast Grand Island including:

- That part of County Subdivision in the W ½ of Section 10, Township 11 North, Range 9 west of the 6th P.M. south of 12th Street and 137' east of the Poplar Street right of way.
- Lots 8-14 of Block 2 of Pleasant Hill Addition to the City of Grand Island
- Lots 7-15 of Block 6 of Pleasant Hill Addition to the City of Grand Island
- Lots 1 and 2 of Ngorski Subdivision
- Lots 1-7 of Block 3 of Pleasant Hill Addition to the City of Grand Island
- Lots 1-12 of Block 6 of Pleasant Hill Addition to the City of Grand Island
- All public right of way adjacent to the properties identified above.

See Attachment #1 for map of boundary of tax increment capture and for Habitat for Humanity lots.

The tax increment will be captured for the tax years the payments for which become delinquent in years 2012 through 2025, inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The largest increase will come from the new housing on the lots that benefit from the new water line.

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2011.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest

and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. Project must be in an area declared blighted and substandard. [§18-2109]

The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13)(a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides for installation of necessary infrastructure allowing for development of residential lots.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13)(b)]

a. Land Acquisition: The Redevelopment Plan for Area #1 provides for real property acquisition and this plan amendment does not prohibit such acquisition.

b. Demolition and Removal of Structures: The project to be implemented with this plan does not intend that any structures be removed or demolished. This amendment does not prohibit demolition elsewhere in the Redevelopment Project Area.

c. Future Land Use Plan: See the attached map (Figure # 1) as reproduced from the 2004 Grand Island Comprehensive Plan as amended. These properties and all adjacent property are planned for low to medium density residential development typically R1, R2 and R3 zoning districts. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes. The area is zoned R2- Low Density Residential zone. Residential development is anticipated based on this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use. The R2 zoning district allows for 6000 square foot lots with a minimum width of 50 feet, allowable lot coverage of 35%, maximum building height of 35' and a density of 1 dwelling unit per 6000 square feet of property. Along this 2 block stretch there are 11 single family dwellings, one duplex and one four-plex. The existing land use of the area is shown on Figure #2. There are 12 vacant lots that could be replatted into a maximum of 7 lots that meet the size requirements for single family development in the R2 zone. [§18-2103(b) and §18-2111]. The proposed lot layout for the Habitat for Humanity lots is attached as Figure #3. Four lots each approximately 125' by 59 feet will be located west of Poplar Street and north of 11th Street.

f. Additional Public Facilities or Utilities. Sewer is available to support this development. Additional water services would be installed with the water main project. New sewer services may be needed to support the additional development.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This amendment does not provide for acquisition of any residences and therefore, no relocation is contemplated. [§18-2103.02]

5. Conflicts of interest by an Authority Member must be disclosed. No member of the Authority, nor any employee thereof holds any interest in any property in the Redevelopment Project Area. [§18-2106]

6. The Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers. The Authority shall use general funds on hand to pay for plan preparation and legal fees in the estimated amount of \$5,000.00; the estimated sum of \$130,000 for water line installation and engineering; and the sum of \$1,000 for cost reimbursement for the office of the City Treasurer for accounting. These funds will be repaid from the Tax Increment Revenues generated from the project. No property will be transferred to redevelopers.

b. Statement of proposed method of financing the redevelopment project.

The Authority shall issue its promissory note in the amount of \$136,000 to bear interest at the rate of 4% per annum. The note shall be held by the Authority in compensation for

general funds advanced to pay for the redevelopment plan and project. The note shall be repaid from the Tax Increment Revenues generated from the Redevelopment Project Area from and after January 1, 2011 through December 2025.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Statutory consideration prior to recommending a redevelopment Plan. Section 18-2113 of the Act requires: Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of undeveloped residential lots. The only conceivable impact as a result of the proposed project is the creation of 7 more single family residences. This will impact traffic on Poplar streets. Development of new housing will raise property values and provide a stimulus to keep surrounding properties properly maintained. This will have the intended result of preventing recurring elements of unsafe dwellings and blighting conditions.

8. Time Frame for Development. Development of this project is anticipated to be completed during the 2010 and 2011 calendar years. The base tax year should be calculated on the value of the property as of January 1, 2010. Excess valuation should be available for this project for 15 years beginning with the 2011 tax year.

9. Justification of Project. Properties along Poplar Street will need the water line to develop. This is infill development in an area with all city services except water. Water is available and can be extended to serve these lots. Public right-of-way is available for the location of the line. No additional property either through easement or fee purchase is expected to be necessary to install the line. At least 4 undeveloped lots that do not have water service will be made available. Grand Island Area Habitat for Humanity is proposing to build 4 houses in this area. At least two and maybe three additional lots will

be made developable by this project as well. All of the houses along the street will have the opportunity to connect to city water.

10. Cost Benefit Analysis. Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$1,115,071. Once the water line is installed, the Authority believes that an additional 4 to 7 homes will be built as a result of Habitat for Humanity projects in 2010. This will result in 4 to 7 current families placing houses on the tax rolls. These families already utilize tax services in the city and county. Therefore no tax shifts will result from the project. The project creates additional valuation that will support taxing entities long after the water line is paid.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

This plan provides for a new water line that will be paid from Tax Increment Revenues that will increase as a result of the project. No additional public service needs have been identified.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

No impact on employers or employees will occur in the Redevelopment Project Area as a result of this plan amendment.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

No impact on employers or employees should occur outside the boundaries of the Redevelopment Project Area as a result of this plan amendment.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

No other impacts have been identified as relevant by the Authority.



