



# Hall County Regional Planning Commission

**Wednesday, March 03, 2010**  
**Regular Meeting Packet**

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## **Commission Members:**

<b>Ray Aguilar</b>	<b>Grand Island</b>	
<b>John Amick</b>	<b>Hall County</b>	
<b>Karen Bredthauer</b>	<b>Grand Island</b>	<b>Vice Chairperson</b>
<b>Julie Connelly</b>	<b>Grand Island</b>	
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Don Snodgrass</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Rose Woods**

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**6:00:00 PM**  
**Council Chambers - City Hall**  
**100 East First Street**

## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



# Hall County Regional Planning Commission

Wednesday, March 03, 2010  
Regular Meeting

## Item .A1

### March 2010 Summary

*Insert a narrative here*

Staff Contact:

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
March 3, 2010**

- 4. Public Hearing – Annexation** - Property located at 3609 E US Hwy 30 and 803 N Shady Bend Rd., in the 2-mile extraterritorial jurisdiction of Grand Island. A map and exact legal description are available at the Hall County Regional Planning Department located within the Grand Island City Hall. (C-10-2010GI) See Full Recommendation
- 5. Public Hearing – Rezone** – A request to rezone 435 Stuhr Rd., from M1 Light Manufacturing to M2 Heavy Manufacturing, located east of Stuhr Rd., and north of Swift Rd., in the City of Grand Island. (C-11-2010GI). See Full Recommendation
- 6. Public Hearing - Text Amendment** - Amendments to be considered pertain to Sections 36-72 Light Manufacturing and 36-73 Heavy Manufacturing and Appendix A to allow a parking lot as a permitted principal use in these districts; and proposed amendments to 36.102 Landscaping Regulations including landscaping along federal and state funded highways and landscaping for parking lots with more than 500 spaces. (C-12-2010GI). See Full Recommendation

**Consent Agenda**

- 7. Final Plat** – Shady Bend Subdivision, located west of Shady Bend Rd. and south of US Hwy 30, in the 2-mile extraterritorial jurisdiction of Grand Island. Consisting of 2.441 acres. (2 Lots).
- 8. Final Plat** - JBS Subdivision, located east of Stuhr Rd., and north of Swift Rd., in the City of Grand Island. Consisting of approximately 73 acres more or less. (2 Lot).
- 9. Final Plat** – Meadowlark West Eighth Subdivision, located north of Faidley Avenue and east of Allen Drive., in the City of Grand Island. Consisting of 3.69 acres. (2 Lots). City water and sewer are available.
- 10. Final Plat** – A and E Subdivision, located south of NE Hwy 2 and west of 70<sup>th</sup> Rd., in Hall County, Nebraska. Consisting of 1.925 acres. (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.



# Hall County Regional Planning Commission

Wednesday, March 03, 2010

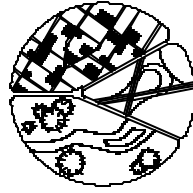
Regular Meeting

Item E2

**February Meeting Minutes**

*Insert a narrative here*

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes  
for  
February 3, 2010

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The meeting of the Regional Planning Commission was held Wednesday, February 3, 2010, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 23, 2010.

Present:	Pat O'Neill	Leslie Ruge
	John Amick	Bill Hayes
	Mark Haskins	Ray Aguilar
	Julie Connelly	Scott Eriksen
	Karen Bredthauer	Don Snodgrass

Absent: Deb Reynolds and Jaye Monter

Other:

Staff: Chad Nabity, Rose Woods

Press:

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:05 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

**2. Minutes of January 6, 2010 meeting.**

A motion was made by Aguilar and seconded by Hayes, to approve the Minutes of the January 6, 2010 meeting as presented.

The motion carried with 10 members present and 6 voting in favor (Aguilar, O'Neill, Ruge, Hayes, Haskins, and Connelly) and 4 members abstaining (Amick, Eriksen, Bredthauer and Snodgrass).

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

No one requested time to speak.

### **4. Public Hearing – Concerning the adoption of the Grand Island 1 & 6 Year Street Improvement Plan (C-06-2010GI).**

O'Neill opened the Public Hearing.

Chad Nabity went over the 400 Fund Capital Improvement Projects (CIP), score sheet explaining to the Planning commission how items were scored and the classifications of the projects for example the overall cost to the City, Fund Leveraging, Life & safety & Legal Issues and Immediacy of Need.

Steve Riehle, Public Works Director, discussed the Grand Island 1 & Six Year Street Improvement Plan. Riehle went over the recommended 400 Capital Improvement Plan (CIP) Projects.

Riehle briefed members on: 2010 Projects, which include Infrastructure Contingency (Emergency Funds); grading and paving of northbound lanes from Locust to I-80; construction of northwest GI flood Control; Realign Walnut entrance at Custer/15<sup>th</sup> w/signal; build pipes from US Hwy 30 to Wasmer Cell; build drain way from CCC to Wood River; Capital Avenue – Moores Creek Drain way to Webb Road; NE Vet's Home Property – Athletic Field Development – Phase 1; Quiet Zone – UPRR Corridor – Oak, Pine, Elm & Walnut; Stolley – Asphalt Widening – Santa Anita Circle to Fair Parking Lot; Signal at Front and Webb; Platte Valley Industrial Park Drainage Project – Phase 1; Fiber Optic Connections; Integrated/Comprehensive Drainage Plan; Misc Parks Projects (Annual); Trail along Moores Creek Drain – State to Capital Connector; Moores Creek Drain – Rogers Well to South of Old Potash and annual sidewalk projects.

O'Neill closed the Public Hearing.

A motion was made by Eriksen, and seconded by Bredthauer, to recommend approval of the Grand Island 1 & 6 Year Street Improvement Plan as submitted.

A roll call vote was taken and the motion passed with 10 members present all voting in favor (Aguilar, Amick, O'Neill, Ruge, Hayes, Eriksen, Haskins, Bredthauer, Connelly, Snodgrass) and no member present voting against.

### **5. Public Hearing – Concerning adoption of 1 & 6 Year Hall County Road Improvement Plan. (C-07-2010HC).**

O'Neill opened the Public Hearing.

Casey Sherlock presented the 1 & 6 year road plan to the Commission.

Amick expressed concern with the replacing of the bridge at McGuire road when it's rarely used and there are more immediate concerns in other areas.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Haskins, to recommend that the Hall County Board of Supervisors approve the 1 & 6 year road improvement plan as presented.

A roll call vote was taken and the motion passed with 10 members present and 9 members voting in favor (Aguilar, O'Neill, Ruge, Hayes, Haskins, Eriksen, Bredthauer, Snodgrass, Connelly) and 1 member voting against (Amick).

### **Consent Agenda**

- 6. Final Plat – Wild Rose Ranch Estates 2<sup>nd</sup> Subdivision**, located east of Alda Road and south of Whooping Crane Drive, in Hall County Nebraska consisting of 49.1769 acres (18 Lots).
- 7. Final Plat – O.N.E. Subdivision**, located south of Airport Road and east of 190<sup>th</sup> Rd., Hall County Nebraska consisting of 2.08 acres (1 Lot).
- 8. Request Application to Vacate - Hulme Subdivision**, consideration of a request to vacate Lot 1, located west of 190<sup>th</sup> Rd. and north of Airport Road, Hall County Nebraska.
- 9. Final Plat – Hulme 2<sup>nd</sup> Subdivision**, located west of 190<sup>th</sup> Rd. and north of Airport Road, Hall County, Nebraska, consisting of 5.04 acres (1 Lot).

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

### **10. Planning Director's Report**

Nabity spoke about the review of the Wind/Tower Regulations meeting that he, O'Neill and Ruge attended. Nabity also reminded those interested in attending the NPZA conference this month to fill out the NPZA meeting registration.

### **11. Next Meeting February 3, 2010**

### **12. Adjourn**

Chairman O'Neill adjourned the meeting at 7:55 p.m.



by Rose Woods

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Leslie Ruge, Secretary



# Hall County Regional Planning Commission

Wednesday, March 03, 2010  
Regular Meeting

## Item H3

**Annexation of 3609 E US Hwy 30 and 803 Shady Bend Rd**

*Insert a narrative here*

Staff Contact:

# **ANNEXATION PLAN –February 2010**

February, 2010

## **OVERVIEW**

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements.
9. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
10. Provide long term visioning abilities as it relates to growth and provision of services.

