



Hall County Regional Planning Commission

Wednesday, October 3, 2018
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM
City Hall

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, 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, October 3, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING

Wednesday, October 3, 2018

6:00 p.m.

City Hall Council Chambers — Grand Island

- 1. Call to Order - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.**

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

- 2. Minutes of the September 5, 2018.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Proposed Zoning Change** Concerning a proposed change from RD Residential Development Zone to an Amended RD Residential Development Zone for Lot 1 Block 3 of Good Samaritan Subdivision located south of Trust Street and east of Laramie Drive. The requested change would increase the number of units allowed on the property from 30 to 53. (C-01-2019GI)

- 5. Public Hearing – Redevelopment Plan – Grand Island Hotel LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska. (C-02-2019GI).

- 6. Public Hearing – Redevelopment Plan – Paramount Development LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the building in Grand Island Hall County Nebraska. (C-03-2019GI).

- 7. Preliminary and Final Plat – Cross Roads Subdivision** located south of Lake Street, east of Locust Street. (5 Lots, 10.82 Acres). This property is zone B2 General Business in the Gateway Corridor Overlay District.

Consent Agenda:

- 8. Final Plat – Cedar Knoll Subdivision Grand Island-** Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential. This was considered and approved in August 2018 as the Jensen Subdivision.
 - 9. Final Plat – Gooseberry Falls Subdivision Hall County-** A tract of land consisting of all of part of lot 1 Mieth Subdivision and part of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska. West of Cameron Road and south of White Cloud Road. This subdivision reconfigures and existing farmstead subdivision squaring off the boundaries.
 - 10. Final Plat – Nancy Archer Acres Subdivision Hall County -** Located in part of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of 130 Road and south of Old Potash Highway. This is an existing farmstead split.
 - 11. Final Plat – Ummelville Third Subdivision Grand Island-** Located west of Skypark Road between 4th Street and the Union Pacific Railroad Tracks in Grand Island, Nebraska. (2 lots, 2.11 acres). This property is zoned M-2 Heavy Manufacturing.
 - 12. Special Presentation:** Updated on and Potential Impact of Prairie, Moore's, Silver project on Flood Maps in Hall County and Northwest Grand Island.
 - 13. Directors Report**
 - 14. Next Meeting November 7, 2018.**
-
- 15. Adjourn.**

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
October 3, 2018**

- 4. Public Hearing – Proposed Zoning Change** Concerning a proposed change from RD Residential Development Zone to an Amended RD Residential Development Zone for Lot 1 Block 3 of Good Samaritan Subdivision located south of Trust Street and east of Laramie Drive. The requested change would increase the number of units allowed on the property from 30 to 53. (C-01-2019GI) () (Hearing, Discussion, Action) **See full recommendation.**
- 5. Public Hearing – Redevelopment Plan – Grand Island Hotel LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska. (C-02-2019GI). (Hearing, Discussion, Action) **See full recommendation**
- 6. Public Hearing – Redevelopment Plan – Paramount Development LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the building in Grand Island Hall County Nebraska. (C-03-2019GI). **See full recommendation**
- 7. Preliminary and Final Plat – Cross Roads Subdivision** located south of Lake Street, east of Locust Street. (5 Lots, 10.82 Acres). This property is zone B2 General Business in the Gateway Corridor Overlay District.

Consent Agenda

- 8. Final Plat – Cedar Knoll Subdivision Grand Island-** Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential. This combines a platted lot with a metes and bounds tract. The owner wishes to consolidate the two parcels into a single lot. This is a name change for the Jensen Subdivision that was approved in August of 2018.
- 9. Final Plat – Gooseberry Falls Subdivision Hall County-** A tract of land consisting of all of part of lot 1 Mieth Subdivision and part of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska. West of Cameron Road and south of White Cloud Road. This subdivision

reconfigures and existing farmstead subdivision squaring off the boundaries. Meith Subdivision will need to be vacated by the County Board to approve this reconfiguration.

10. Final Plat – Nancy Archer Acres Subdivision Hall County - Located in part of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of 130 Road and south of Old Potash Highway. This is an existing farmstead split.

11. Final Plat – Ummelville Third Subdivision Grand Island- Located west of Skypark Road between 4th Street and the Union Pacific Railroad Tracks in Grand Island, Nebraska. (2 lots, 2.11 acres). This property is zoned M-2 Heavy Manufacturing.

12. Special Presentation: Updated on and Potential Impact of Prairie, Moore's, Silver project on Flood Maps in Hall County and Northwest Grand Island.

13. Directors Report

14. Next Meeting November 7, 2018.



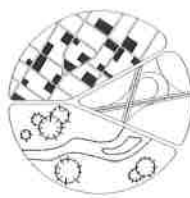
Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item E1

Meeting Minutes of September 5, 2018

Staff Contact:



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

Minutes
for
September 5, 2018

The meeting of the Regional Planning Commission was held Wednesday, September 5, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on August 24, 2018.

Present: Leslie Ruge, Judd Allan, Tony Randone
Hector Rubio, Dean Kjar, Leonard Rainforth
Greg Robb, Robin Hendricksen

Absent: Pat O'Neill, Carla Maurer, Jaye Monter, Derek Apfel

Other:

Staff: Chad Nabity, Rashad Moxey (excused), Norma Hernandez

Press: Julie Blum, Grand Island Independent.

1. Call to order.

Secretary Ruge called the meeting to order at 6:07 p.m.

Ruge 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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

Ruge also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of the August 1, 2018 meeting.

A motion was made by Robb and seconded by Rubio to approve the minutes of the August 1, 2018 meeting.

The motion carried with six members in favor (Ruge, Robb, Allan, Rubio, Hendricksen, and Randone) and two members abstaining (Kjar and Rainforth).

3. Request Time to Speak.

The following requested time to speak during discussion: *Keith Marvin*, David City, Item 4#

4. Public Hearing- Substandard and Blight Study – Concerning a study to determine if the proposed CRA Area #27 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #27 is located 1 block 2.85 acre between Elm and Cleburn Streets and 6th and 7th Streets in central Grand Island (C-26-2018GI).

Ruge opened the public hearing.

Nabity explained this area is adjacent to CRA Area #1 that includes downtown in northeast Grand Island. This area was originally done in 1995, and redone in 2000. Mr. Marsh commissioned the study and Keith Marvin with Marvin Planning has prepared study. The study does indicate that the area can be declared blighted and substandard. There is a specific property that will come forward with a TIF project. Mr. Marsh owns a building on the corner of 7th and Elm Streets. He has recently purchased a house to the west of it. Nabity stated this house has been on the Problem Resolution Team list for the last 6 years. Mr. Marsh does have a contract to have this house demolished and will bring forward a TIF application to rebuild something on the site provided it is declared blighted and substandard. Council will consider this on the October 9th meeting. Nabity stated the study indicated the area can be blighted and substandard and recommends approval.

Keith talked about the issues in area. The sidewalks, curbs and gutters are showing some wear. The 12 structures on the block are above the age of 40 averaging 92.3 years of age for the block, making it well within the parameters of meeting the age of structure for both blighted and substandard conditions.

Ruge closed the public hearing.

A motion was made by Randone and seconded by Kjar to approve the Blight and Substandard Study for CRA Area #27 and Resolution 2018-09.

The motion carried with eight members in favor (Allan, Ruge, Robb, Rainforth, Kjar, Rubio, Hendricksen, Randone) no members voting no.

- 5. Public Hearing- Zoning Regulation Change -** Concerning proposed changes to Chapter 36 of the Grand Island City Code specifically sections §36-50 Zoning District, Use; §36-64.1 (R-3SL) Medium Density-Small Lot Residential, §36-72 (M-1) Light Manufacturing Zone and §36-73 (M-2) Heavy Manufacturing. Copies of the proposed changes are available from the Hall County Regional Planning Commission at 100 E. 1st Street in Grand Island, Nebraska. (C-28-2018GI)

Ruge opened the public hearing

The changes that are being proposed are to the sections of the zoning districts to add (R-3SL) Medium Density-Small Lot Residential to the list of zoning districts. The next changes (R-3SL) are changes to the attached single dwelling unit 3 or more units attached. Not duplex or townhome type of developments. Nabity mentioned they are proposing 34ft minimum lot width for exterior lots and 24ft minimum lot width for the interior lots. Side yard setbacks on the exterior lots is 10ft. and sideyard setback for attached dwelling will be reduced to 0 ft. on all interior lots with attached units. The street side yard where you have a corner lot will also be a minimum of 10 ft. Nabity said these two changes to the (R-3SL) Medium Density-Small Lot Residential and adding the (R-3SL) Medium Density-Small Lot Residential to the list of uses that need to move forward because of pending projects.

Nabity stated because the Fire department is doing business occupancy inspections. They have found apartments that were built illegally in with the (M-2) Heavy Manufacturing Zones. Some in that zoning district were there legally for night watchman's quarters. In 2004, the night watchman's quarters were eliminated as a permitted accessory use.

The proposed changes for the (M-1) Light Manufacturing Zone and §36-73 (M-2) Heavy Manufacturing are identical. Nabity explained that in discussion with staff and building officials the question of what happens if they have a 40,000 square foot building and we let 50% of that building be used as residential space. Based on those discussions it was decided to limit the total square footage for a residential unit to no more than either 50% of the building size or 750 square feet which is the most restrictive.

Planning Commission asked few questions for clarification.

Ruge closed the public hearing.

A motion was made by Robb and seconded by Rainforth to approve the changes to Chapter 36 of the Grand Island City Code specifically sections §36-50 Zoning District, Use; §36-64.1 (R-3SL) Medium Density-Small Lot Residential, §36-72 (M-1) Light Manufacturing Zone and §36-73 (M-2) Heavy Manufacturing.

The motion carried with eight members in favor (Allan, Ruge, Robb, Rainforth, Rubio, Hedricksen, Kjar and Randone) with no members voting no.

6. **Public Hearing – Proposed Zoning Change** – Concerning a proposed change to zoning on property being platted as Sterling Estates 10th Subdivision located west of Ebony Lane between The Sterling Apartments and Sterling Estates Park. Change requested is R-4 High Density Residential to R-2 Low Density Residential. (C-29-2018GI)

Ruge opened the public hearing

Nabity explained this is a staff recommended zoning change. Monarch Avenue was paved at 32 ft. with parking on one side. There are a number of duplex/townhomes there, located around the park. The builders plan to continue this pattern. The R4 zoning district allows up to 6 dwelling units to be constructed on each lot. The developers are only planning 1 unit per lot so the change in zoning is not a detriment to their plans. Nabity explained the zone change is to prevent a 6 plex being built on the narrow street in the future. The Starostka Group was notified of the staff recommended change. Nabity recommends approval of the proposed zone change.

Ruge closed the public hearing.

A motion was made by Hedricksen and seconded by Rubio to approve the proposed change to zoning on property being platted as Sterling Estates 10th Subdivision located west of Ebony Lane between The Sterling Apartments and Sterling Estates Park. Change requested is R-4 High Density Residential to R-2 Low Density Residential. (C-29-2018GI)

The motion was carried with seven members in favor (Allan, Ruge, Kjar, Rainforth, Robb, Rubio, and Hedricksen) one member abstaining (Randone)

7. **Preliminary Plat – Orchard Subdivision Hall County-** The Orchard Subdivision located south of Capital Avenue, east of Beal Street north of the intersection of 12th Street and Lambert Avenue and west of the railroad tracks. (178 lots and 2 outlots). This property is zone R-3SL Medium Density Residential Small Lot.

Nabity went over the lay out of the area of the subdivision. He also mentioned that 17th Street as shown on the plat will be 19th Street. This does blend itself well for future developments of a property owned by Zillers. The subdivision is designed to give some ability for some development along the south side of the drainage way. Nabity stated the streets Apple and Peach are planned as 32 ft. streets. There are some issues and Nabity recommends before approval the City Council that the applicant address the specific issues with parking conflicts. This development will start to on the north end proceed around 19th Street to Peach Street and all the way down to 14th Street. The Second phase will extend Apple Street south to 14th Street. The third phase will be the loop at the south end of the development.