Figure 1

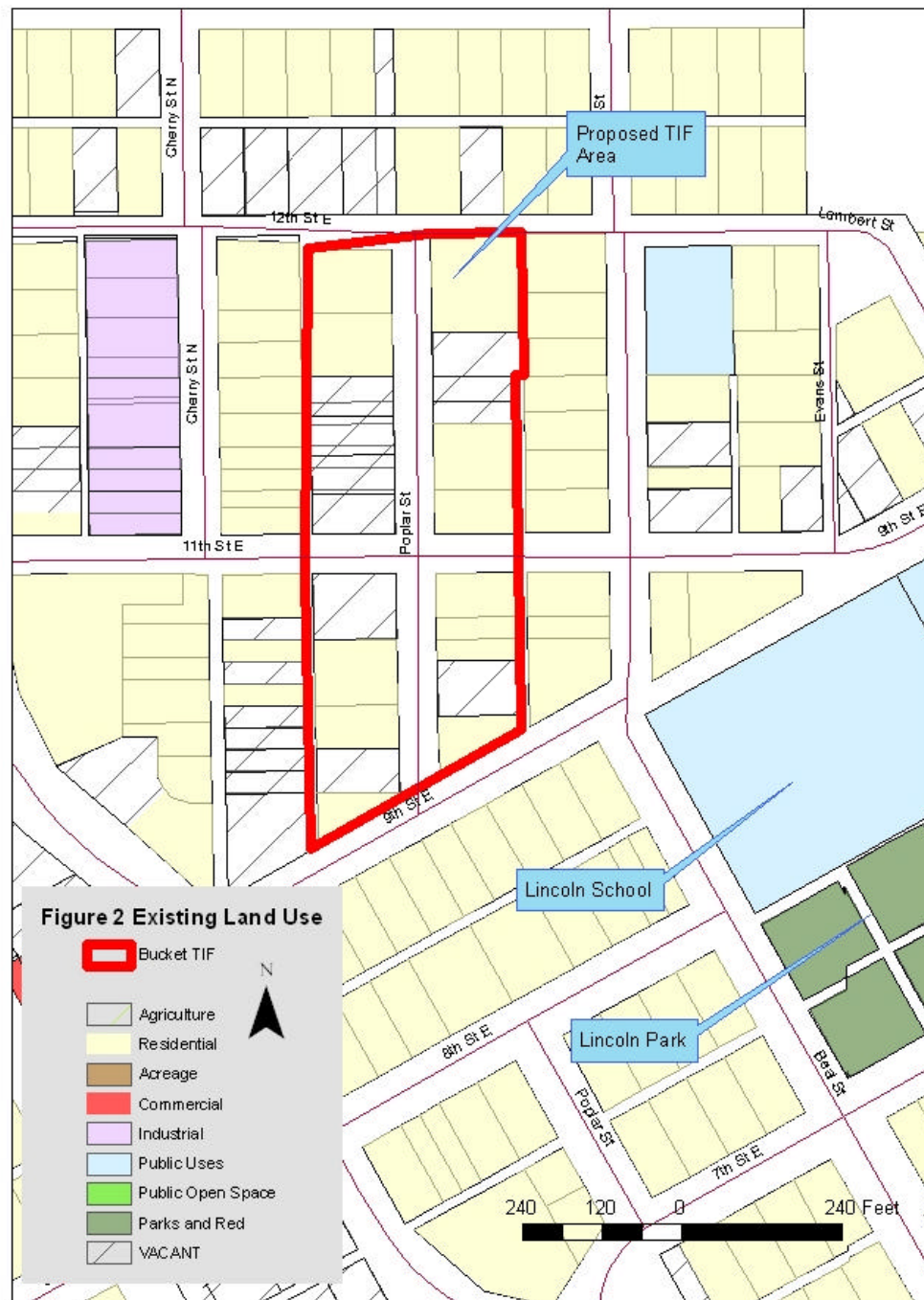
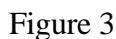


Figure 2





Hall County Regional Planning Commission

Wednesday, January 06, 2010
Regular Meeting

Item F6

Public Hearing Amendment to Redevelopment Plan Area #1

Insert a narrative here

Staff Contact:

Agenda Item #7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 4, 2009

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area #1 at the southeast corner of 4th and Cedar Streets in Grand Island Nebraska and other properties as necessary to support this development. (C-07-2010G)

PROPOSAL:

Pharmacy Properties LLC is proposing to a U-Save Pharmacy at the corner of 4th and Cedar. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property and site preparation. The property is vacant and has been since 1956.

OVERVIEW:

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

This project is **consistent** with the **existing zoning** and the **future land use plan** for the City of Grand Island. This is evidenced by the fact that the property is zoned B2 General Business Zone. Retail pharmacies are allowed in this district.

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

**Redevelopment Plan Amendment
Grand Island CRA Area #1
November 2009**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #1.

**Executive Summary:
Project Description**

THE ACQUISITION OF PROPERTY AT 4TH AND CEDAR STREETS BY THE DEVELOPER AND SUBSEQUENT SITE CLEAN UP AND EARTHWORK, UTILITY, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR THE CONSTRUCTION AND OPERATION OF A RETAIL PHARMACY AT THIS LOCATION.

This property has sat vacant for more than 30 years. The use of Tax Increment Financing to aid in the acquisition and clean up of the property makes it feasible for the proposed development.