## Other Factors

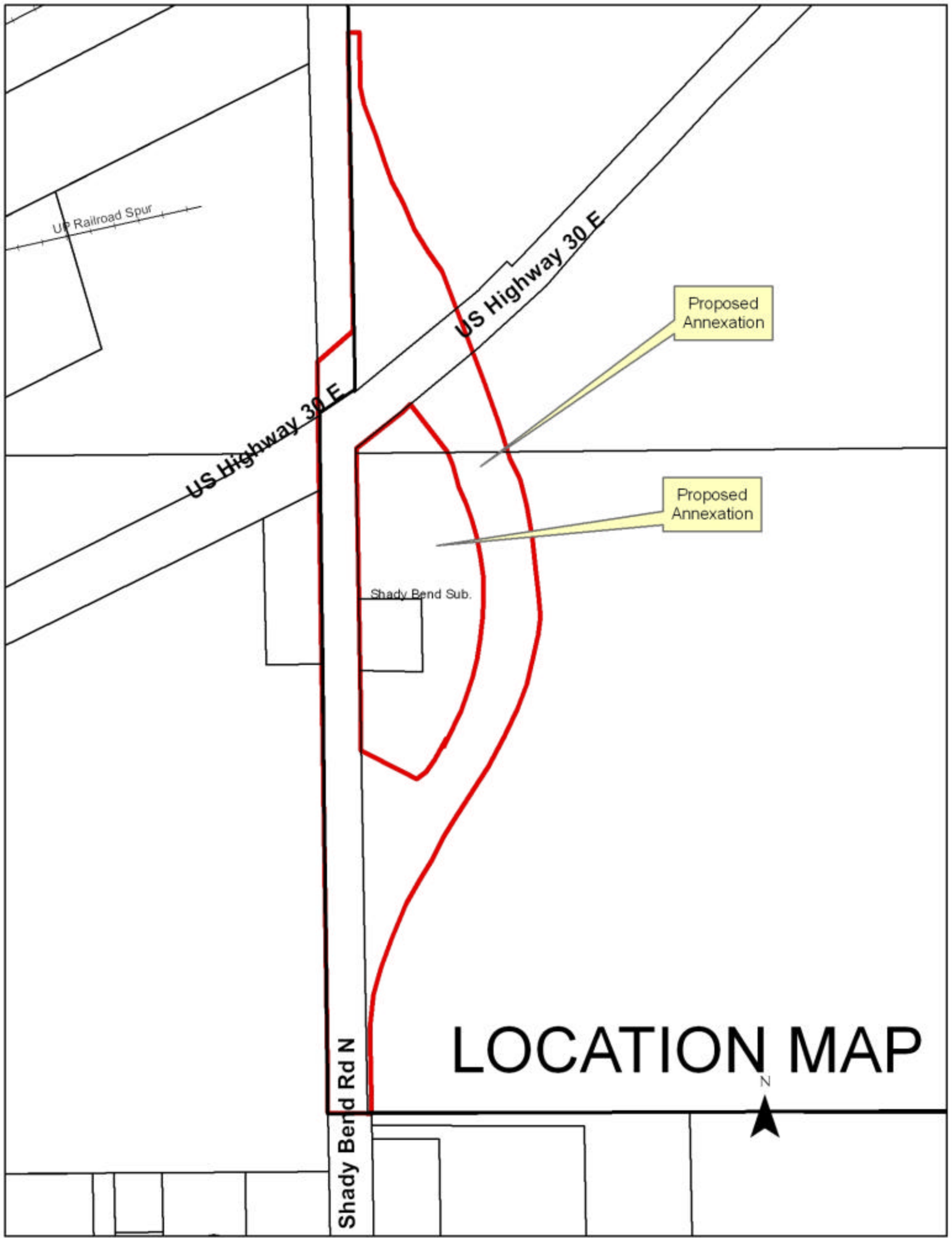
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Craig Woodward and Karen Woodward have submitted Shady Bend Subdivision as an addition to the City.

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

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



UP Railroad Spur

US Highway 30 E

US Highway 30 E

Proposed Annexation

Proposed Annexation

Shady Bend Sub.

Shady Bend Rd N

LOCATION MAP



## **Shady Bend Subdivision Property**

This property is located along the eastern edge of the community and is south of U.S. Highway 30 between Old Shady Bend and the new Shady Bend that was relocated with the widening of U.S. Highway 30. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property

### **INVENTORY OF SERVICES**

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 90 FTE and 9 PTE. The Police Department is staffed at a rate of 1.66 officers per one thousand populations. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #1 located at Fonner Park, approximately 3.75 miles from the nearest part of the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

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

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

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Old Shady Bend is already maintained by the City of Grand Island. The City has been maintaining the new road since it was opened.

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

- Electric utility services
- Street lights

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

8. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island's Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:
- Enforcement Proceedings for Liquor and Food Establishment Violations
  - Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
  - Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations
11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

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



## Financial Impacts of Shady Bend Subdivision Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	\$108,740	\$108,740
City sales tax now applicable		Yes

### Assume \$108,740 Property

2007		Tax Levy	Before Annex	Tax Levy	After Annex
City Levy		0.000000	\$0.00	0.207213	\$225.32
	City Bond	0.000000	\$0.00	0.065287	\$70.99
CRA		0.000000	\$0.00	0.018076	\$19.66
Hall County		0.430262	\$467.87	0.430262	\$467.87
Rural Fire		0.052291	\$56.86		\$0.00
	Fire Bond*	0.010873	\$11.82	0.010873	\$11.82
GIPS School				1.071624	\$1165.28
	Bond			0.081182	\$88.28
	Bond			0.044883	\$48.81
NW School 82		1.062440	\$1155.30		\$0
	Bond	0.059060	\$64.22	0.059060	\$0
ESU 10		0.01500	\$16.31	0.01500	\$16.31
CCC		0.099275	107.95	0.099275	\$107.95
CPNRD		0.047295	\$51.43	0.047295	\$51.43
Ag Society		0.004350	\$4.73	0.004350	\$4.73
Airport		0.012342	\$13.42	0.012342	\$13.42
	Airport Bond	0.010737	\$11.68	0.010737	\$11.68
Total Combined		1.882687	\$1,961.59	2.086612	\$2,303.55

\*previously approved bond will remain with property until paid off



February 17, 2010

Dear Members of the Board:

**RE: Annexation – Property located at 3609 E US Hwy 30 and 803 N Shady Bend Rd., (C-10-2010GI)**

This letter is to inform you that an application has been turned in to annex a tract of land comprising of Shady Bend Sub in Hall County, NE into the City of Grand Island, at the property owner's request. This property is located south of US Hwy 30 and west of Shady Bend Rd. and is less than 10 acres. Upon final approval the Grand Island limits will be changed to include this tract of land.

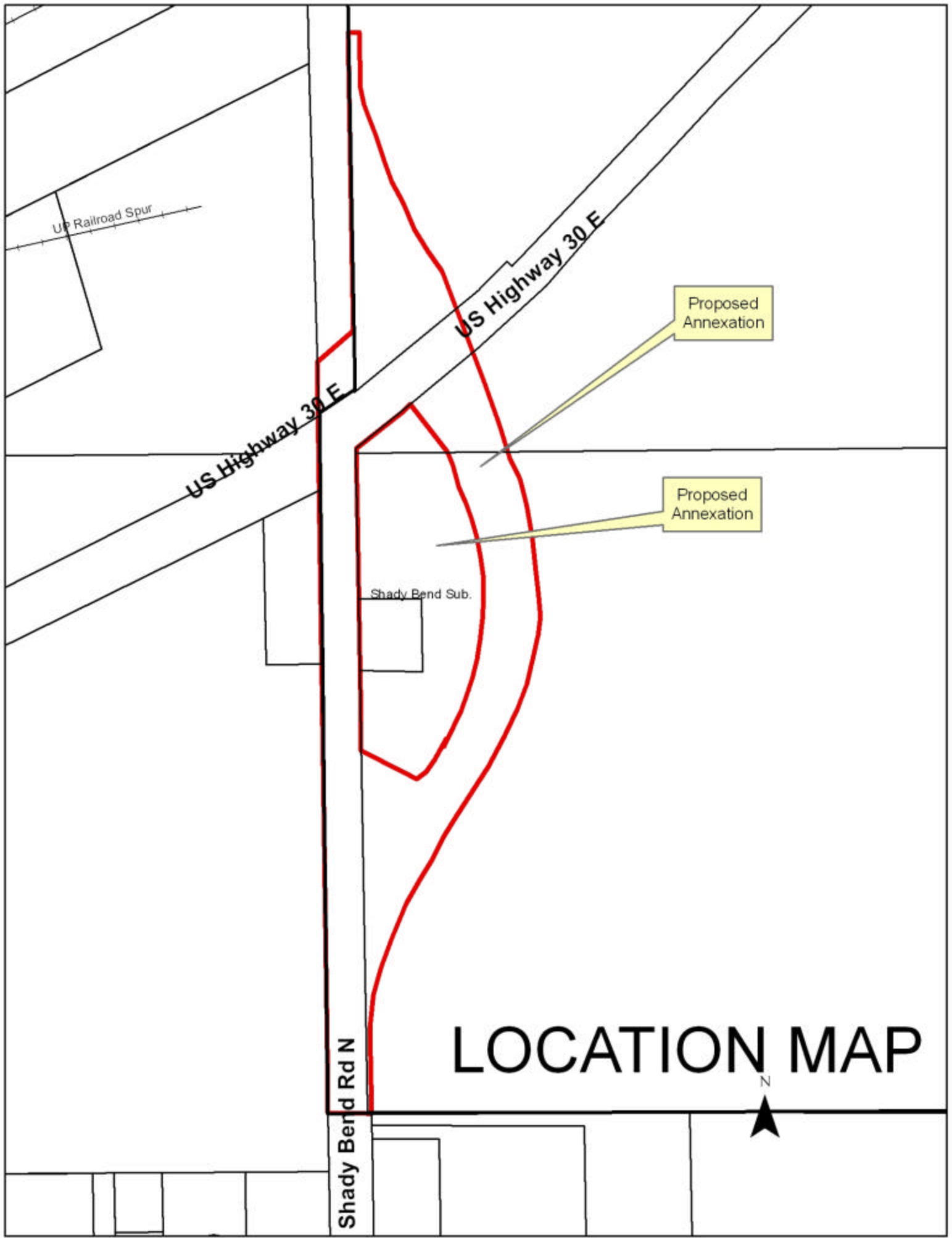
You are hereby notified that the Regional Planning Commission will consider this annexation at the next meeting that will be held at 6:00 p.m. March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