There are 180 total lots on 25 acres. The street width for 17th, 14th, and 13th Streets was

increased to 37 ft. There are parking conflicts on the north end. Ruge asked if the board should approve item as is or ask for an update of the drawing before approving the item. Randone suggested to approve the item with conditional fixes to keep the item moving.

A motion was made by Randone and seconded by Rainforth to approve the Preliminary Plat – Orchard Subdivision subject to zoning change being approve and that the parking issues are fixed/addressed with the final plat.

The motion was carried with eight members voting in favor (Allan, Ruge, Robb, Rainforth, Rubio, Hedricksen, Randone, and Kjar) with no members voting no.

Consent Agenda

Ruge stated item #9 was pulled from the consent agenda.

8. **Final Plat – Bruhn Family Subdivision Hall County** - A tract of land consisting of part of the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of Schauppsville Road and south of 13th Street. This is an existing farmstead subdivision.
9. **Final Plat – Gooseberry Falls Subdivision Hall County** – A tract of land consisting of all of part of lot 1 Mieth Subdivision and part of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska. West of Cameron Road and south of White Cloud Road. This subdivision reconfigures and existing farmstead subdivision squaring off the boundaries.
10. **Final Plat – Kings Crossing Subdivision Grand Island** - Located between Husker Highway (U.S. Highway 34) and Lake Street and west of Locust Street at the southwest corner of the intersection of Locust and Husker Highway. (3 lots 6.275 acres). This property is zoned B2-General Business within the Gateway Corridor.
11. **Final Plat – GIPS Jefferson Second Subdivision Grand Island** - Located between Broadwell Avenue and Adams Street south of Eighth Street in Grand Island, Nebraska. (2 lots, 5.507 acres). This property is zoned R-4 High Density Residential.

A motion was made by Rainforth and seconded by Randone to recommend approval of Consent Agenda Items excluding Item #9.

The motion carried with seven members in favor (Apfel, O'Neill, Maurer, Robb, Monter, Rainforth, and Randone) with one member abstaining (Kjar).

12. Director's Report

Nabity mentioned he received a notification from FEMA that the conditional letter map of map revision has been approved. Nabity went on to explain FEMA has generally agreed that the Northwest flood control project will work as designed and protect properties that are currently in the flood plain for the Silver and Moore's creeks in Northwest Grand Island. The Central Platte NRD is finishing up the last levy, it is expected to be done November 30, 2018. Once that is done and all information sent into FEMA they will be able to approve the amended maps. The amended maps will remove over 1,000 structures (3,000 acres) from the flood plain.

13. Next Meeting October 3, 2018.

14. Adjourn.

Ruge adjourned the meeting at 6:52 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item F1

Public Hearing - Proposed Zoning Change

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 27, 2018

SUBJECT: *Zoning Change* (C-01-2018GI)

PROPOSAL: To change the building footprint and a number of allowable units on the approved development plan for Lot 1 Block 3 of Good Samaritan Subdivision from a central building with up to 30 units of apartments to a perimeter building with 52 units of apartments.

The Evangelical Lutheran Good Samaritan Society of Sioux Falls, South Dakota proposed this development in late 2006 and it was approved in 2007. In 2007 they requested an amendment to permit 9 additional apartment units on the main portion of the campus that was granted. This portion of the property was designated as phase 3 with no time frame for development other than as the market demands.

Based on current market conditions 12 years after the initial approval they are requesting a change to the approved development plant for Lot 1 Block 3 of the Good Samaritan Subdivision.

The development provides dwelling units for retirement age persons ranging from independent living to skilled care. This proposed change would allow them to serve more members.

OVERVIEW:

Site Analysis

Current zoning designation:

RD- Residential Development Zone

Permitted and conditional uses:

RD-Residential development oriented toward providing services to elderly residents. **See Figure 1.**

Comprehensive Plan Designation:

Designated for future development as a combination of medium density residential to office uses, public/recreation and manufacturing, with the being medium density residential to office uses.

Existing land uses.

Vacant property

Proposed Zoning Designation

Amended RD Zone – 52 units of apartments restricted for elderly persons. The proposal is for 2 story buildings constructed along the west, south and east sides of the lot with a central parking lot between the buildings. The structures would be built in a building envelope that maintains the 30 foot landscape buffer between the east, south and

west property lines. **See Attached layout, drawings and elevations.**

Adjacent Properties Analysis

Current zoning designations:

North: RD—Residential Development Zone

South, and West: R1- Suburban Density Residential

East: – Light Manufacturing

Permitted and conditional uses:

RD –Residential Development Zone – The first phases of the Good Samaritan Retirement Development were constructed here. **M1** – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage. **R1** – Suburban Density Residential, (4 units per acre), churches, schools, parks;

Comprehensive Plan Designation:

North and East: Designated Medium Density Residential to Office Uses

South and West: Designated for low to medium density residential

Existing land uses:

North: Senior Living Facilities

South and West: Single family residential

East: vacant industrial ground

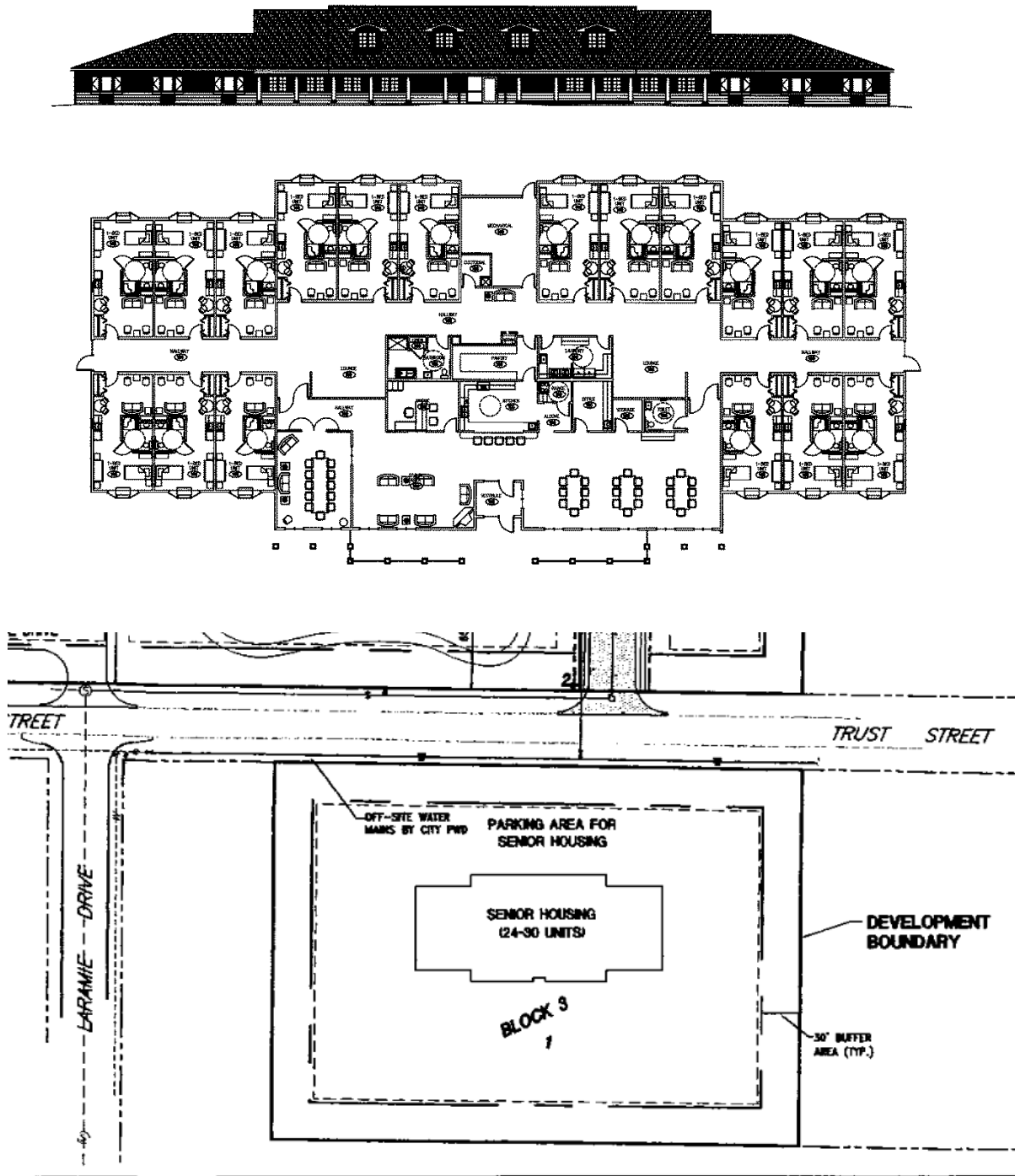


Figure 1. Development Plan As Approved in 2006 for Block 3 Lot 1

EVALUATION:

Positive Implications:

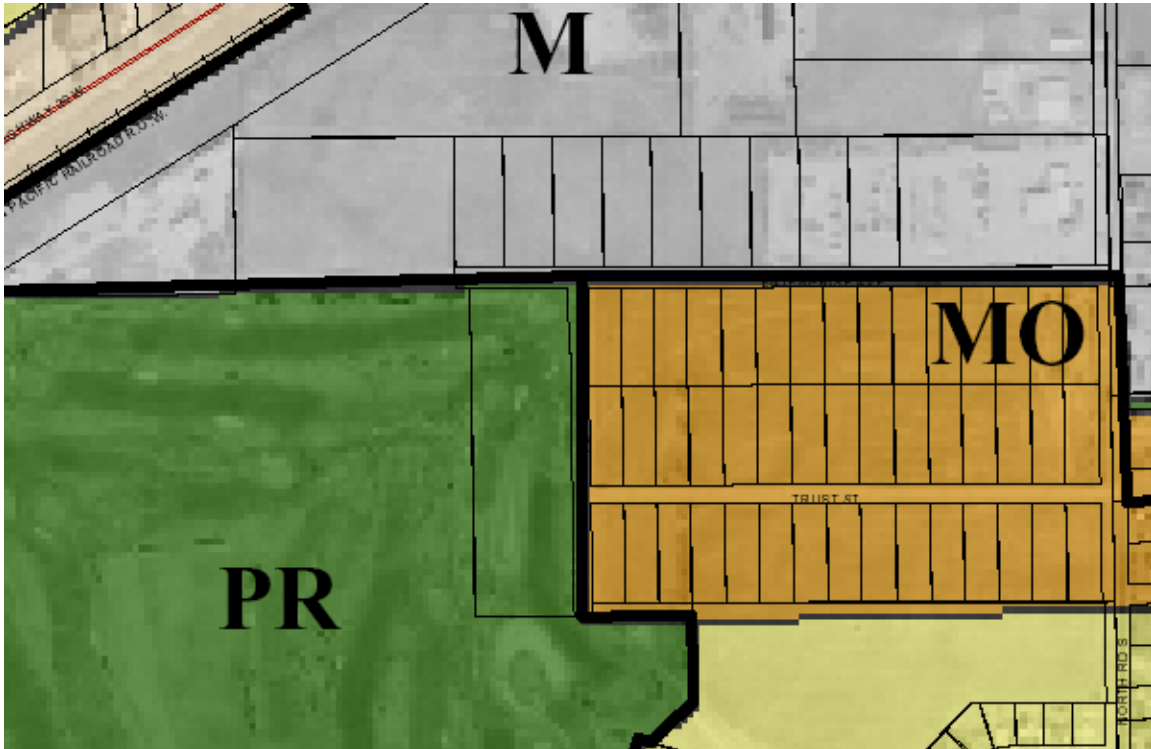
- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for medium density residential to office uses. (typically R3 or RO).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Would provide additional elderly housing:* This would provide for more elderly housing. The proposed plans include everything from independent living to skilled care.
- *Enhances the buffer between the single family home and golf course to the south and west and the manufacturing to the north:* This proposal builds on the existing campus atmosphere allows an inward focus on the property to the north and separates the uses on the north and south.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop the property as shown.