The acquisition and site work will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition and site work. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2011 towards the allowable costs and associated financing for the acquisition and site work.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

This property is located at the southeast corner of 4th Street and Cedar Street in northeast Grand Island including:

- Lots 3 and 4 of Block 39 of Grand Island Original Town

The tax increment will be captured for the tax years the payments for which become delinquent in years 2012 through 2025, inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the retail pharmacy to be constructed on the property to be acquired.

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2011.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.
2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to acquire the necessary property and provide the necessary site work for the construction of a permitted use on this property.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

The Redevelopment Plan for Area #1 provides for real property acquisition and this plan amendment does not prohibit such acquisition.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not intend that any structures be removed or demolished. This amendment does not prohibit demolition elsewhere in the Redevelopment Project Area.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for mixed use commercial development. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned B2- General Business zone. Commercial development is anticipated based on this project. No changes are anticipated in street layouts or grades. No changes

are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to a retail pharmacy at this site. The total square footage of the building will be 3,150 square feet. The property is zoned B2 General Business and could accommodate a building of up to 100% of the property or 17,424 square feet. [§18-2103(b) and §18-2111]

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

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

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. New water and sewer services will be required for this building. No new mains will be required.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This amendment does not provide for acquisition of any residences and therefore, no relocation is contemplated. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer has provided a copy of the purchase agreement for the property with a purchase price of \$96,000. Costs for preparation for development are estimated at \$77,000.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. That portion of the borrowed funds that can be attributed to eligible expenditures including: acquisition of the property; and subsequent site clean up and earthwork, utility, landscaping and parking improvements as necessary; and architecture, engineering and legal fees; and interest associated with the debt issued to cover these expenditures. . These funds will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2011 through December 2025.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from

fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of undeveloped commercial lots. The only conceivable impact as a result of the proposed project is the creation of additional retail space in a commercial district. This will impact traffic on 4th Street. New commercial development will raise property values and provide a stimulus to keep surrounding properties properly maintained. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

Development of this project is anticipated to be completed during the 2010 and 2011 calendar years. The base tax year should be calculated on the value of the property as of January 1, 2010. Excess valuation should be available for this project for 15 years beginning with the 2011 tax year.

9. Justification of Project

This property has been vacant for more than 30 years. This is infill development in an area with all city services available. Pharmacy Properties LLC is proposing to build a retail pharmacy in this area. Very little new construction has occurred within the 4th street business district in the last 30 years. This project does not propose to tear down any buildings with historic value but rather seeks to use vacant property for new construction.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$39,495. After acquisition of the property and subsequent improvements a retail pharmacy will be built at this location. This will result in a \$387,000 commercial building being placed on the tax rolls. The proposed investment is substantially higher than the taxable value of the building. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

The proposed facility will provide job for pharmacists and associated retail personnel.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This facility could draw employees from other similar facilities within the City.

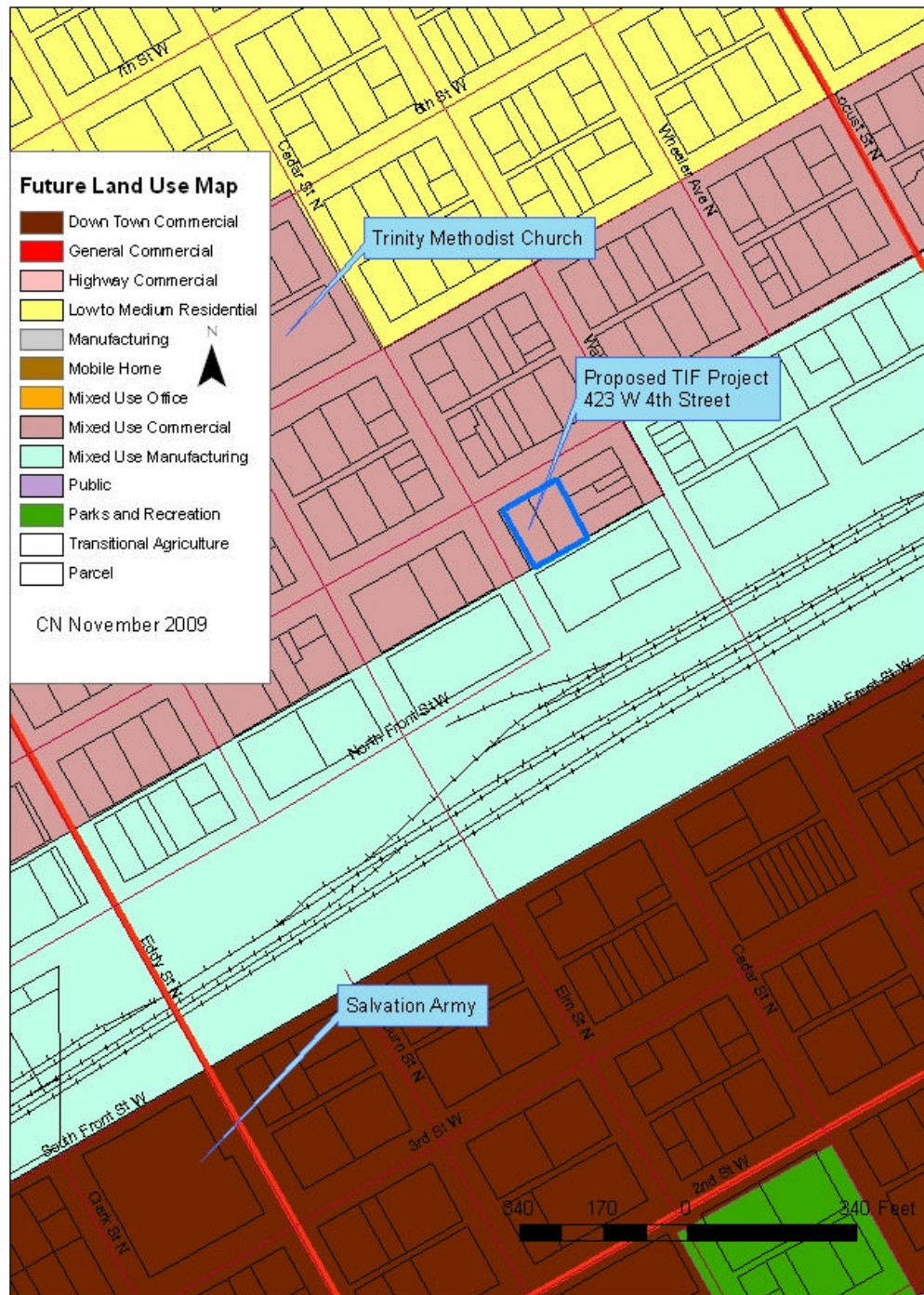
(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This proposed development represents some of the first new construction along this stretch of 4th Street in many years. Many of the existing buildings have been rehabilitated and reused but there has been little to no new construction.