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



Proposed  
Annexation

Proposed  
Annexation

Shady Bend Sub.

US Highway 30 E

US Highway 30 E

UP Railroad Spur

Shady Bend Rd N

LOCATION MAP

N



# Hall County Regional Planning Commission

Wednesday, March 03, 2010

Regular Meeting

Item G4

## Rezone Request

*Insert a narrative here*

Staff Contact:

February 17, 2010

Dear Members of the Board:

**RE: Rezoning – Change of Zoning. Rezone request changing property from M1 Light Manufacturing to M2 Heavy Manufacturing in the City of Grand Island (C-11-2010GI).**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from M1 to M2, located east of Stuhr Rd and north of Swift Rd., in the City of Grand Island, Hall County, Nebraska. As shown on the enclosed map.

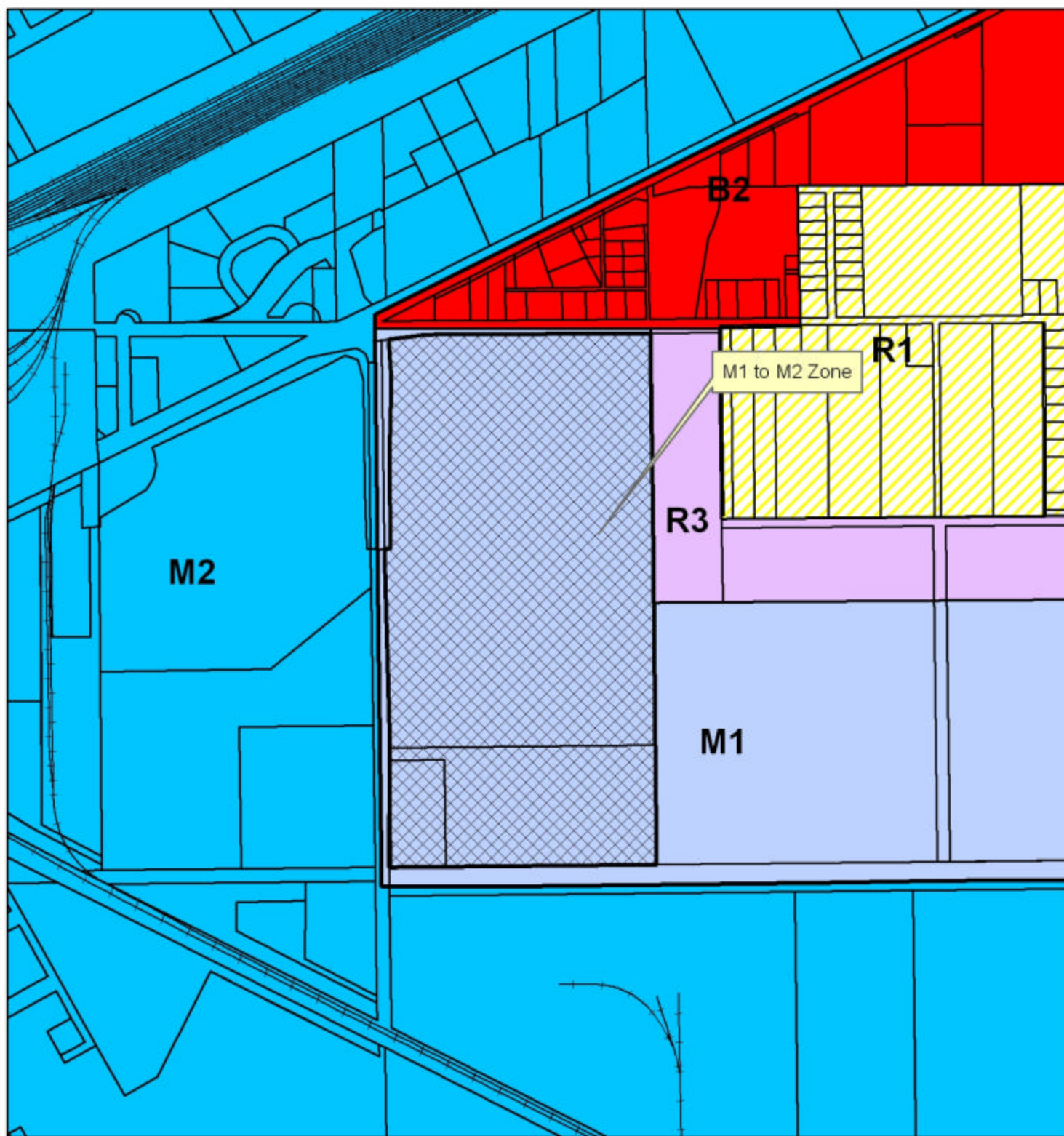
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

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  
Olsson & Assoc.

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



# Requested Zoning



Scale : NONE

C-11-2010GI



-  From M1 : Light Manufacturing Zone
-  to M2 : Heavy Manufacturing Zone



THE INFORMATION IN THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA.



# Hall County Regional Planning Commission

Wednesday, March 03, 2010  
Regular Meeting

## Item -5

### Text Amendment

*Insert a narrative here*

Staff Contact:



### **§36-72. (M-1) Light Manufacturing Zone**

*Intent:* The intent of this zoning district is to provide for light fabrication, service, warehousing, administrative and research uses within a zoning district having generally limited public contact and requiring some minimal landscaping standards.

(A) Permitted Principal Uses: The following principal uses are permitted in the (M-1) Light Manufacturing Zoning District.

- (1) Administrative, executive, professional, research and similar office use having limited contact with the public
- (2) Agriculture, including the raising of field crops, tree and bush crops, animals and fowls, but not including feed lots, poultry farms, fur farms, and commercial kennels
- (3) Buildings and installations for public utilities; facilities shall observe yard space requirements but shall not be subject to minimum area or width requirements
- (4) Railway right-of-way, but not including railway yards or facilities
- (5) Radio and television stations, private clubs, and meeting halls
- (6) Manufacture, processing, assembly, fabrication or storage of non-hazardous products and materials
- (n) Parking Lot
- (7) Other uses found in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (M-1) Light Manufacturing Zoning District as approved by City Council.

- (1) Gravel, sand, or dirt removal, stockpiling, processing or distribution, and batching plant
- (2) Concrete or cement products manufacturing and batching plant.
- (3) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities
- (4) Contractor's storage yard or plant
- (5) Motels and hotels
- (6) Towers

(C) Permitted Accessory Uses:

- (1) Sales of new merchandise when same is manufactured, processed, assembled, fabricated or stored on the premises
- (2) Buildings and uses accessory to the permitted principal use

(D) Specifically Excluded Uses:

- (1) Any residential use
- (2) Manufactured homes and manufactured home parks
- (3) Churches, schools, institutions and other public and semi-public uses except for trade and vocational schools

(E) Space Limitations:

Uses			Minimum Setbacks					
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	20,000	100	35 <sup>1</sup>	20	10	10	50%	50
Conditional Uses	20,000	100	35 <sup>1</sup>	20	10	10	50%	50

<sup>1</sup> with 15 feet adjacent to a street landscaped to satisfaction of the zoning official.

(F) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Landscaping shall be provided and maintained by the owner or developer within the 15 feet adjacent to a street; landscaping shall include but is not limited to, screen planting, lawn area, trees, shrubs, fences and walls; all landscaping shall be planned and maintained to the satisfaction of the zoning official.