- **Negative Implications:**

- *None foreseen:*

Other Considerations

The majority of this property is already intended for medium density residential to office uses as shown below on the Future Land Use Map for the City of Grand Island.



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

This proposal would amend the development plan to show buildings on the exterior of Lot 1 of Block 3 of Good Samaritan Subdivision. The 30' buffer zone with the neighboring residential will be maintained. The primary differences between this and plan as originally approved are the increase in the number of units 30 to 52 and the placement of the building at the edges of the property instead of centered. All of the parking in this proposed scenario will be shielded from view by the adjoining single family residential.

The Subdivision Agreement for Good Samaritan Subdivision Paragraph 9 Design and Construction Block 3 Lot 1 should be amended as follows:

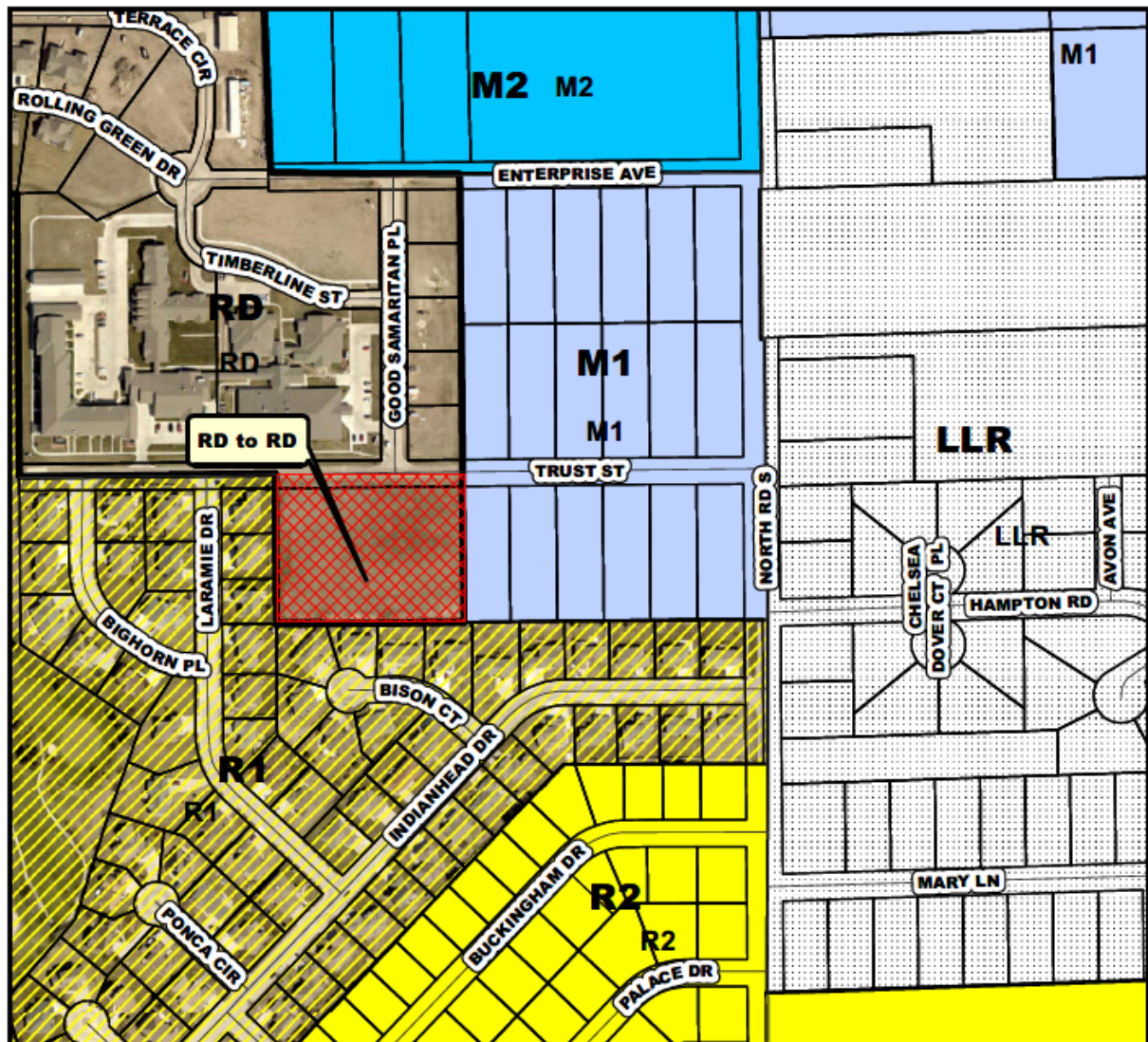
Block 3 Lot 1 Up to a 2 Story Apartment Building with **up to 52** ~~between-24 and 30~~ dwelling units as shown **on the attached layout**..

RECOMMENDATION:



That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD Residential Development Zone to an Amend RD Zone by amending the Subdivision Agreement and development plan as shown above and in the attached Exhibit 1.

_____ Chad Nabity AICP, Planning Director

Rezoning Map



Legend

-  From: RD Residential Development Zone
-  To: RD Residential Development Zone

Scale: NONE
For Illustration Purposes



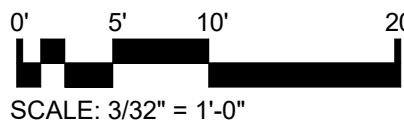
THE REGIONAL PLANNING COMMISSION of Hill
County, Grand Island, River and the Villages
of ARD, Clare and Douglas, Nebraska

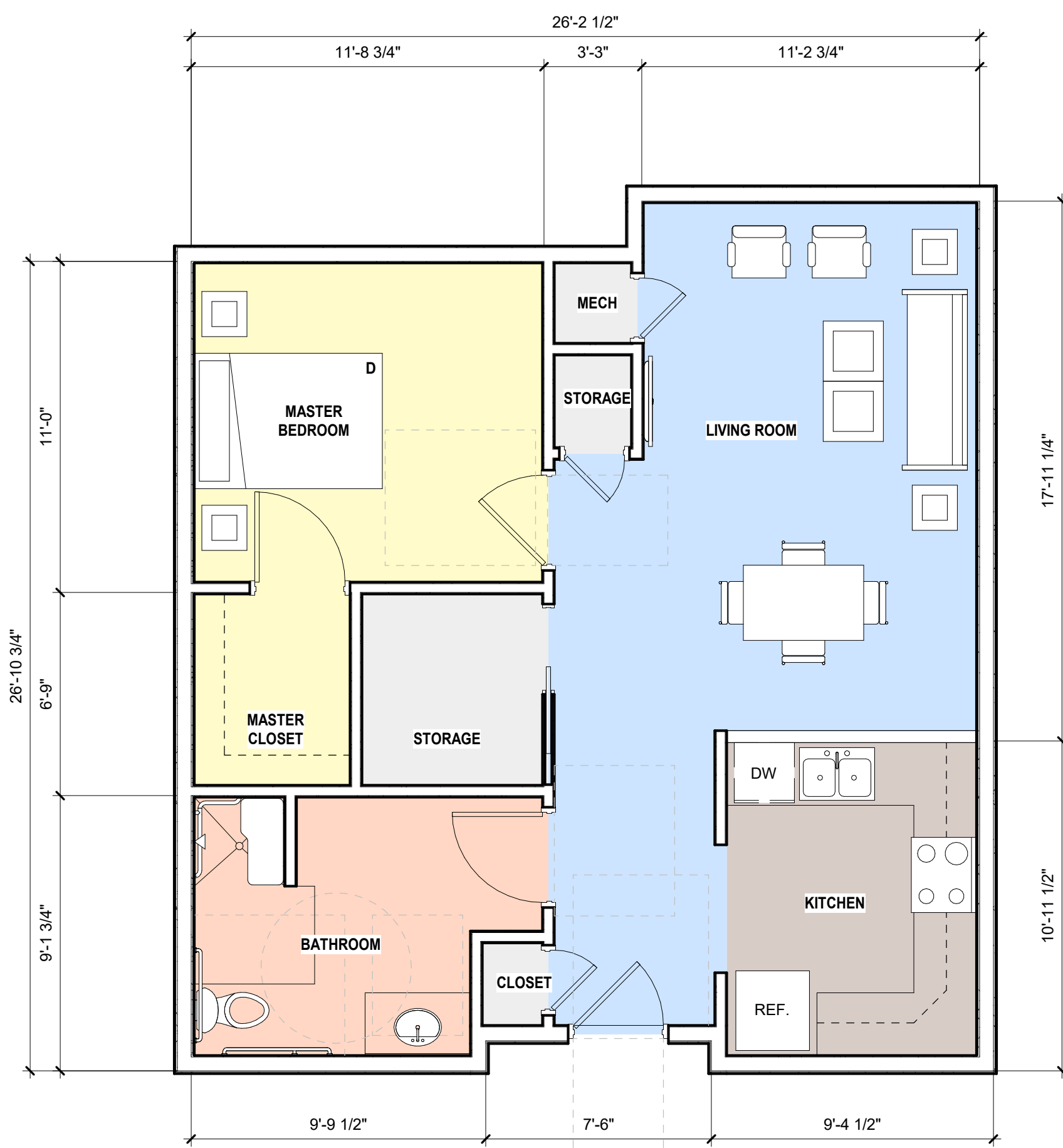
09/18/2018
GOOD SAMARITAN SUBDIVISION - GRAND ISLAND
FIRST FLOOR PLANS
07401.001





PROGRAM SQUARE FOOTAGES -	
- APARTMENT BUILDING -	(46,330 GSF)
FIRST FLOOR:	24,065 GSF
SECOND FLOOR:	22,265 GSF
- 12-PLEX BUILDING	(13,275 GSF)