Time Frame for Development

Development of this project is anticipated to be mostly complete during the 2010 calendar year. The base tax year should be calculated on the value of the property as of January 1, 2010. Excess valuation should be available for this project for 15 years beginning in 2012. Excess valuation will be paid to the developer's lender per the contract between the CRA and the developer for a period not to exceed 15 years or \$111,000. Based on the purchase price of the property and estimates of the expenses of eligible activities the developer will spend \$177,000 on TIF eligible activities.







Hall County Regional Planning Commission

Wednesday, January 06, 2010

Regular Meeting

Item J7

Consent Agenda

Insert a narrative here

Staff Contact:



Hall County Regional Planning Commission

Wednesday, January 06, 2010

Regular Meeting

Item M8

Final Plats

Insert a narrative here

Staff Contact:

December 21, 2009

Dear Members of the Board:

RE: Final Plat – Nottingham Estates Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Nottingham Estates Third Subdivision, located south of Hedde and east of Hope St., in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land, a replat of Lot 1, a tract of land comprising all of Lots Nineteen (19) and Twenty (20), Nottingham Estates, in the City of Grand Island, in Hall County, Nebraska, said tract containing .166 acres.

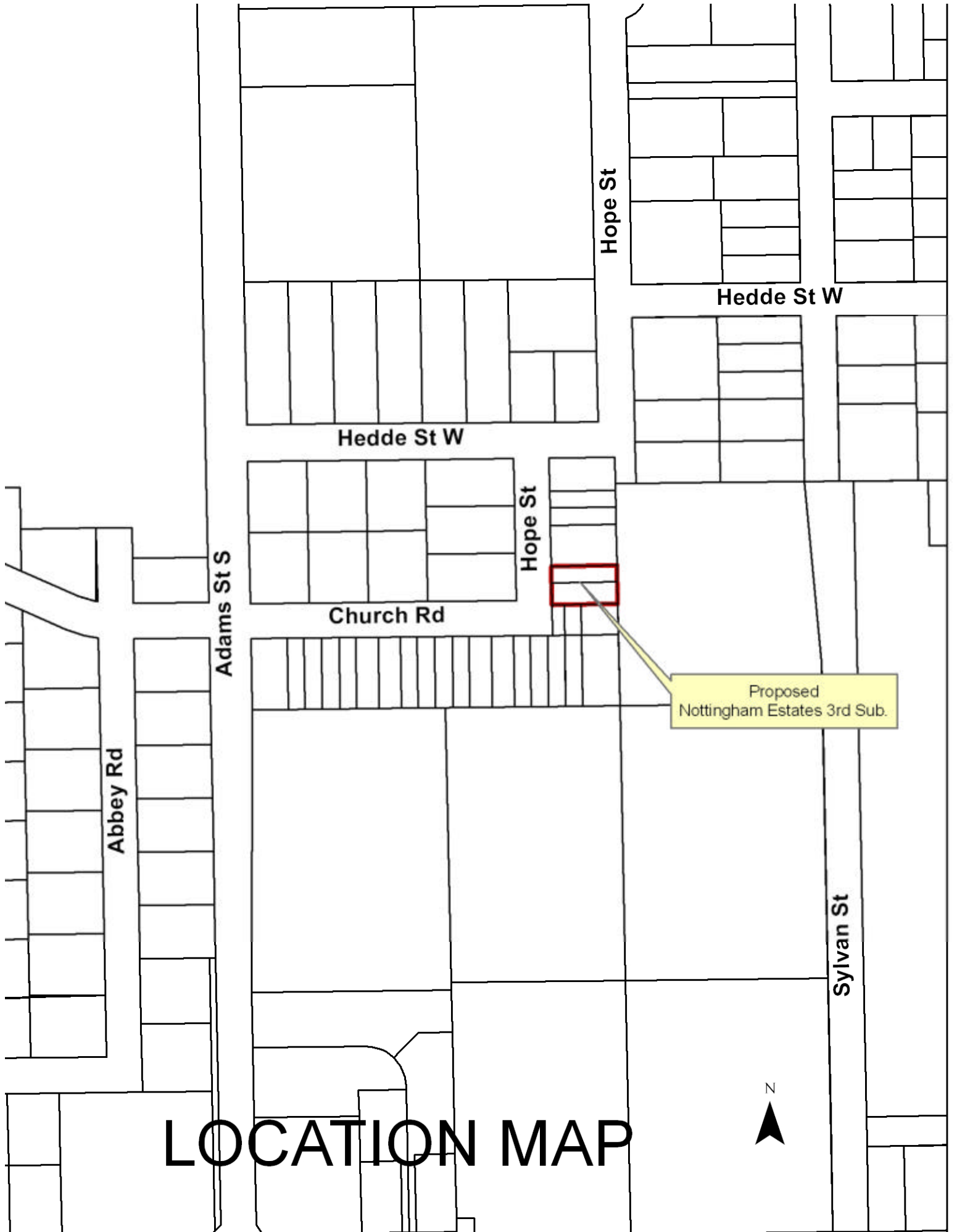
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 6, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