(3) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

**§36-73. (M-2) Heavy Manufacturing Zone**

*Intent:* The intent of this zoning district is to provide for the greatest amount of manufacturing, warehousing, wholesaling and business uses. Conditional use permits are required for those uses with more significant health and safety concerns.

**(A) Permitted Principal Uses:**

- (1) Administrative, executive, professional, research and similar office use having limited contact with the public
- (2) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (3) Agriculture, including the raising of field crops, tree and bush crops, animals and fowl, but not including feed lots, poultry farms, and fur farms
- (4) Concrete or cement products manufacturing and batching plant
- (5) Contractors storage yard or plant
- (6) Gravel, sand or dirt removal, stockpiling, processing or distribution, and batching plant
- (7) Manufacture, processing, assembly, fabrication and/or storage of non-hazardous products and materials
- (8) Mortuaries, funeral homes, and funeral chapels

**(n) Parking Lot**

- (9) Office and office buildings for professional and personal services as found in the Zoning Matrix [Attachment A hereto]
- (10) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery
- (11) Radio and television stations, private clubs and meeting halls
- (12) Railway right-of-way, including yards and facilities
- (13) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (14) Stores and shops for the conduct of wholesale business, including sale of used merchandise
- (15) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (16) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities
- (17) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses
- (19) Other uses found in the Zoning Matrix [Attachment A hereto]

**(B) Conditional Uses:** The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (M-2) Heavy Manufacturing Zoning District as approved by City Council.

- (1) Automobile wrecking yard
- (2) Acid or acid by-products manufacture
- (3) Ammonia bleaching powder, chlorine, peroxylin or celluloid manufacture
- (4) Explosives manufacture or storage
- (5) Garbage, refuse, offal or dead animal reduction or disposal area
- (6) Glue manufacture, fat rendering, distillation of bones or by-products
- (7) Meat packing plants, including poultry and animal slaughterhouses and abattoirs
- (8) Milling or smelting of ores
- (9) Petroleum refining
- (10) Motels and hotels
- (11) Petroleum refining
- (12) Stock or feed yards
- (13) Salvage yard

(14) Tanning, curing, or storage of hides or skins

(15) Towers

(C) Permitted Accessory Uses:

(1) Buildings and uses accessory to the permitted principal uses

(D) Specifically Excluded Uses:

(1) Any residential use

(2) Manufactured homes, and manufactured home parks

(3) Churches, schools, institutions and other public and semi-public uses except for trade and vocational schools

(E) Space Limitations:

Uses			Minimum Setbacks					
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	6,000	50	10	0 <sup>1</sup>	0 <sup>2</sup>	10	65%	-
Conditional Uses	6,000	50	10	0 <sup>1</sup>	0 <sup>2</sup>	10	65%	-

<sup>1</sup> None when bounded by an alley, otherwise 10 feet

<sup>2</sup> No required Side Yard Setback, but if provided, not less than 5 feet or unless adjacent to a parcel whose zone requires a side yard setback, then 5 feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(F) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

### **§36-102. Landscaping Requirements**

(A) Purpose: The landscaping and screening regulations are intended to improve the physical appearance of the community; to improve the environmental performance of new development by contributing to the abatement of heat, noise, glare, wind and dust; to promote natural percolation of storm water and improvement of air quality; to buffer potentially incompatible uses from one another; and, to protect and enhance the value of property and neighborhoods within the city.

(B) Applicability:

(1) The provisions of this section shall apply to the following zones: Medium Density Residential Zone, High Density Residential Zone, Residential Office Zone, Light Business Zone, General Business Zone, Arterial Commercial Overlay Zone, Heavy Business Zone, Industrial Estates Zone, Light Manufacturing Zone, Heavy Manufacturing Zone, Commercial Development Zone, Residential Development Zone and Travel Development Zone. Landscaping of lands within districts such as the Central Business District and Fourth Street Business District, as defined in this code, shall be subject to Streetscape Improvement Projects where applicable. In the absence of such projects, the provisions of this section shall apply.

(2) The provisions of this section shall apply to all new development, including surface parking, on each lot or site upon application for a building permit, except as follows:

(a) Reconstruction or replacement of a lawfully existing use or structure.

(b) Remodeling, rehabilitation or improvements to existing uses or structures which do not substantially change the location or building footprint of existing structures, or the location and design of parking facilities or other site improvements. However, additions or enlargements of existing uses or structures, which increase floor area or impervious coverage, shall be subject to the provisions of this section, which shall only apply to that portion of the lot or site where the new development or use occurs.

(c) Residential structures containing three dwelling units or less shall be exempt from the requirements of this section.

(3) Landscaping which exists on any property shall not be altered or reduced below the minimum requirements of this section, unless suitable substitutions are made which meet the requirements of this section, pursuant to a site plan approved by the city.

(4) Any conflict between this section and another section of this chapter shall be resolved in favor of the more restrictive provision.

(C) Nonconforming Status: Any property or use of property, which as of August 1, 2004 or any amendment hereto is lawfully nonconforming only as to the regulations relating to landscaping, may be continued in the same manner as if the landscaping were conforming.

(D) Definitions: The following definitions shall be used for terms contained within this section:

Buffer yard: A landscaped area provided to separate and significantly obstruct the view of two adjacent land uses or properties from one another.

Canopy tree: A deciduous tree having a minimum mature height of 30 feet and a minimum caliper of 1 inch at the time of planting. One canopy tree equals two understory/ornamental or evergreen trees.

Evergreen tree: An evergreen or conifer tree having a minimum mature height of 20 feet and a minimum 2 gallon container size or bare root/ball equivalent at the time of planting.

Landscaped area: That area within the boundaries of a given lot consisting primarily of plant material, including but not limited to grass, trees, shrubs, flowers, vines, groundcover and other organic plant materials (this does not include plant materials typically used as a cash crop). Tall varieties of native and ornamental grasses may be planted and left in their natural state in selective and limited locations, deemed appropriate by the city. Inorganic materials such as brick, stones, aggregate, ponds or fountains may be used within landscaped areas, provided that such materials comprise no more than 35 percent of the required landscaped area. Flat concrete or asphalt, other than walkways five feet or less in width, may not be used within a required landscaped area.

Minimum equivalent street landscaping: The minimum landscaped area which must be provided in a street yard, expressed as a percent of the total area contained within that street yard.

Shrub: A deciduous or evergreen plant having a minimum height of 18 inches at the time of planting, with a maximum mature height of less than 10 feet.

Street yard:

(1) The area of a lot or parcel which lies between any street property line and the fronting walls of any building or buildings on the parcel. The street yard shall follow all irregularities or

indentations in the front wall of the building, excluding minor projections or indentations such as steps or unenclosed porches. For the purposes of defining the street yard area, the front wall shall be extended from the outermost corners of the building, parallel with the fronting street, until intersecting with the side property line [see Attachment B hereto]. Street yard depth shall not exceed 100 feet for the purposes of calculating the minimum equivalent street landscaping area requirement.

(2) On lots or parcels with multiple buildings, the street yard area shall be defined by all building front walls having direct, visual frontage onto the street. Any space between buildings equal to 15 percent of the length of such frontage, but in no case more than 100 feet, shall be considered an extension of the continuous building front wall for the purpose of delineating the street yard.

Understory/ornamental tree: A flowering or non-flowering deciduous tree having a maximum mature height of 30 feet and a minimum caliper of 2 inch at the time of planting.

(E) Street Yard Landscaping Standards:

(1) Street yard landscaping shall be provided adjacent to each street property line and within street yards, as set forth below, in accordance with an approved site landscaping plan.

(2) Minimum equivalent street landscaping area:

(Minimum Equivalent Street Landscaping Area)		
Zoning District	Percent of Street Yard (%)	Minimum Landscaping Depth of Street Yard*** (ft.)
R3	65	20
R4	60	10
RO	30	10
B1	25	10
B2	20*	10*
AC	20	20*
B3	20	10*
ME	20	20
M1	20	20
M2	20	10
M3	20	10
TD	30	30
CD	**	30
RD	**	10 or 30
*Unless otherwise established in an approved Streetscape Improvement Project.		
**As determined by approved plan		
*** 30 feet for lots in RO, B1, B2, AC, B3, CD, TD, ME, M1, M2 and M3 zone adjacent to state or federal highway.		

(3) When a lot contains more than one street frontage, the area of all street yards and the proposed street yard landscaped areas may be combined for the purposes of determining compliance with this section.

(4) Any required street yard landscaping shall include the following minimum shrub and tree plantings (or an appropriate equivalent as determined by the city) for every 100 feet (any fraction of .5 or less rounded to the next lowest number; any fraction exceeding .5 rounded to the next highest number) of property line adjacent to a public street right-of-way: 1 canopy tree; 1 understory/ornamental or evergreen tree; 3 shrubs. Existing trees or shrubs approved for preservation shall be counted toward satisfaction of this provision.