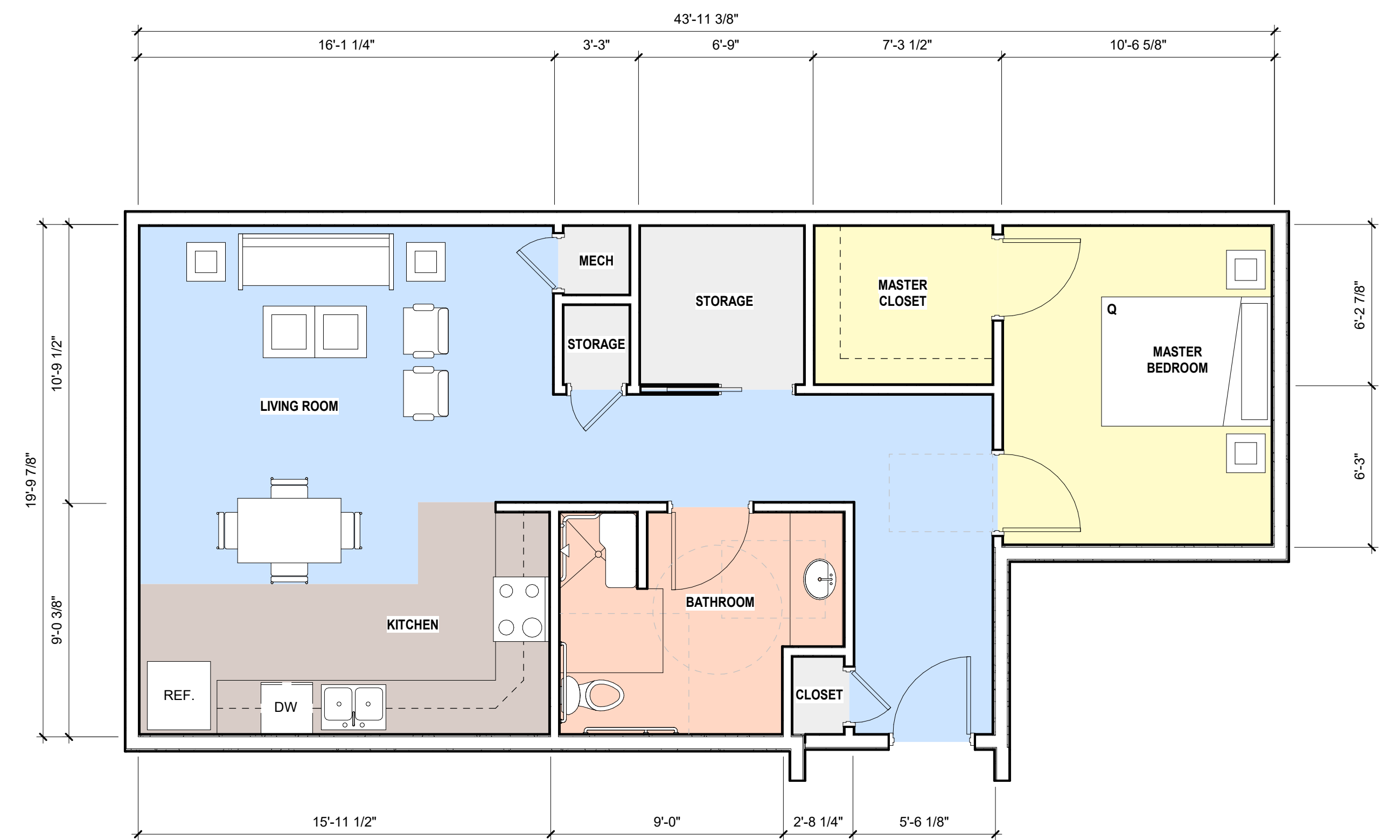




1 UNIT PLAN - 1-BED (700SF)
SCALE: 1/4" = 1'-0"



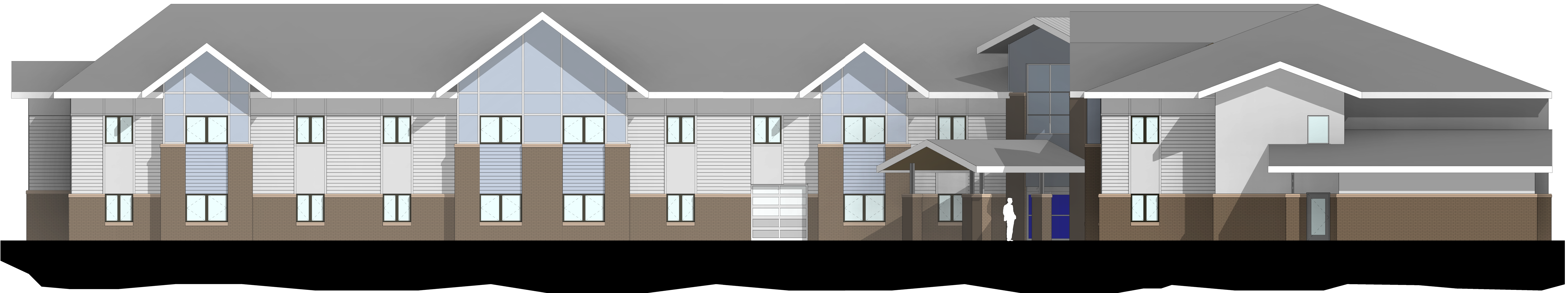
2 UNIT PLAN - 2-BED (900SF)
SCALE: 1/4" = 1'-0"



3 UNIT PLAN - 1-BED (780SF)
SCALE: 1/4" = 1'-0"

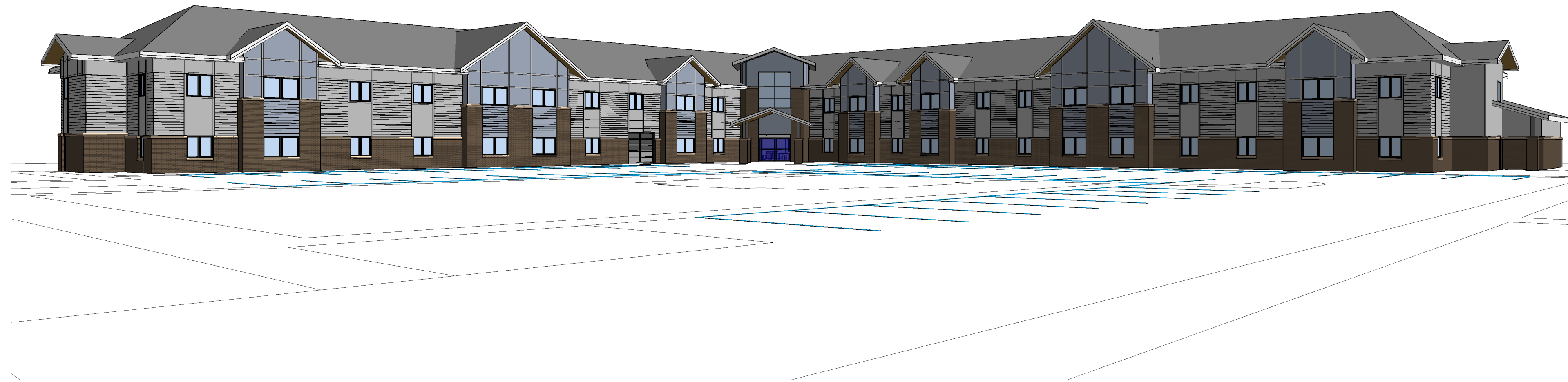


1 NORTH ELEVATION - APARTMENT
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - APARTMENT
SCALE: 3/16" = 1'-0"

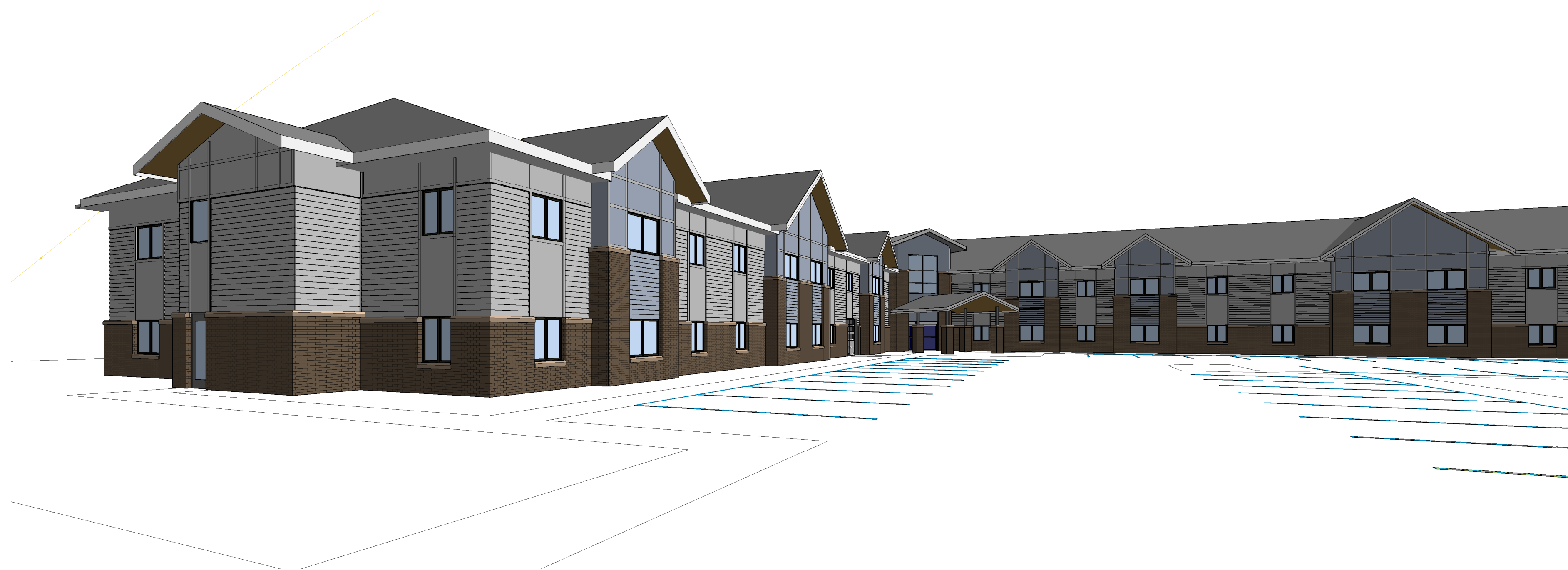
09/18/2018
GOOD SAMARITAN SUBDIVISION - GRAND ISLAND
BUILDING ELEVATIONS
07401.001



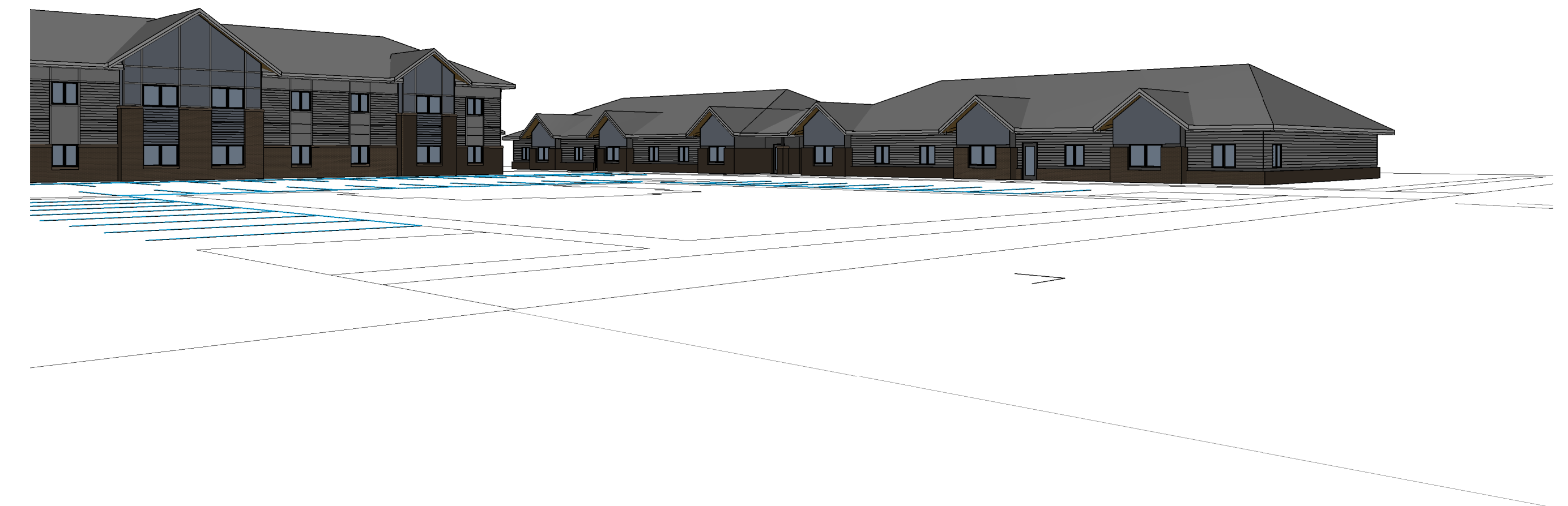
1 3D View from W entry drive
SCALE:



3 3D View from 12-PLEX entry
SCALE:



2 3D View from E entry drive
SCALE:



4 3D View from street
SCALE:

09/18/2018
GOOD SAMARITAN SUBDIVISION - GRAND ISLAND
BUILDING PERSPECTIVES
07401.001

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

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

RPC Filing Fee

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

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

Applicant Name: The Evangelical Lutheran Good Samaritan Society

Phone (h) _____ (w) 605-362-3891

Applicant Address: 4800 West 57th Street, Sioux Falls, SD 57108

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

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

Property Address 4055 Trust Street

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

Lot 1 Block 3 Subdivision Name Good Samaritan Subdivision, and/or

All/part _____ ¼ of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

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

From Residential Development (RD) to Amended Residential Development

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

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

Initial development agreement was approved but due to changing market conditions we have determined the only way we can make development on the land feasible is to build 52 units on the land. This will amend the once agreed upon unit count, building footprint and required coverage area.