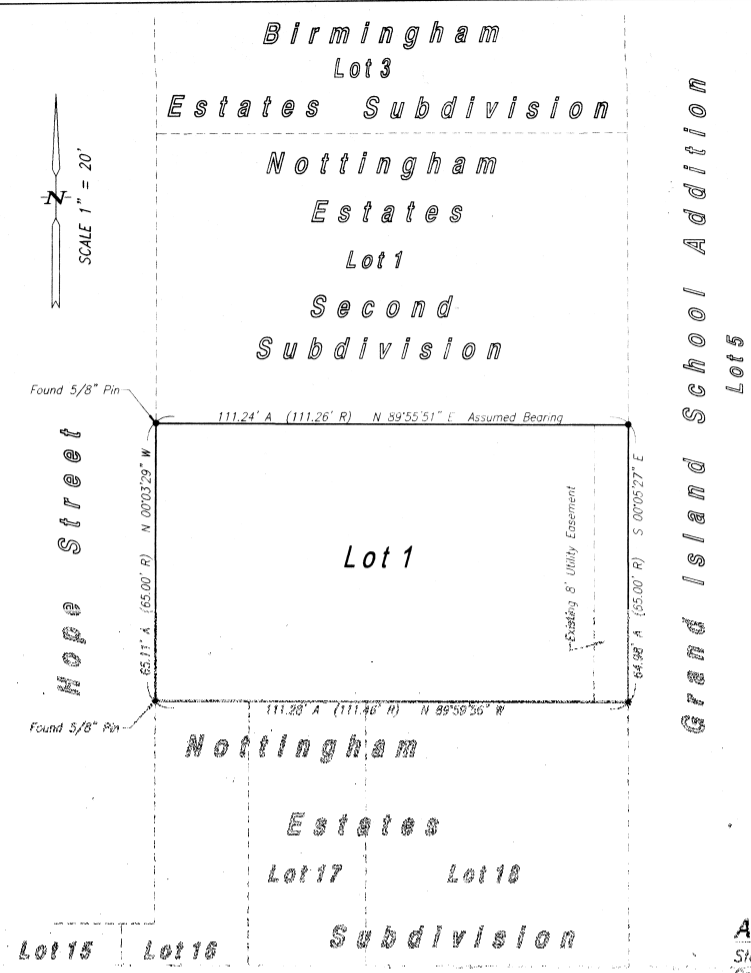
Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Rockwell & Associates

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



LOCATION MAP



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

Legal Description

A tract of land comprising all of Lots Nineteen (19) and Twenty (20), Nottingham Estates Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 0.166 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as NOTTINGHAM ESTATES THIRD SUBDIVISION, in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this _____ day of _____, 2009.

BAKER DEVELOPMENT COMPANY, a Nebraska Corporation

Gregory W. Baker, President

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 GREGORY W. BAKER, President of BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed, and the voluntary act and deed of said Corporation.
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
 My commission expires _____

Approval

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

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2010.

Mayor

City Clerk

Notary Public

Surveyor's Certificate

I hereby certify that on November 23, 2009, I completed an accurate survey of 'NOTTINGHAM ESTATES THIRD SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

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

**NOTTINGHAM ESTATES THIRD SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**

December 21, 2009

Dear Members of the Board:

RE: Final Plat – Rathgeber Acres Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Rathgeber Acres Subdivision, located south of Pheasant Drive and west of Gunbarell Rd., in the 2-mile extraterritorial of Grand Island in Hall County, Nebraska.

This final plat proposes to create 3 lots on a tract of land comprising all of Lot Two (2), Spencer Acres Subdivision, in Hall County, Nebraska, said tract containing 7.091 acres.