(F) Buffer Yard and Parking Landscaping Screening Standards:

(1) Buffer yard landscaping shall be installed and maintained adjacent to the affected common side or rear property line(s), when a use is established in a more intensive zoning district located adjacent to a less intensive zoning district, as set forth below:

More Intensive Zoning District	Required Buffer Yard Width (ft.)*	Less Intensive Zoning District
--------------------------------	-----------------------------------	--------------------------------

RO, B1, B2, AC, B3, CD, TD	10	TA, LLR, R1, R2, R3, R4, RD
ME, M1, M2, M3	20	TA, LLR, R1, R2, R3, R4, RO, RD, CD, TD, B1, B2, B2, AC, B3
*When an alley, street or railroad R.O.W. separates adjacent districts requiring a buffer yard, the buffer yard width shall be halved.		

(2) Buffer yard landscaping is intended to provide screening of loading docks, refuse collection points, truck/equipment parking, sources of noise, glare, light, dust, or other negative impacts. Buffer yard landscaping shall include hedges or screens of evergreen or approved deciduous plant material, capable of providing a substantial opaque barrier, and attaining a minimum height of 6 feet within three years of planting. Opaque fencing may also supplement the vegetative plantings, but shall be installed no closer to the property line than the width of the required buffer yard.

(3) Buffer yard landscaping and parking landscaping screening strips shall not be placed on an easement.

(4) A parking landscaping screening strip, having a minimum buffer yard as identified above width of 6 feet, shall be installed along any parking area adjacent to a public street right-of-way. No parking area shall contain more than 100 spaces except as allowed within these regulations. If a greater number of parking spaces is required, separate parking areas shall be provided, and shall be separated from other parking areas by landscaped dividing strips, having a minimum width of 6 feet. These strips shall include trees, shrubs, grasses and other vegetative coverings for a creative aesthetic appearance. A parking landscaping screening strip shall also count towards meeting any requirements associated with minimum equivalent street or buffer yard landscaping.

Alternate plans for parking lots with more than 500 spaces may submitted for approval by a committee comprised of the Planning Director, Building Department Director and Public Works Director with recommendations from other appropriate city staff. The Committee shall establish criteria for the review and approval of larger parking lots based on but not limited to the following areas of concern: overall area and types of landscaping provided (shall not be less than would be required under the conventional regulations) provision for storm water management and filtering using best available practices, provisions for adequate lighting, fire protection and security throughout the lot, provisions for pedestrian access through and around the lot, and provisions for pedestrian access to the site requiring said parking lot.

(5) A development may continue to comply with the buffer yard landscaping requirements in effect at the time of issuance of its initial building permit, regardless of whether an adjacent lot or property is rezoned to a less restrictive zoning district which requires additional buffer yard landscaping.

(G) Site Plan Requirements:

(1) A site plan showing the required street yard, buffer yard and/or parking screening landscaping shall be submitted to the city for review and approval as part of the application for a building permit. The plan shall include, but not be limited to the following:

- Location of proposed landscaping drawn to scale.
- Location, size, type and condition of proposed plant and non-plant landscaping materials including fences, walks, ponds, fountains, benches, lighting and irrigation systems.
- Estimated date of completion of the installation of all plantings and finishing materials.

(H) Installation and Maintenance Requirements:

(1) Required landscaping areas shall be installed and maintained in a neat, clean, orderly and healthful condition. Maintenance shall include proper pruning of trees and shrubs, mowing of lawn and grass areas, weeding, removal of litter, fertilizing, replacement of plants consistent with this section when necessary, and the regular watering of all plantings.

(2) The installation of landscaping shall be completed prior to the issuance of any occupancy permit for buildings on the property, or commencement of the intended use of the property.

(3) If, at the time of commencement of the intended use of the property or application for a certificate of occupancy, any required landscaping has not been installed or completed due to

seasonal or climatic conditions or plant material being unavailable, the developer or owner of the property shall submit the following to the Building Department:

(a) A request for extension of the proposed completion date for installation of the required landscaping, stating the reason for the request, the property owner's current mailing address, and a commitment to complete the installation of the landscaping by a date certain, not to exceed six months from the building completion date.

(b) A drawing showing the plan and layout of the landscaping areas.

(c) A cost estimate for the installation of the landscaping area.

(d) A bond, certificate of deposit, letter of credit, cash or other financial surety as may be approved by the City Attorney guaranteeing faithful performance of the owner or developer's commitment to complete installation of the required landscaping and payable to the City of Grand Island in the event that the developer fails to carry out the commitments described in sub-paragraph (a) above.

(4) Upon approval of the foregoing request for extension of time to complete the landscaping installation, the owner or developer shall be issued a conditional certificate of occupancy or a conditional letter authorizing commencement of use of the property by the Building Department. The owner or developer shall complete the installation of the landscaping in accordance with the commitments made pursuant to sub-paragraph (a) above, and, upon inspection and approval by the Building Department, a certificate of occupancy or commencement of use letter shall be issued. All limitations on the use of the property relating to landscaping are deemed to be of no force or effect at that time, and the City shall release the surety or other security submitted by the owner or developer.

(5) If the owner or developer has not installed the required landscaping with the commitments made pursuant to sub-paragraph (a) above, the owner or developer shall be deemed to have granted the City or its officers, employees, agents or representatives permission to enter upon the property to install the required landscaping in accordance with the plan submitted pursuant to sub-paragraph (c) above using the surety or security filed by the owner or developer as payment for said installation. The Building Department shall send the owner or developer written notice of default and intention to enter onto the property to install required landscaping by certified mail, return receipt requested, and ordinary first class mail sent to the last known address of said owner or developer at least five (5) business days prior to making such entry.

2592 STALLS - PAVED AREA - 875,600 SF  
TOTAL LOT AREA - 1,062,600 SF

INTERIOR LANDSCAPED AREA - 65,500 SF  
STREET YARD LANDSCAPED AREA-113,400 SF  
TOTAL LANDSCAPED AREA - 178,900 SF


STUHR ROAD

SWIFT ROAD

N

NOT TO SCALE

drawn by: checked by: approved by: QA/QC by: project no.: drawing no.: date:	JBS SWIFT PARKING LOT LANDSCAPE LAYOUT MEETING EXISTING CITY CODE	REV. NO.	DATE	REVISIONS DESCRIPTION
GRAND ISLAND, NE	2010	REVISIONS		



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

TEL 308.384.8750  
FAX 308.384.8752  
www.oaconsulting.com



2520 STALLS - PAVED AREA - 868,100 SF  
TOTAL LOT AREA - 1,062,600 SF

INTERIOR LANDSCAPED AREA - 80,400 SF  
STREET YARD LANDSCAPED AREA-106,100 SF  
TOTAL LANDSCAPED AREA - 186,500 SF

STUHR ROAD

SWIFT ROAD

N

NOT TO SCALE

<div>drawn by: _____ checked by: _____ approved by: _____ QA/QC by: _____ project no.: _____ drawing no.: _____ date: _____</div>	JBS SWIFT PARKING LOT PROPOSED RAIN BASIN LANDSCAPE		REV. NO.	DATE	REVISIONS DESCRIPTION
GRAND ISLAND, NE		2010	REVISIONS		

OLSSON

ASSOCIATES

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

TEL 308.384.8750  
FAX 308.384.8752

www.oaconsulting.com



# Hall County Regional Planning Commission

Wednesday, March 03, 2010

Regular Meeting

Item M6

## Consent Agenda

*Insert a narrative here*

Staff Contact:



# Hall County Regional Planning Commission

Wednesday, March 03, 2010

Regular Meeting

Item M7

## Final Plats

*Insert a narrative here*

Staff Contact:

February 17, 2010

Dear Members of the Board:

**RE: Final Plat – Shady Bend Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Shady Bend Subdivision, located west Shady Bend Rd., and south of US Hwy 30, in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising a part of the West Half of the Northwest Quarter (W1/2NW1/4), and a part of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4), all in Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska. This land consists of approximately 2.441 acres.