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

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

A public hearing will be held for this request

Signature of Owner or Authorized Person Thomas A. Sykes

Date 8/30/2018

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

REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2017

Service or Product	Fee
Zoning Map Amendment (General)	\$850.00
Zoning Ordinance Text Amendment	\$850.00
CD or RD Comprehensive Rezoning (Grand Island \$ 2 mile)	\$850.00
P.U.D. Rezoning (4 lots or less) (Hall County)	\$850.00 + \$10.00/lot
(5 lots or more) (Hall County)	

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island.**

Zoning, Subdivision and Comprehensive plan amendment fees associated with lands located within all other areas of Hall County are **payable to the Hall County Treasurer's Office.**

*Additional fees are charged for zoning within the City of Wood River, and the Villages of Alda and Doniphan of \$50.00 each, **payable to the appropriate Clerk's office.**



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item F2

Public Hearing - Redevelopment Plan - Grand Island Hotel LLC

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 17, 2018

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 2 for a Site Specific Redevelopment Plan concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska. (C-02-2019GI)

PROPOSAL:

The Grand Island Hotels LLC. is proposing to build 79 unit Comfort Suites Hotel at this location. The property is zoned B-2 General Business in the GWC Gateway Corridor Overlay zone the proposed use is permitted in this zoning district..

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-2 General Business within the Gateway Corridor. The B-2 zone allows uses such as hotels as permitted principal use and requires a minimum lot size of 3000 square feet. Hotels are also the type of uses that were anticipated for the gateway corridor.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan call for the development of commercial uses at this location. This proposed facility will be able to connect to city utilities including sewer and water at this location. The location is also in close is on a property that is at the entrance to the City and that has been vacant for more than 10 years.

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 commercial travel oriented development at this location appears to be supported by the plan.

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area 2
August 2018**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 2 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific housing related project in Area 2.

**Executive Summary:
Project Description**

THE ACQUISITION OF PROPERTY AT 3400 S LOCUST STREET AND THE SUBSEQUENT SITE WORK, UTILITY IMPROVEMENTS, STREET IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF THIS PROPERTY INTO FOUR COMMERCIAL LOTS INTENDED FOR A 79 ROOM COMFORT INN SUITES AND THREE COMMERCIAL LOTS.

The use of Tax Increment Financing (TIF) to aid in the acquisition of property, necessary site work and installation of public utilities and utility connections and street and drainage improvements necessary to develop this site. The use of TIF makes it feasible to complete the proposed project within the timeline presented. This project would not be considered at this time and location without the use of TIF. Financing for the project is contingent on TIF

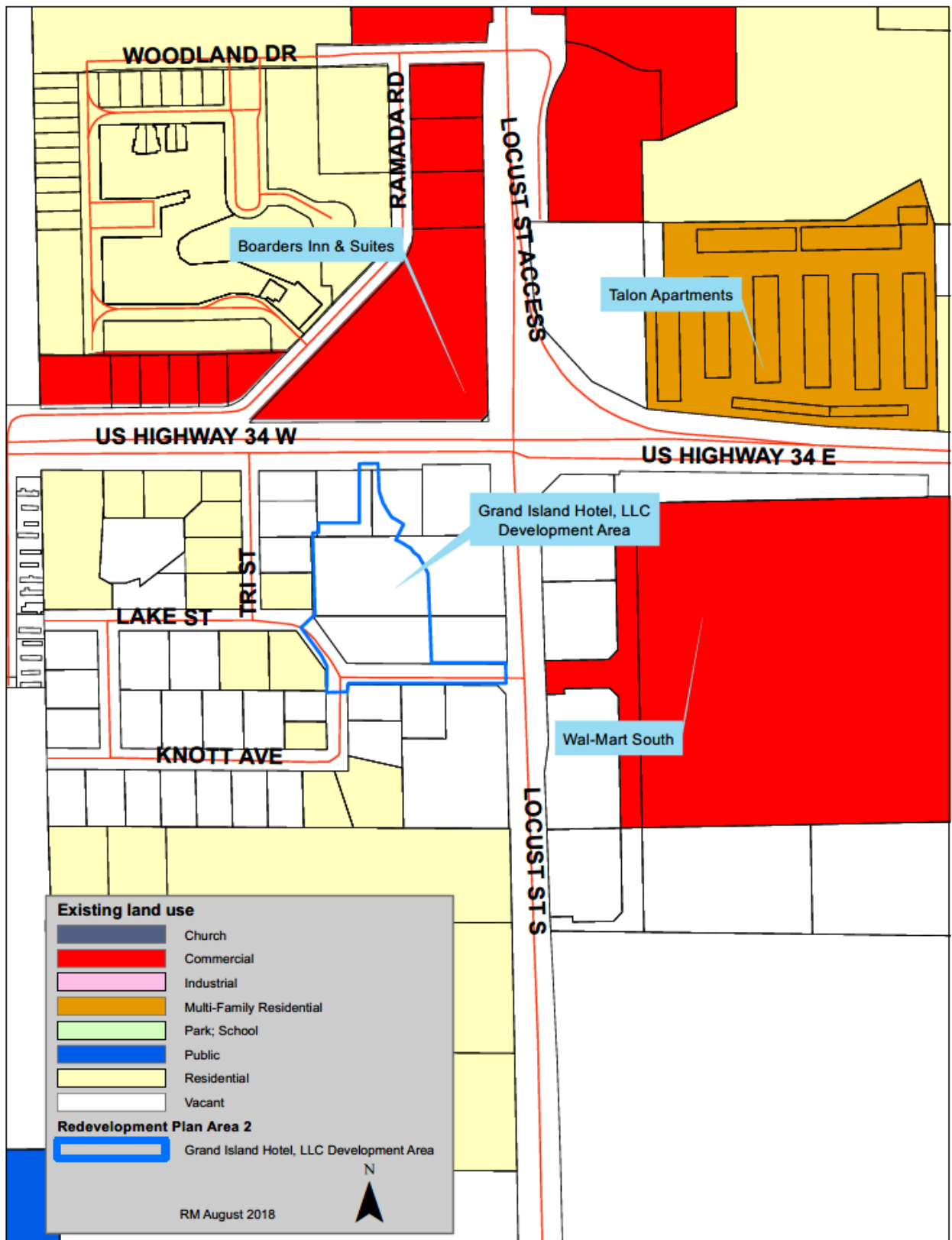
The acquisition, site work and construction of all improvements will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 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 between Locust Street on the east and Tri Street on the west and between Lake Street on the south and U.S. Highway 34 (Husker Highway) on the north in southern Grand Island, the attached map identifies the subject property and the surrounding land uses:

- **Legal Description To Be Added**



This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2020 through 2034 inclusive or as otherwise dictated by the contract.

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 construction of new commercial space on this property.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution, the Authority hereby provides that any ad valorem tax on any Lot or Lots located in the Redevelopment Project Area identified from time to time by the Redeveloper (such Lot or Lots being referred to herein as a "Phase") as identified in a written notice from the Redeveloper to the Authority (each, a "Redevelopment Contract Amendment Notice") for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract Amendment Notice and reflected in a Redevelopment Contract Amendment, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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 September 13, 1999.[§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 (26) (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, utilities and street improvements needed for the construction of a permitted use on this property. *The Hall County Regional Planning Commission held a public hearing at their meeting on _____ and passed Resolution 2018-?? confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.*

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(26) (b)]

a. Land Acquisition:

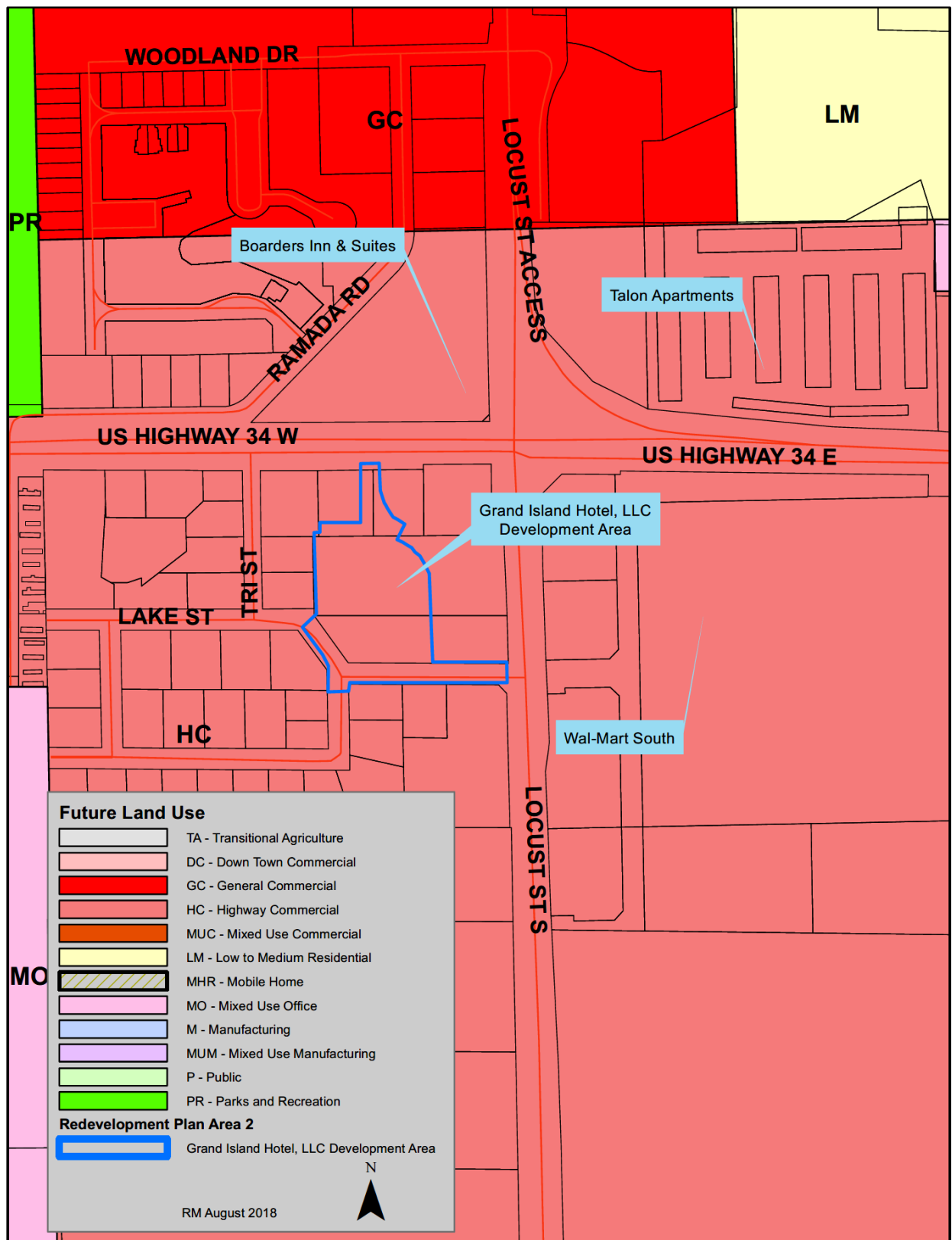
The Redevelopment Plan for Area 2 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The applicant will be acquiring the property from the current owner. It is further anticipated that the owner will sell a portions of this property to other entities for further development..

b. Demolition and Removal of Structures:

The project to be implemented with this plan will not require demolition of any existing structures. Structures on this site were demolished more than 10 years ago and the property has been sitting undeveloped since that time.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for 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)]



City of Grand Island Future Land Use Map

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. No zoning changes are necessary though the owners may wish to rezone this to a commercial development zone to facilitate the development of the property. No changes are anticipated in street layouts or grades. Lake Street will be paved at least as far as the intersection with Knott Avenue. 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 build a 79 room hotel one lot at the southwest corner of the property. A three other lots with frontage onto U.S. Highway 34 and Locust Street will also be created and made available for sale. The proposed development will be limited to either the 50% building coverage allowed in the CD zone or 65% coverage allowed in the B2 zoning district. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Connections for water and sewer will have to be extended to serve these lots.