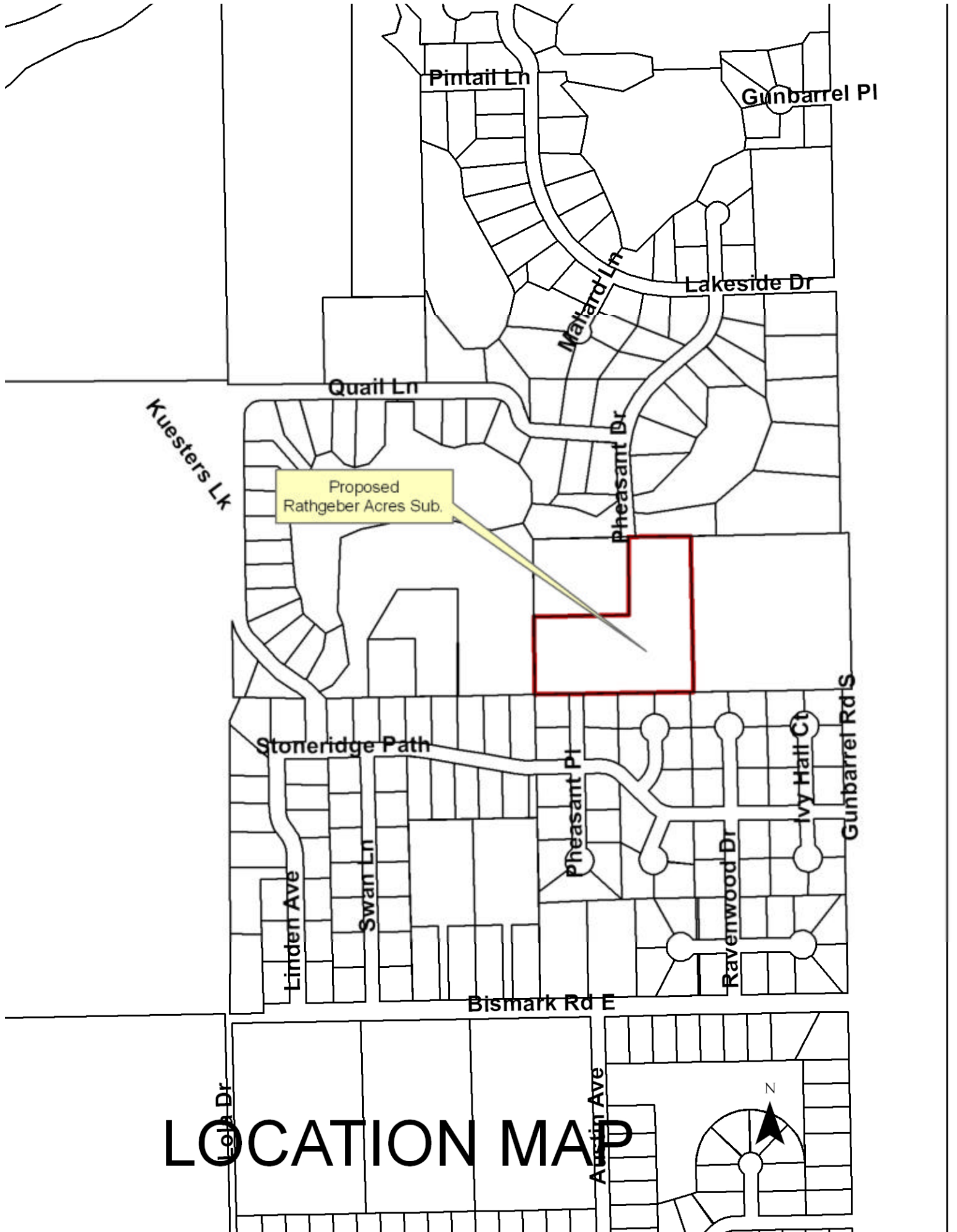
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 6, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
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 MAP

Eagle Lake Estates

Eaglewood Acres Sub.

Surveyor's Certificate

I hereby certify that on November 2nd, 2009, I completed an accurate survey of 'RATHGEBER ACRES SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sargentfrei, 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 Aldo, Cairo and Doniphan, Nebraska.

Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this ____ day of 2010.

Chairman of the Board County Clerk

Approved and accepted by the City of Grand Island, Nebraska, this ____ day of 2010.

Mayor City Clerk

(Seal)

RATHGEBER ACRES SUBDIVISION HALL COUNTY, NEBRASKA

Hidden Lakes Hidden Lakes
Subdivision Subdivision
Lot 35 Lot 5
Number Two Number One

Lot 24

Sub.

Pheasant Drive

Spencer Acres

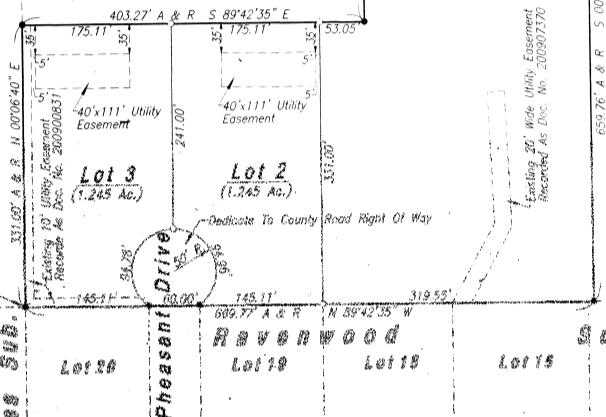
Lot 1

Lot 25

Subdivision

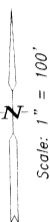
Lot 1
(4.430 Ac.)

S.W. Cor. S1/2NE1/4SE1/4,
Sec. 13, T11N - R9W,
And S.W. Cor. Lot 2, Spencer
Acres Sub., Found 1/2" Iron



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



Legal Description

A tract of land comprising all of Lot Two (2), Spencer Acres Subdivision in Hall County, Nebraska, said tract containing 7.031 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, ROY R. RATHGEBER, a single person and MICHELLE K. HAUBOLD, a single person, being the owners of the land described hereon, have caused same to be surveyed, subdivided, plotted and designated as RATHGEBER ACRES SUBDIVISION, in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities 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.

Roy R. Rathgeber

Michelle K. Haubold

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 ROY R. RATHGEBER, a single person, and MICHELLE K. HAUBOLD, a single person, 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 ____.