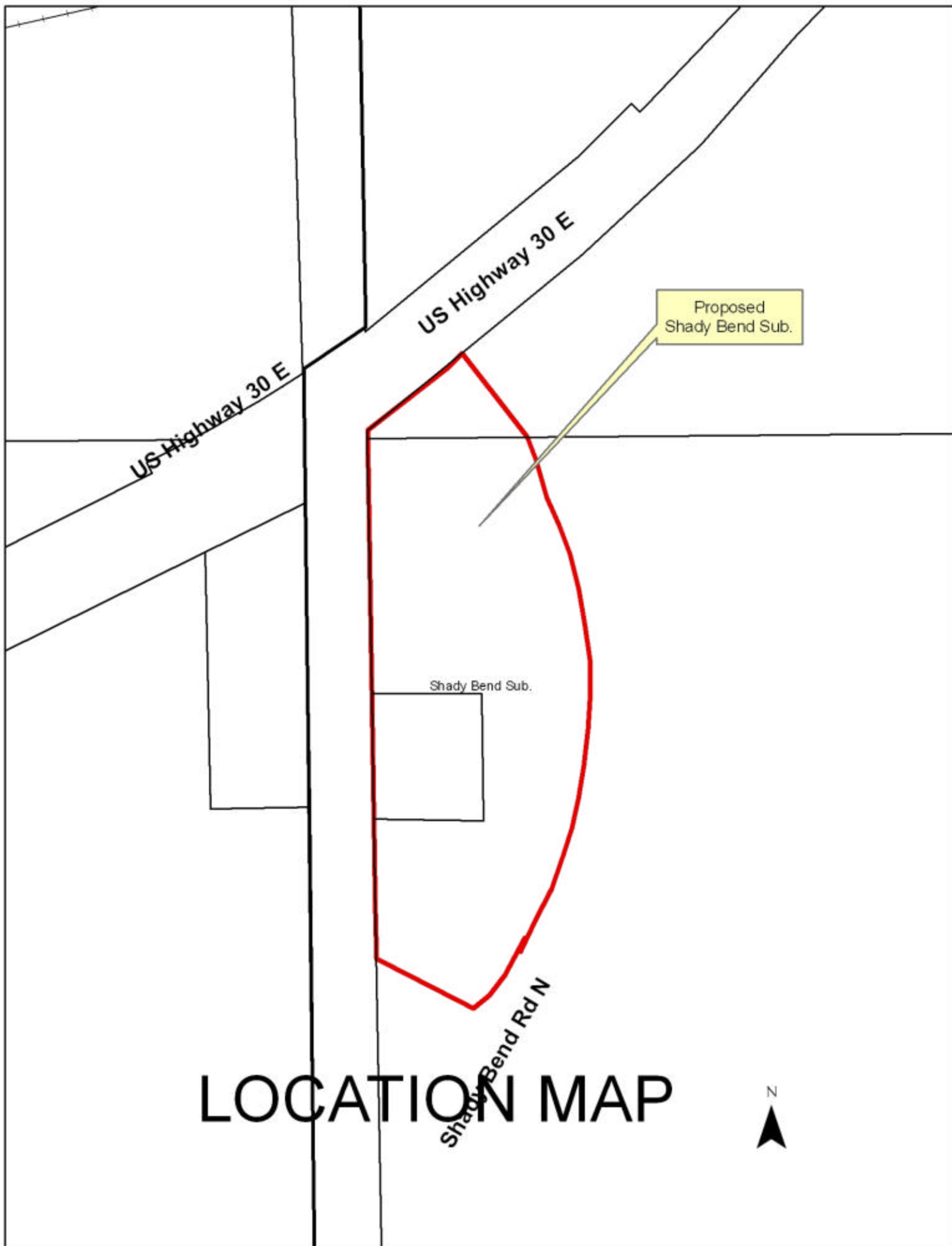
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

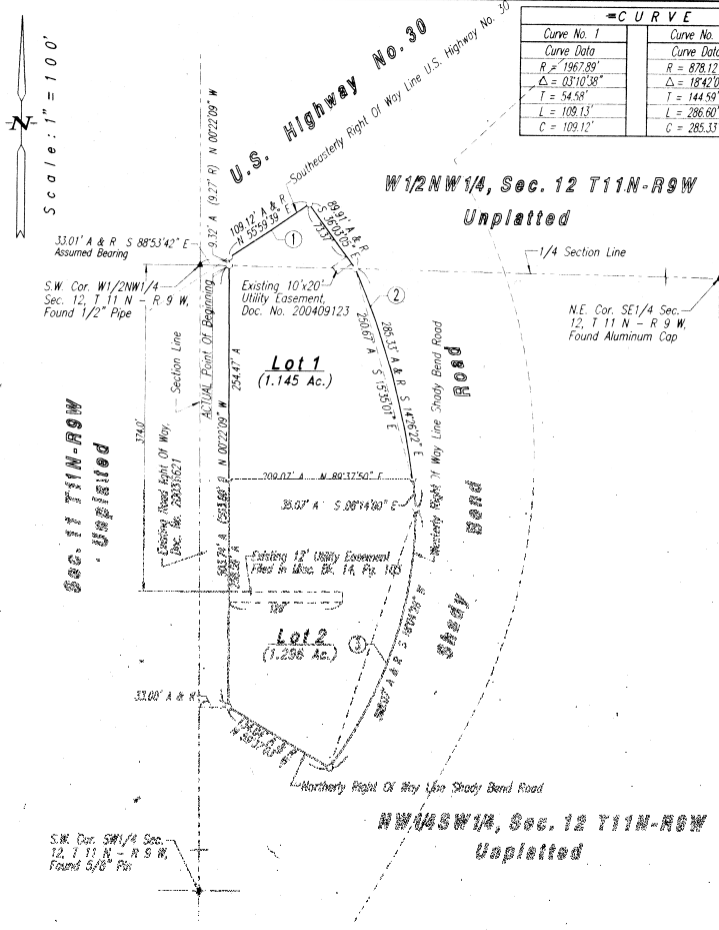
Sincerely,

Chad Nabity, AICP  
Planning Director

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

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





= CURVE DATA =		
Curve No. 1	Curve No. 2	Curve No. 3
Curve Data	Curve Data	Curve Data
R = 1967.89'	R = 878.12'	R = 489.74'
Δ = 03°10'38"	Δ = 184°20'1"	Δ = 36°19'51"
T = 54.58'	T = 144.59'	T = 162.27'
L = 109.13'	L = 286.60'	L = 313.39'
C = 109.12'	C = 285.33'	C = 308.07'

**LEGEND**  
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted  
 A - Indicates ACTUAL Distance  
 R - Indicates RECORDED Distance  
 All Distances Shown On Curves Are CHORD Distances

### Legal Description

A tract of land comprising a part of the West Half of the Northwest Quarter (W1/2NW1/4), and a part of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4), all in Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:  
 Beginning at the southwest corner of said West Half of the Northwest Quarter (W1/2NW1/4); thence running easterly along the south line of said West Half of the Northwest Quarter (W1/2NW1/4), on an Assumed Bearing of S88°53'42"E, a distance of Thirty Three and One Hundredth (33.01) feet, to the ACTUAL point of beginning; thence running N00°22'09"W, a distance of Nine and Thirty Two Hundredths (9.32) feet, to a point on the southeasterly right of way line of U.S. Highway No. 30 and to a point on a curve; thence running northeasterly along the southeasterly right of way line of U.S. Highway No. 30, and the arc of a curve to the left whose radius is One Thousand Nine Hundred Sixty Seven and Eighty Nine Hundredths (1967.89) feet, the long chord of which bears N53°09'38"E, a long chord distance of One Hundred Nine and Twelve Hundredths (109.12) feet, to a point on the westerly right of way line of Shady Bend Road; thence running S36°03'03"E, along the westerly right of way line of Shady Bend Road, a distance of Eighty Nine and Ninety One Hundredths (89.91) feet, to a point on a curve; thence running southeasterly along the westerly right of way line of Shady Bend Road and the arc of a curve to the right whose radius is Eight Hundred Seventy Eight and Twelve Hundredths (878.12) feet, the long chord of which bears S14°26'22"E, a long chord distance of Two Hundred Eighty Five and Thirty Three Hundredths (285.33) feet, to a point on a curve; thence running southwesterly along the westerly right of way line of Shady Bend Road and along the arc of a curve to the right whose radius is Four Hundred Eighty Nine and Seventy Four Hundredths (489.74) feet, the long chord of which bears S18°04'28"W, a long chord distance of Three Hundred Eight and Seven Hundredths (308.07) feet; thence running N59°17'03"W, along the northerly right of way line of Shady Bend Road, a distance of One Hundred Thirty Four and Four Hundredths (134.04) feet, to a point Thirty Three (33.00) feet east of the west line of said Northwest Quarter of the Southwest Quarter (NW1/4SW1/4); thence running N00°22'09"W, a distance of Five Hundred Three and Seventy Four Hundredths (503.74) feet, to the ACTUAL point of beginning and containing 2.44± acres more or less.