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 is proposing to purchase this property for redevelopment for \$656,000 provided that TIF is available for the project as defined. The cost of property acquisition

is being included as a TIF eligible expense. Costs for site preparation including, grading and fill is estimated at \$171,000. Utility extensions, storm water, sewer electrical and water are estimated at \$315,700, Building plans and engineering are expected to cost \$153,090. The cost to pave Lake Street and the private drive from U.S. Highway 34 is \$432,119. An additional \$59,022 of expenses for legal work, fees and financial tracking of this project are also included as eligible expenses for a total maximum TIF request of \$1,824,179. It is estimated based on the proposed increased valuation to \$6,097,813 will result in \$1,920,000 of increment generated over a 15 year period. This project should pay off prior to the end of the 15 year bond period..

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. The Authority will assist the project by granting the sum of not less than \$1,824,179 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. This indebtedness 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 according to the approved contract. Based on current estimates this \$1,824,179 of TIF will generate \$1,281,538 to be invested in the project.

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 vacant property at this location. This lot is surrounded located at a major intersection is south east Grand Island. The property has been within a blighted area for more than 20 years and has been vacant for more than 10 years without development. 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 between October of 2018 and December of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

9. Justification of Project

This is infill development in an area with all city services available. It was anticipated by many that this area of the community would flourish after the Locust Street interchange from I-80 opened and Wal-Mart built at one corner of this intersection in 2004. Since that that time there has been very little change in the area. Proposed projects like this one and the housing project to the north and east area likely to spur the development that was expected 12 years ago.

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.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Wild Bills Fun Center Project, including:

Project Sources and Uses. A minimum of \$1,824,179 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$6,236,000 in private sector financing and investment; a private investment of \$3.41 for every TIF dollar investment. It is estimated this will pay off in slightly less than 15 years.

Use of Funds. Description	Source of Funds		
	TIF Funds	Private Funds	Total
Site Acquisition	\$656,000		\$656,000
Site preparation/Dirt Work	\$171,000		\$171,000
Paving Lake Street and Private Drive	\$432,119		\$432,119
Utilities, Storm, Sewer, Water, Parking Lot Drive Lanes	\$315,700		\$315,700
Permitting	\$37,248		\$37,248
Financing Fees and Closing Cost SBA Loan	\$50,922	\$174,079	\$225,000
Legal and Plan	\$8,100		\$8,100
Architecture/Engineering/Permitting	\$153,090		\$153,090
Building Costs		\$5,011,995	\$5,011,995
Franchise Fees		\$45,000	\$45,000
Insurance During Development		\$35,000	\$35,000
Personal Property		\$970,000	\$970,000
TOTALS	\$1,824,179	\$6,236,074	\$8,060,252

Tax Revenue. The property to be redeveloped is has a January 1, 2018, valuation of approximately \$184,087. Based on the 2017 levy this would result in a real property tax of approximately \$3,985. It is anticipated that the assessed value will increase by \$5,913,726 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$128,006 annually resulting in approximately \$1,920,000 of increment over the 15 year period. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2015 assessed value:	\$ 184,087
Estimated value after completion	\$ 6,097,813
Increment value	\$ 5,913,726
Annual TIF generated (estimated)	\$ 128,006
TIF bond issue	\$ 1,824,179

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

The redevelopment project area currently has an estimated valuation of \$184,087. The proposed extension improvements at this location will result in at least an additional \$5,913,726 of taxable valuation based on the Hall County Assessor's office evaluation of the project. 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. The project will not add any tax burdens to taxing entities. Therefore no tax shifts will occur.

(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. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. Fire and police protection are available and should not be impacted by this development.

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

The proposed uses at this site would compete for entry level and part time positions along with similar travel and entertainment type businesses located in and locating in the City.

(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 is a new hotel along the entrance to Grand Island and the Nebraska State Fair Grounds. This additional hotel will increase the number of rooms available in Grand Island and may result in lower occupancy rates for older hotels in the region. The Grand Island City Council and CRA have approved several TIF project that include building or renovating hotels in the area including some hotels neighboring this property, Mainstay Suites, Best Western and Borders Hotel to the north all received TIF to facilitate their projects.. Two of the hotel projects that have been approved, one on Locust Street and State Fair Boulevard and one at U.S. Highway 34 and U.S. Highway 281 have not been built yet.

(e) Impacts on the student population of school districts within the city or village; and

This project including a hotel for transient population and visitors to the region and 3 commercial lots for sale is unlikely to create any direct increase in cost for schools in the the area.

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

This project will utilize a piece of property in the Grand Island City Limits that has been vacant for at least more than 10 years. This corner was included in one of the original blight studies for the City of Grand Island because of the development that was located here and because it is a highly visible entrance corner. These facilities will complement Fonner Park, the State Fair Grounds, Heartland Event Center, Island Oasis, and similar civic tourist draws.

Time Frame for Development

Development of this project is anticipated to be completed during between March 2019 and February of 2020. The base tax year should be calculated on the value of the property as of January 1, 2019. Partial excess valuation should be available for this project for 15 years beginning with the 2020 tax year with the full valuation available for the 2021 tax year. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years. Based on the purchase price of the property and estimates of the expenses of utilities, streets and site preparation activities and associated engineering/design fees, the developer will spend upwards of \$1,824,179 on TIF eligible activities. The full amount of TIF generated over a 15 year period would be \$1,920,000 so this request will pay off slightly before the end of the 15 year period with no additional increases in valuation or tax levies.

Resolution Number 2019-01

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the amendment of the Redevelopment Plan for CRA Area 2 requested by Grand Island Hotels LLC.** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on October 3, 2018, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday September 14th and Friday September 21st, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: October 3, 2018.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item F3

**Public Hearing - Redevelopment Plan - Paramount Development
LLC**

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 17, 2018

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for property located at 411 W Third Street (the upper floor the of the west side of the old Sears Building) in Grand Island, in Hall County, Nebraska to support this development. (C-03-2019GI)

PROPOSAL:

The Paramount Development LLC is proposing to build four 2 bedroom apartments on the second floor of the west end of the old Sears building at 411 W Third Street. The property is zoned B-3 Heavy Buisness the proposed uses are permitted in this zoning district..

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-3 Heavy Business. The B-3 zone allows uses such as residential as permitted principal use with no maximum density and requires a minimum lot size of 6000 square feet. This furthers the effort of the Downtown Improvement District and Grand Island City Council to develop 50 upper story residential units in 5 years.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan call for the development of a mix of commercial and residential uses at this location. This proposed facility will be able to connect to city utilities including sewer and water at this location.

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

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area 1
September 2018**

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 REDEVELOPMENT OF A PORTION OF THE OLD SEARS BUILDING LOCATED AT 411 W. 3RD STREET FOR RESIDENTIAL USES, INCLUDING ACQUISITION, FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the second floor and necessary first floor entrances and exits to support the development of four 2-bedroom apartments on the second floor of the west side of Old Sears located at 411 W. 3rd street. It is anticipated that additional TIF applications will be proposed for commercial uses within the remainder of the building. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating a portion of this building into market rate residential units. The addition of the residential units is consistent with the downtown redevelopment plan and priorities to add 50 residential units downtown by 2019. This project would not be feasible without the use of TIF.

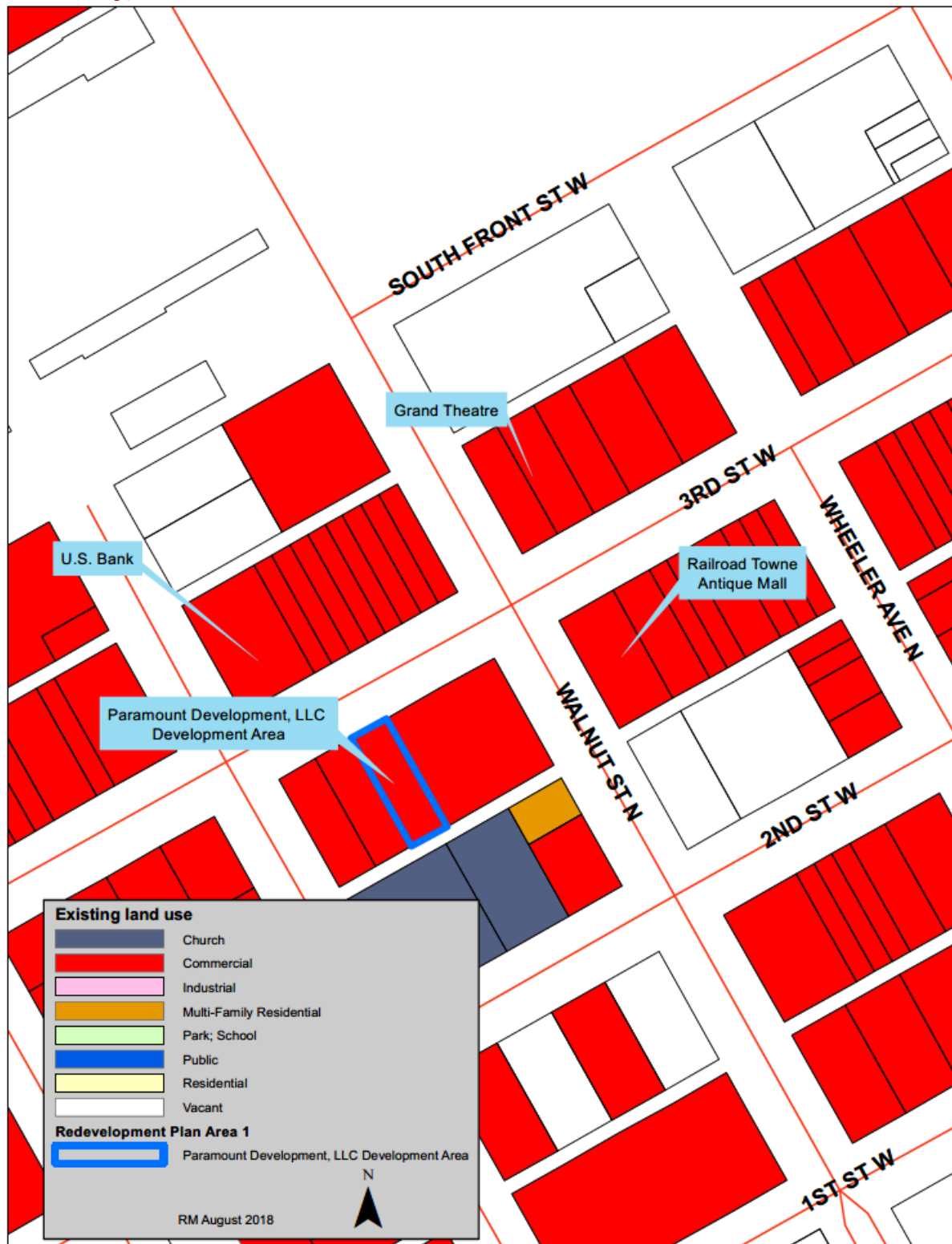
Paramount Development LLC is purchasing the rights to this section of the building through a condominium arrangement. They are purchasing the property for \$77,000. The purchase price is included as an eligible TIF activity. The building is currently vacant and this upper floor space has been vacant for numerous years. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

The second floor and necessary first floor exits and entrances at 411 W. 3rd Street in Grand Island Nebraska. The actual legal will be provided with the master deed for the condominium.