Notary Public

(Seal)

December 21, 2009

Dear Members of the Board:

RE: Final Plat – Parmley Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Parmley Subdivision, located south of 9th Street and east of Pine Street, in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Lot Four (4), in Fractional Block One Hundred Thirty Six (136), Union Pacific Railway Company's Second Addition, and its complement, Fractional Lot Four (4), in Fractional Block Seven (7), Russel Wheeler's Addition, to the City of Grand Island, Nebraska and containing .200 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 January 6, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

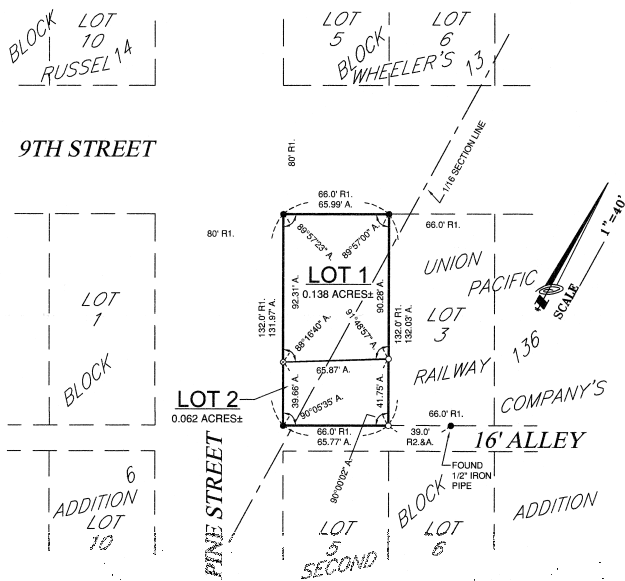
Chad Nabity, AICP
Planning Director

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, ELLEN E. PARMLEY REVOCABLE TRUST, being the owner of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "PARMLEY SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this _____ day of _____, 2010.

ELLEN E. PARMLEY REVOCABLE TRUST

Co-Trustee

ACKNOWLEDGEMENT

State of Nebraska ss

County of Hall

On the _____ day of _____, 2010, before me, _____, a Notary Public within and for said County, personally appeared _____, Co-Trustee of the ELLEN E. PARMLEY REVOCABLE TRUST, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed.

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

My commission expires _____.

Notary Public

(SEAL)

APPROVALS

Reviewed in and approved by the Board of Planning Commissioners of Hall County, Grand Island and West Union, and the Village of Ash, State of Nebraska, Nebraska.

Chairman

Mayor

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2010.

Mayor

City Clerk

(SEAL)

LEGAL DESCRIPTION

A tract of land comprising all of Fractional Lot Four (4), in Fractional Block One Hundred Thirty Six (136), Union Pacific Railway Company's Second Addition, and the complement, Fractional Lot Five (5), in Fractional Block Seven (7), Russell Wheeler's Addition, all being in the City of Grand Island, Nebraska, and containing 0.200 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2010, I completed an accurate survey (made under my supervision) of "PARMLEY SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof. That the lots, blocks, streets, easements, ditches, parties, monuments, and other grounds so contained in said subdivision as shown on the accompanying plat thereof, are well and accurately defined and are correct and true according to the record of all surveys as shown on the plat that each lot bears its own monument and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner, Registered Land Surveyor No. 337

(SEAL)

PARMLEY SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 1 OF 1

December 21, 2009

Dear Members of the Board:

RE: Final Plat – Barrows Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Barrows Subdivision, located north of Barrows Rd and east of Blaine St., in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a parcel of land located in the Southwest Quarter of Section 33, Township 9 North, Range 9, West of the 6th P.M. in Hall County, Nebraska and said tract containing 9 acres.

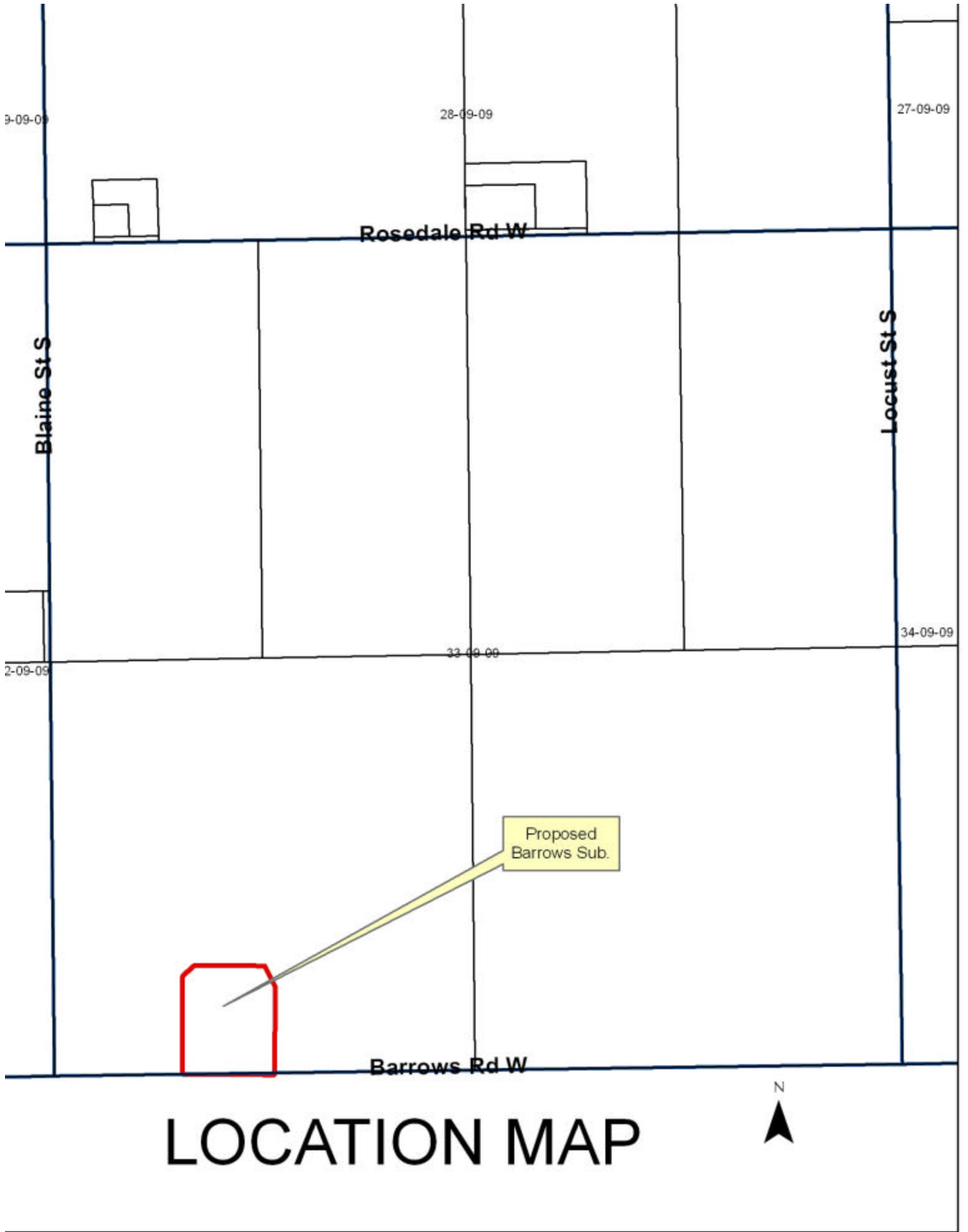
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 6, 2010 in the Council Chambers located in Grand Island's City Hall.