### Dedication

KNOW ALL MEN BY THESE PRESENTS, that CRAIG O. WOODWARD and KAREN WOODWARD, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, plotted and designated as 'SHADY BEND SUBDIVISION' an Addition to the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.  
 IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Craig O. Woodward Karen Woodward

### Surveyor's Certificate

I hereby certify that on January 15, 2010, I completed an accurate survey of 'SHADY BEND SUBDIVISION', an Addition to the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sargentfret, Reg. Land Surveyor No. 578

### Approvals

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

Chairman \_\_\_\_\_ Date \_\_\_\_\_  
 Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
 Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_  
 (Seal)

### 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 CRAIG O. WOODWARD and KAREN WOODWARD, husband and wife, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.  
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.  
 My commission expires \_\_\_\_\_

(Seal) Notary Public

# SHADY BEND SUBDIVISION

## AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA

February 17, 2010

Dear Members of the Board:

**RE: Final Plat – JBS Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of JBS Subdivision, located east of Stuhr Rd. and north of Swift Rd., in the City of Grand Island, in Hall County, Nebraska.

This final plat proposes to create lot on a tract of land comprising a tract of land in part of the West Half (W1/2) of Northwest Quarter (NW1/4) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9) in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 73 acres more or less.

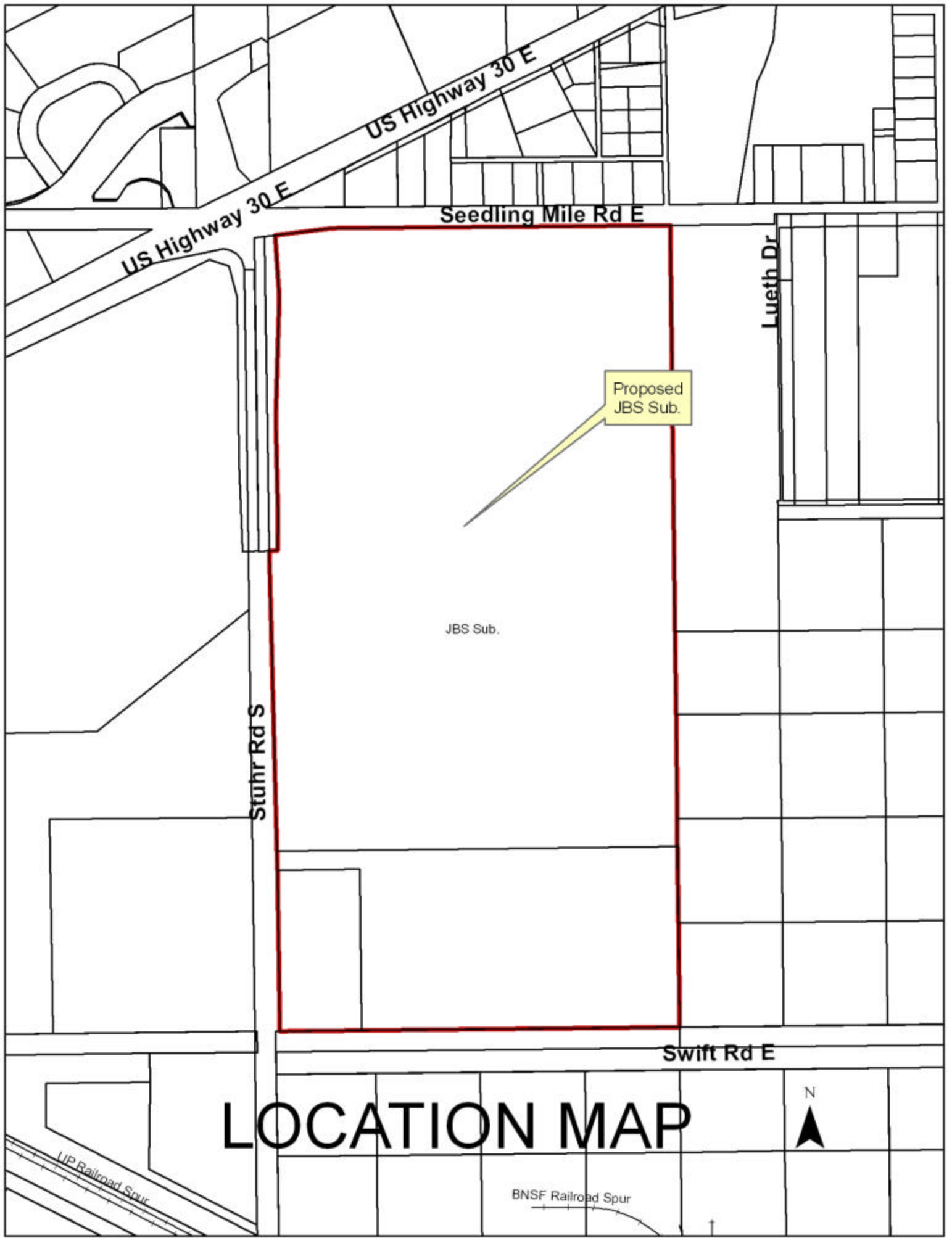
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

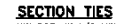
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



# LOCATION MAP



AR. W/CAP)  
PIPE



SE COR. HWY 1/2 SEC 14-T11N-R6W  
 FOUND 3/2" NAIL  
 47'00" WIDE TO CROSSING & IN CONC. BRIDGE  
 RAIL  
 5'00" WIDE TO CROSSING & IN CONC. BRIDGE RAIL  
 47'00" SE TO NAIL ON S. POLE

SECTION CORNER  
SET CORNER (5/8"x24" REBAR W/CAP)  
FOUND CORNER (1/2" IRON PIPE  
UNLESS NOTED OTHERWISE)  
TEMPORARY POINT  
SECTION LINE  
PROPERTY LINE  
MEASURED DISTANCE  
RECORDED DISTANCE  
RECORDED DISTANCE  
RECORDED DISTANCE  
RECORDED DISTANCE

SHEET 1 OF 1



**OLSSON**  
ASSOCIATES

1971 (March) April Journal  
P.O. Box 1502  
Gainesville, Texas 76240-1502  
Tel. 817/344-1875  
www.fishbase.org

February 17, 2010

Dear Members of the Board:

**RE: Final Plat – Meadowlark West Eighth Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Meadowlark West 8<sup>th</sup> Subdivision, located north of Faidley Ave and east of Allen Drive in the City of Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising a part of Lot One (1), Meadowlark West, Fifth Subdivision, in the Qty of Grand Island, Hall County, Nebraska. This land consists of approximately 3.69 acres.

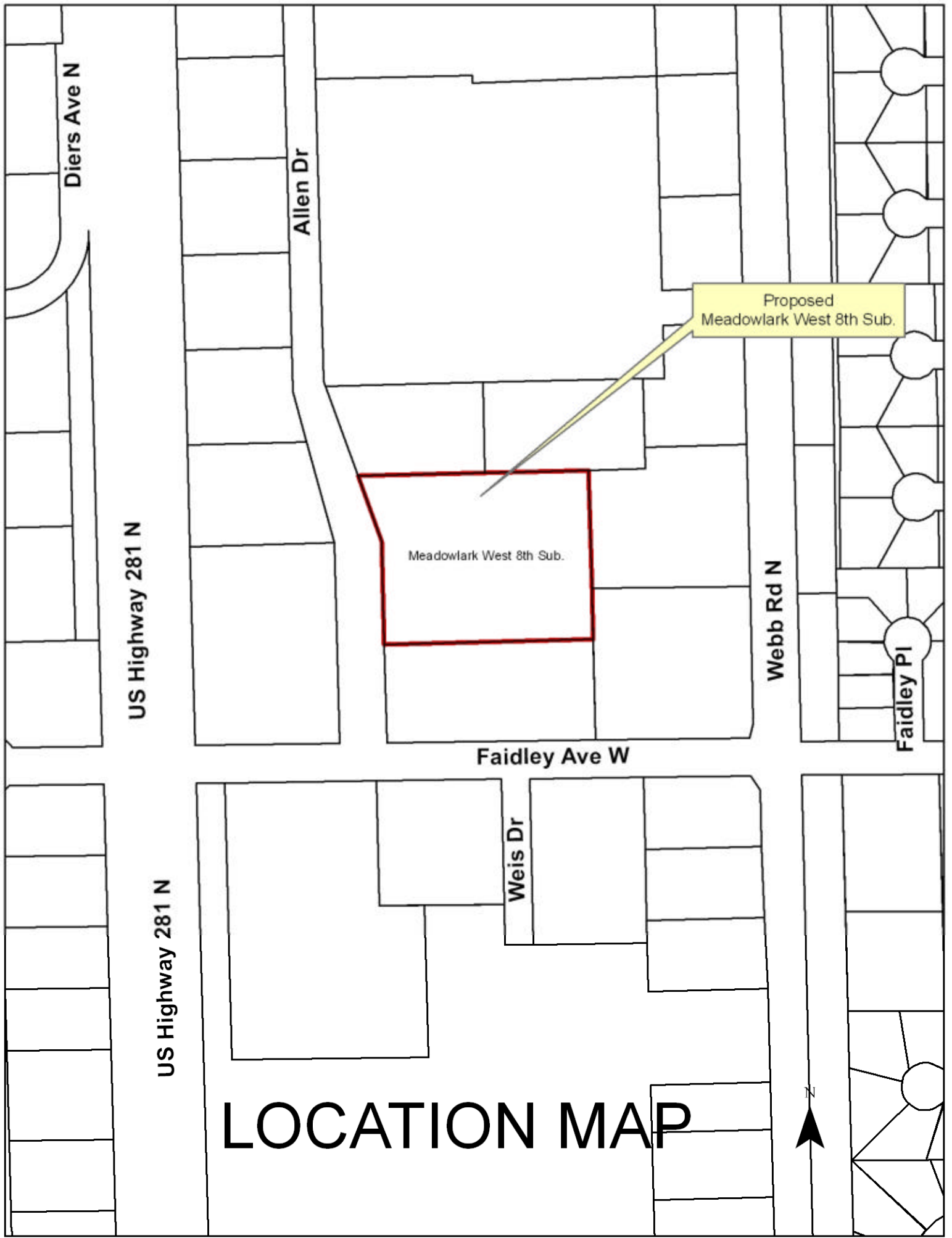
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