Legal Descriptions: The second floor of the building on the easterly 44 feet of Lot Three (3) in Block Sixty-Three (63) in the Original Town, now City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2020 through 2034 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 rehabilitation of this portion of the building for residential uses as permitted in the B3 Heavy Business Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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 rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on October 3, 2018 and passed Resolution 2019-011 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

a. Land Acquisition:

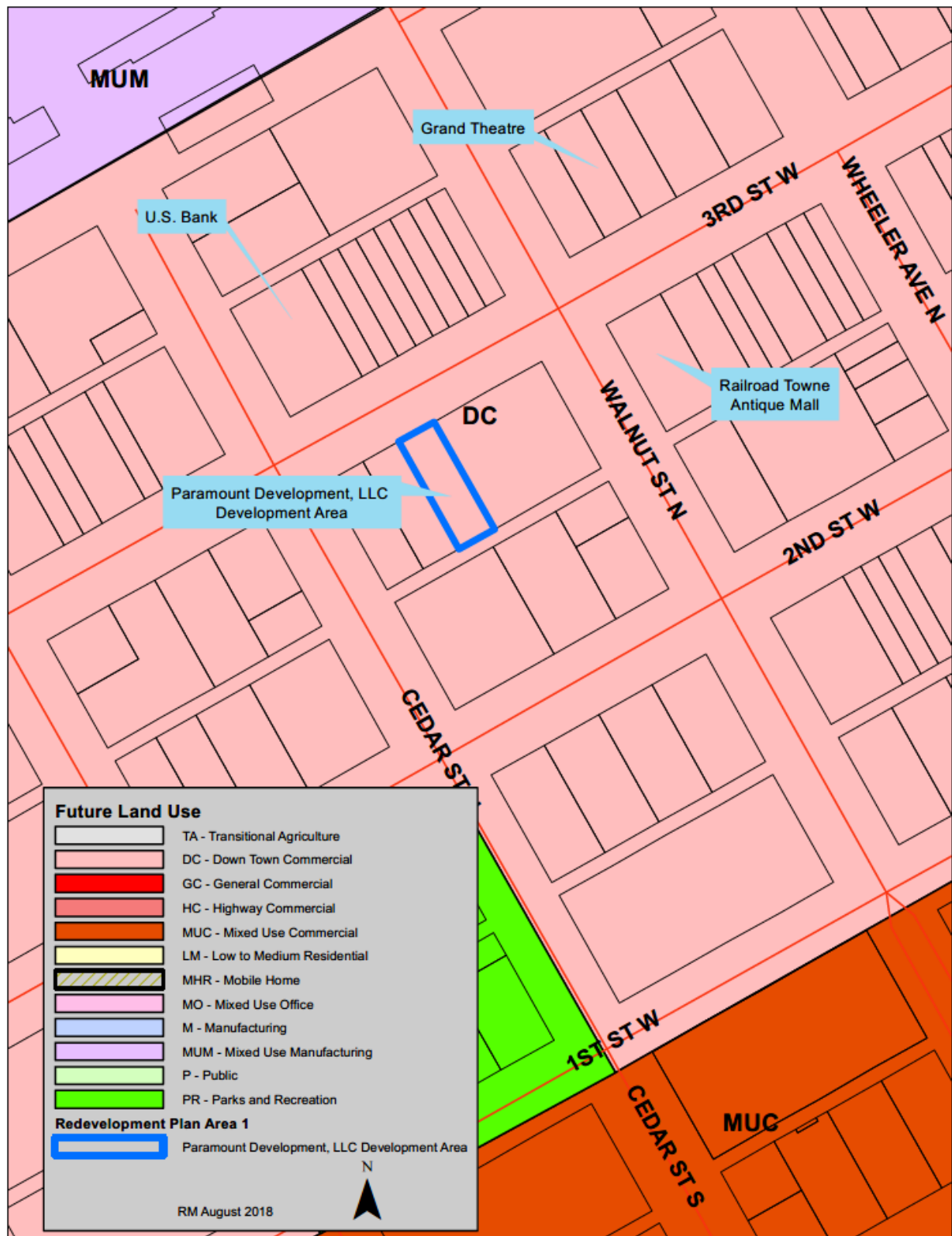
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property. Demotion of internal structures to accommodate the redevelopment is anticipated and permitted.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

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

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with 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 rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. .

Electric utilities are sufficient for the proposed use of this building.

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 property is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§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] No members of the authority or staff of the CRA have any interest in this property. Tom Gdowski, is President of Equitable bank and most likely will be part of the bank approval of a loan for this project.

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 is purchasing the rights to just this portion of the property through a condominium arrangement for \$77,000. The estimated costs of rehabilitation of this

property is \$500,000, planning related expenses for Architectural and Engineering services of \$8,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$8,000 including a reimbursement to the City and the CRA of \$6,100 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$640,000. The CRA has been asked to grant \$80,000 to this project to offset the cost of life safety improvements as part of the upper story life/safety grant program. The total eligible expenses for this project less other grant funds by the CRA is \$550,000.

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. The Authority will assist the project by granting the sum of \$159,800 from the proceeds of the TIF. This indebtedness 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, 2021 through December 2034.

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. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area.

8. Time Frame for Development

Development of this project is anticipated to be completed between October 2018 and March of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new upper story residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The main floor and basement of the building are likely to be used for commercial and office space but are not included within this application.

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.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$159,800 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a life/safety grant of \$80,000. This investment by the Authority will leverage \$403,200 in private sector financing; a private investment of \$1.69 for every TIF and grant dollar investment.

Use of Funds	Source of Funds.			
Description	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition	77000	—	\$0	\$77,000
Legal and Plan*	8000		\$0	\$8,000
Engineering/Arch	8000		\$0	\$8,000
Renovation	\$66,800	\$80,000	\$348,000	\$500,000
Contingency			\$50,000	\$50,000
TOTALS	\$159,800	\$80,000	\$398,000	\$643,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$77,000. Based on the 2017 levy this would result in a real property tax of approximately \$1,734. It is anticipated that the assessed value will increase by \$473,000 upon full completion, as a result of the site redevelopment. This

development will result in an estimated tax increase of over \$10,654 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value:	\$ 77,000
Estimated value after completion	\$ 550,000
Increment value	\$ 473,000
Annual TIF generated (estimated)	\$ 10,654
TIF bond issue	\$ 159,814

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

The redevelopment project area currently has an estimated valuation of \$77,000. The proposed redevelopment will create additional valuation of \$550,000. 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. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

This will provide additional housing options in the downtown area consistent with the planned development in Downtown Grand Island.

(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 project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide housing options for employees of Downtown businesses that wish to live Downtown.

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance. The units to be developed with this project are unlikely to be family units, especially for families with school age children. These are two bedroom second story units located in the historic downtown.

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. Four additional household would house 11 people. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that there would be an additional 2 school age children generated by this development. According to the National Center for Educational Statistics¹ the 2015-16 enrollment for GIPS was 9,698 students and the cost per student in 2013-14 was \$12,343 of that \$5,546 is generated locally. It is likely that the school system would be able to absorb any students from this additional development without adding to school facilities or staffing.

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

This project is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional housing units in downtown Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed during between December of 2018 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2019. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$159,800 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$643,000 on TIF eligible activities in excess of other grants given.

¹ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016

Resolution Number 2019-02

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the amendment of the Redevelopment Plan for CRA Area 1 requested by Paramount Development LLC.** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on October 3, 2018, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday September 14th and Friday September 21st, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: October 3, 2018.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item J1

Final Plat - Cedar Knoll Subdivision

Staff Contact:

August 23st, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on September 5th, 2018, in the City Council Chambers located in Grand Island's City Hall.