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
JEO Consulting Group, Inc.

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



BARROWS SUBDIVISION
A PARCEL OF LAND LOCATED IN THE SW1/4 OF SECTION 33
TOWNSHIP 9 NORTH, RANGE 9 WEST
OF THE SIXTH P.M., HALL COUNTY, NEBRASKA



PH: 402.441.1232 FAX: 402.441.1233 300 West 10th Street, Omaha, Nebraska 68101

BARROWS SUBDIVISION

**SOUTHWEST QUARTER
 SECTION 33
 TOWNSHIP 9 NORTH, RANGE 9 WEST
 HALL COUNTY, NEBRASKA**

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE SIXTH P.M. HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 33, THENCE S89°54'39"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 800.00 FEET; THENCE N00°05'21"E, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF BARROWS ROAD, AND THE POINT OF BEGINNING; THENCE CONTINUING N00°05'21"E, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 440.00 FEET; THENCE N48°40'02"E, A DISTANCE OF 100.10 FEET; THENCE S89°30'00"E, A DISTANCE OF 585.00 FEET; THENCE S26°47'15"E, A DISTANCE OF 150.03 FEET; THENCE S00°45'39"W, A DISTANCE OF 514.11 FEET TO SAID NORTH RIGHT OF WAY LINE OF BARROWS ROAD; THENCE N89°54'39"W ON SAID NORTH RIGHT OF WAY LINE OF BARROWS ROAD, A DISTANCE OF 577.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.50 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT DAVID E. BARROWS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DELBERT E. BARROWS, THE OWNER OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS BARROWS SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE THE EASEMENTS IF ANY, AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREOF, 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 LEGAL DESCRIPTION HEREIN AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF I HAVE AFFIXED MY SIGNATURE HERETO AT _____, CALIFORNIA, THIS _____ DAY OF _____, 2009.

DAVID E. BARROWS PERSONAL REPRESENTATIVE



ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
 COUNTY OF ORANGE
 I, HUNG MANH DANG, a Notary Public, personally on December 9, 2009, before me, HUNG MANH DANG, a Notary Public, personally appeared DAVID E. BARROWS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DELBERT E. BARROWS, who appeared UNDETERMINED INTERESTED PARTY TO THE ESTATE OF DELBERT E. BARROWS, who appeared to me on the basis of SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT HE WAS SIGNING THE INSTRUMENT FOR THE ESTATE OF DELBERT E. BARROWS, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

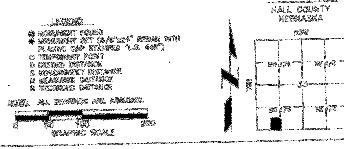
MY COMMISSION EXPIRES: 12-31-2013

APPROVALS:

SUBMITTED TO AND APPROVED BY THE REGULAR PLANNING COMMISSION OF HALL COUNTY, NEBRASKA, ON _____ DAY OF _____, 2009.

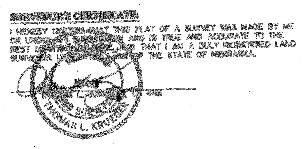
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____, 2009.

COMMISSIONER OF THE LANDS _____ DEPUTY CLERK _____



NO.	DATE	REMARKS
1	12-09-09	FILED
2	12-09-09	FILED
3	12-09-09	FILED
4	12-09-09	FILED
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 - 92. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE
 - 93. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE
 - 94. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE
 - 95. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE
 - 96. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE
 - 97. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE
 - 98. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE
 - 99. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE
 - 100. 1/2" DIA. CONCRETE TIE, 12" LONG, 1/2" DIA. DEEP, TO A 2x4x8 IN A RUBBER POLE



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