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



Diers Ave N

US Highway 281 N

Allen Dr

Meadowlark West 8th Sub.

Proposed  
Meadowlark West 8th Sub.

Webb Rd N

Faidley Pl

Faidley Ave W

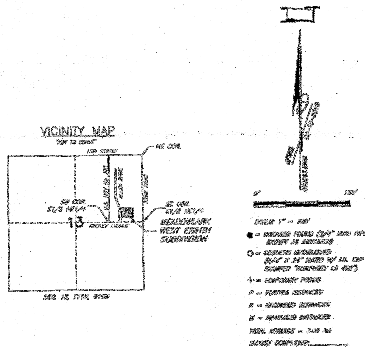
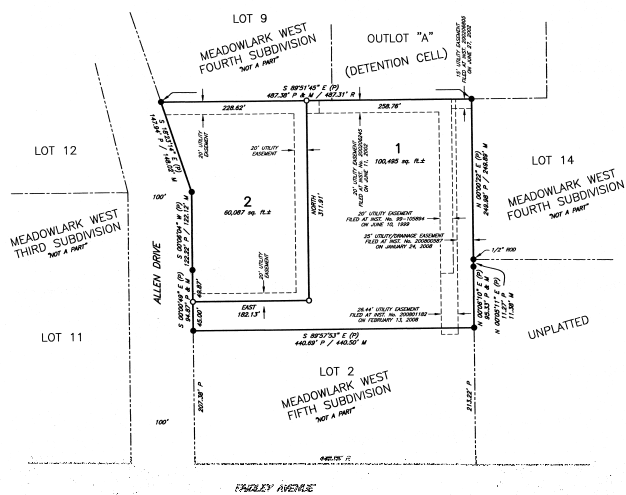
Weis Dr

US Highway 281 N

# LOCATION MAP



**MEADOWLARK WEST EIGHTH SUBDIVISION**  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



### LEGAL DESCRIPTION

Lot One (1), Meadowlark West Fifth Subdivision, in the City of Grand Island, Hall County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that I completed an accurate survey of "MEADOWLARK WEST EIGHTH SUBDIVISION" in the City of Grand Island, Nebraska as shown on the accompanying plat thereof; that the lots, block, streets, avenues, alleys, parks, common 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 the each lot are as shown on the plat; that the lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(S E A L)

BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey, President  
Nebr. Registered Land Surveyor 492

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Paul J. Younes, being the owner of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "MEADOWLARK WEST EIGHTH SUBDIVISION", in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for use forever and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereon, 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 is more particularly described in the description hereon as appears on the plat hereon for the location, construction and in accordance with the wishes of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature and name at Kearney, Nebraska, this 28th day of May, 1910.

Paul J. Fournier

#### ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF BUFFALO )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me a Notary Public within and for said County, personally appeared Paul J. Vossler as the personally known to be the identical person whose signatures are affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed.

**Figure 3**

## History Profile

### My organization expects

## APPROVALS

Submitted to and approved by the Regional Hearing Commission of St. Louis, Grand Island, Wood River, The Villages of Alda, Calro and Deschamps, Missouri this day of \_\_\_\_\_ 2010.

Cheltenham

Submitted to and approved by the City of Grand Island, Nebraska this \_\_\_\_ day of \_\_\_\_\_, 2010.

Mayan

City Check

(Baron)



February 17, 2010

Dear Members of the Board:

**RE: Final Plat – A & E Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of A & E Subdivision, located south of NE Hwy 2 and west of 70<sup>th</sup> Rd, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section Thirty One (31), Township Twelve (12) North, Range Ten (10) West of the 6<sup>th</sup> P.M. Hall County, Nebraska, said tract containing 1.925 acres, more or less.

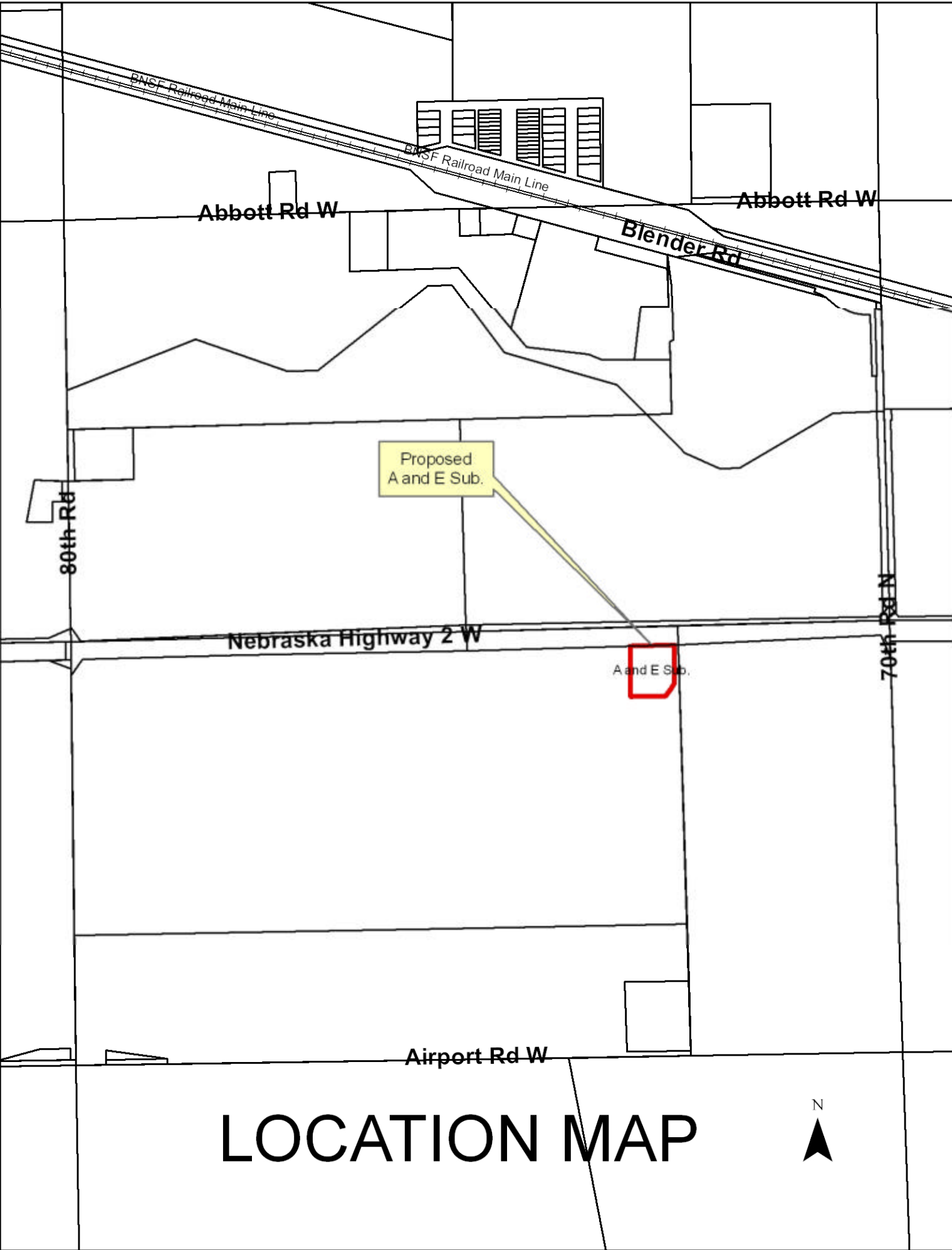
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

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  
Benjamin & Assoc.

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



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