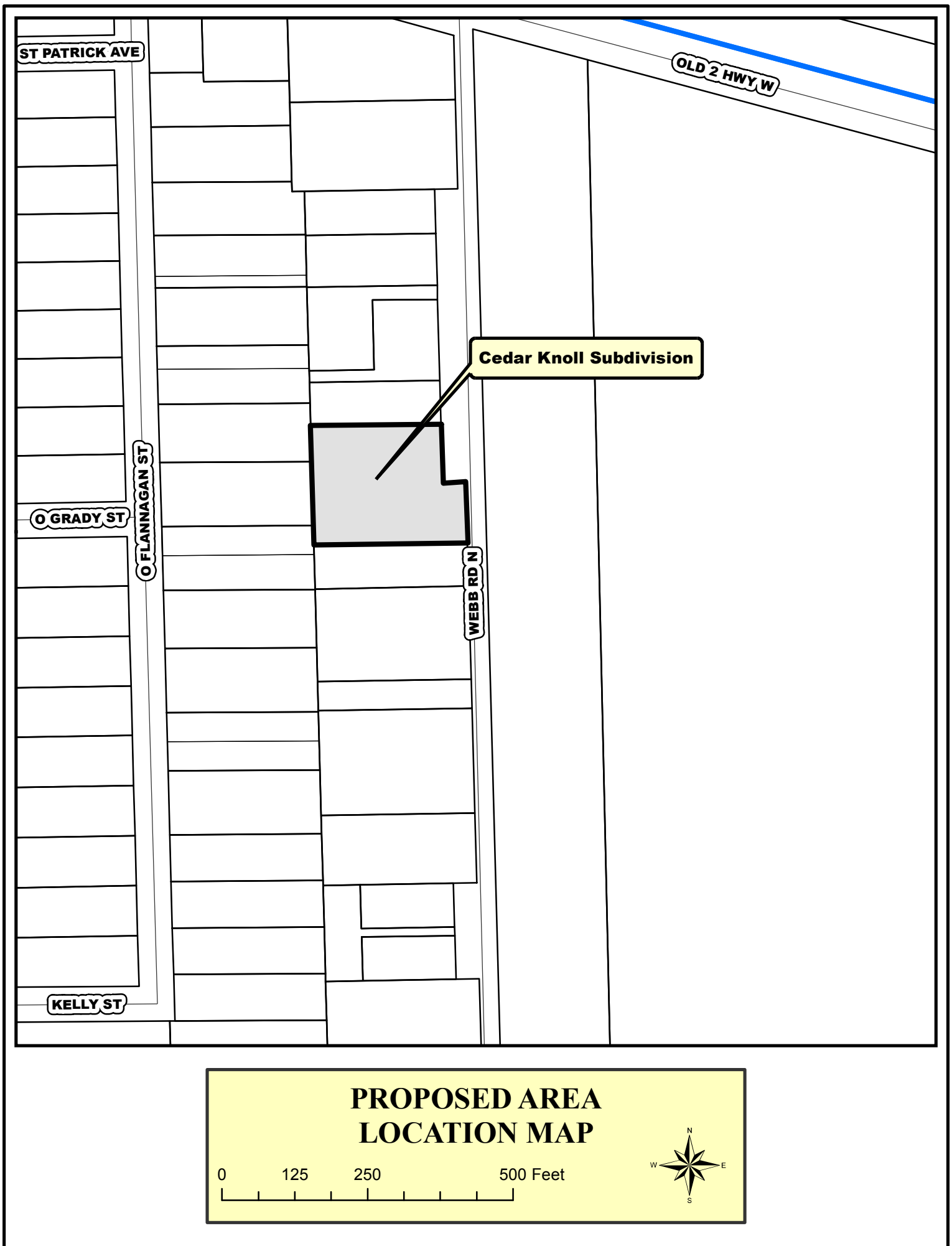
Sincerely,

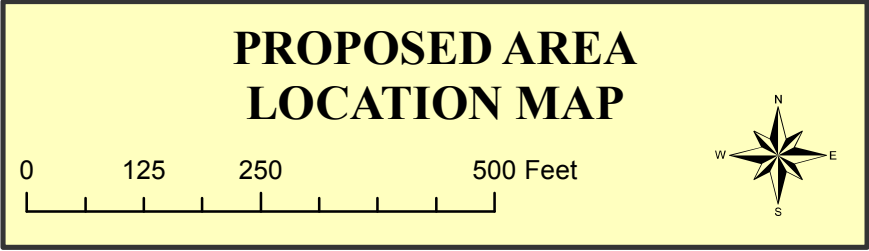
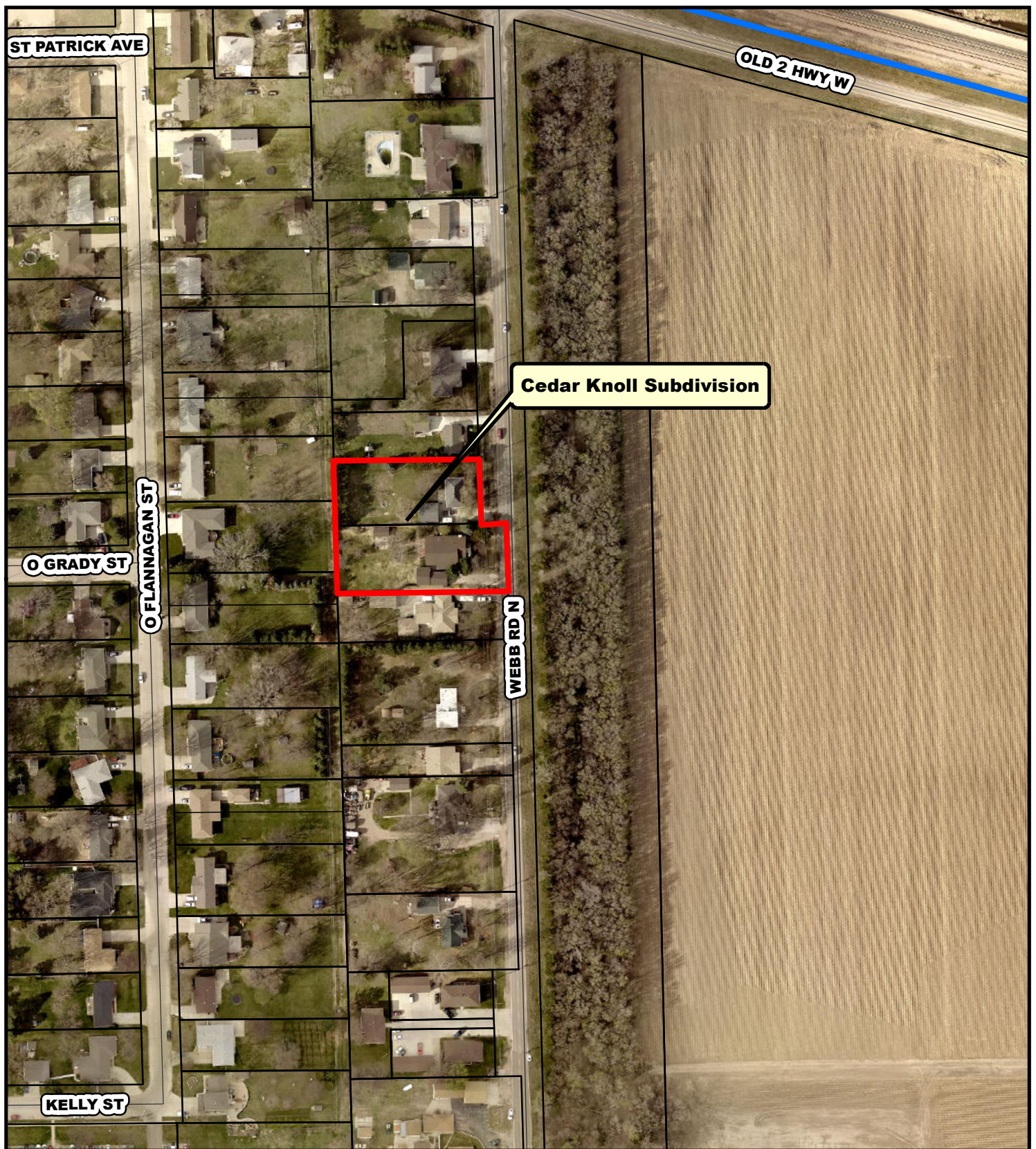
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Bruhn Subdivision	2.989	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska.
GIPS Jefferson Second Subdivision	5.507	2	A replat of all lots 1 and 2, GIPS Jefferson Subdivision and all of lots 2-4, block 14, in Wallichs Addition. All in the City of Grand Island, Hall County, Nebraska.
Gooseberry Falls Subdivision	3.298	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Twenty Seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska.
Kings Crossing Subdivision	6.275	2	A tract of land consisting of part of the Northeast Quarter of the Northeast Quarter (NE 1/4, NE1/4) Section Thirty-three (33), Township Eleven(11) North, Range Nine (9) west of the 6th P.M., City of Grand Island, Hall County, Nebraska.
The Orchard Subdivision ** (Preliminary Plat Update)	23.81	182	That part of the East half of the Northwest Quarter of Section 10, Township 11 north, Range 9 west of the 6 th Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2 , except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.





FINAL PLAT
CEDAR KNOLL SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER, SOUTHEAST QUARTER
SECTION 1, T11N, R10W
FOUND 5/8" REBAR.
W 33.25' PK W/WASHER IN PP
E 33.96' REBAR IN CONC W.P.
SW 82.79' PK W/WASHER IN PP
SE 86.40' CENTER TOP NUT ON F.H.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that, DOUGLAS D. JENSEN and CHERYL L. JENSEN, CO-TRUSTEES OF THE DOUGLAS D. JENSEN AND CHERYL L. JENSEN REVOCALBE LIVING TRUST AGREEMENT DATED OCTOBER 16, 2007, AS AMENDED, and Douglas D. Jensen and Cheryl L. Jensen, husband and wife, being the sole owners of the land described hereon, had caused some to be surveyed, subdivided, platted and designated as "CEDAR KNOLL SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the Easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress there to, 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 the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska,

This _____ day of _____, 2018.

DOUGLAS D. JENSEN, CO-TRUSTEE

CHERYL L. JENSEN, CO-TRUSTEE

Douglas D. Jensen, husband

Cheryl L. Jensen, wife

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____) S.S.

On the _____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared DOUGLAS D. JENSEN, CO-TRUSTEE and CHERYL L. JENSEN, CO-TRUSTEE OF THE DOUGLAS D. JENSEN AND CHERYL L. JENSEN REVOCALBE LIVING TRUST AGREEMENT DATED OCTOBER 16, 2007, AS AMENDED, and to me personally known to be the identical persons whose signature are affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed and the voluntary act and deed of said REVOCALBE LIVING TRUST AGREEMENT and that they were empowered to make the above dedication for and in behalf of said REVOCALBE LIVING TRUST AGREEMENT.

My commission expires _____ (Seal)

Notary Public

STATE OF NEBRASKA)
COUNTY OF HALL) S.S.

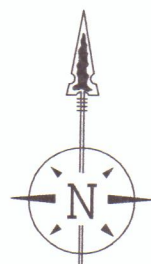
On the _____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared Douglas D. Jensen and Cheryl L. Jensen, husband and wife, to me personally known to be the identical persons whose signature are affixed hereto, and that each did acknowledge the execution 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

LEGEND

- ▲ = SECTION CORNERS FOUND
- = CORNERS FOUND
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- (R) = RECORD DISTANCES
- (D) = DEEDED DISTANCES
- = BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- - - = EXISTING LOT LINES
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE



0 20' 40' 80'
SCALE: 1" = 40'

SOUTHEAST CORNER, SOUTHEAST QUARTER
SECTION 1, T11N, R10W
FOUND ALUMINUM CAP.
N 0.55' BRASS CAP
NW 84.20' NAIL IN PP
SE 75.95' PK NAIL IN PP
SW 80.20' CHISLED X NE BASE OF L.P.

NOTES

This plat prepared July, 2018 for:

Douglas J. Jensen and Cheryl L. Jensen, husband and wife
2704 N Webb Road
Grand Island, NE 68803

Current Zoning: R1
Proposed Zoning: R1

LEGAL DESCRIPTION

A tract of land being all of Lot One (1), Lepant Subdivision, in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE 1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska and more particularly described as follows:

Referring to an Aluminum Cap at the Southeast corner of the Southeast Quarter of Section 1 and assuming the East line of said Southeast Quarter as bearing N 00°30'38" W and all bearings contained herein are relative thereto; thence N 00°30'38" W on said East line of the Southeast Quarter a distance of 1409.35 feet to a nail in the pavement at the Northeast corner of NCC-1701 Subdivision, in the City of Grand Island, Nebraska, and the ACTUAL POINT OF BEGINNING; thence N 89°55'20" W on the North line of said NCC-1710 Subdivision and on the North line of Lot 1, NCC-1710A Subdivision, in the City of Grand Island, Nebraska a distance of 263.66 feet to a 1/2" Iron Pipe at the Northwest corner of said Lot 1, NCC-1710A Subdivision; thence N 00°30'38" W on the East line of Block 3 of Dickey Second Subdivision, Hall County, Nebraska and on the West line of Lot 1, Lepant Subdivision, in the City of Grand Island, Nebraska a distance of 204.85 feet to a 1/2" Iron Pipe at the Northwest corner of said Lot 1, Lepant Subdivision; thence S 89°54'20" E on the North line of said Lot 1, Lepant Subdivision a distance of 223.66 feet to a 1/2" Iron Pipe at the Northeast corner of said Lot 1, Lepant Subdivision; thence S 00°30'38" E on the East line of said Lot 1, Lepant Subdivision a distance of 100.09 feet to a 1/2" Iron Pipe at the Southeast corner of said Lot 1, Lepant Subdivision; thence S 89°55'20" E on the South line of said Lepant Subdivision a distance of 40.00 feet to said East line of the Southeast Quarter; thence S 00°30'38" E on said East line of the Southeast Quarter a distance of 104.70 feet to the Point of Beginning. Containing 1.15 Acres, more or less, of which 0.10 Acres, more or less, are dedicated for Public Right of Way purposes.

APPROVALS

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

CHAIRMAN (signature) (date)

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2018.

MAYOR CITY CLERK (SEAL)

SURVEYOR'S CERTIFICATE

I hereby certify that on June 26, 2018, I completed an accurate survey, performed under my direct supervision, of CEDAR KNOLL SUBDIVISION, an addition to the City of Grand Island, Hall Count, 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 corners as shown on the plat; that each Lot bears its own number; and that said survey was made with reference to know and recorded monuments.

(S E A L)

Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672

Date: _____

SHEET 1 OF 1

MA Miller & Associates	PARTY CHIEF:	SURVEY COMPLETED:
	JARED YENDRA	JUNE 26, 2018
	DRAWN BY:	REVISION
	DATE & REASON	
	1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-1406 Fax: 308-234-1146 www.miller-engineers.com	E.S. #

HALL CO-GRAND ISLAND-CEDAR KNOLL SUBDIVISION

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Douglas D. Jensen
Address 2704 N Webb Road,
City Grand Island, State NE Zip 68803
Phone (308) 379-2970

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Miller & Associates Consulting Engineers, P.C.
Address 1111 Central Avenue
City Kearney, State NE Zip 68847
Phone (308) 234-6456
Surveyor/Engineer Name Chad Dixon License Number 672

SUBDIVISION NAME: JENSEN SUBDIVISION Cedar Knoll Subdivision

Please check the appropriate location

☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

☒ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 1
Number of Acres 1.15

Checklist of things Planning Commission Needs

☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☒ Utilities Sheet – See Preliminary Plat
☒ Receipt for Subdivision Application Fees in the amount of \$ _____

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item J2

Final Plat - Gooseberry Falls Subdivision

Staff Contact:

September 20, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on October 3rd, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

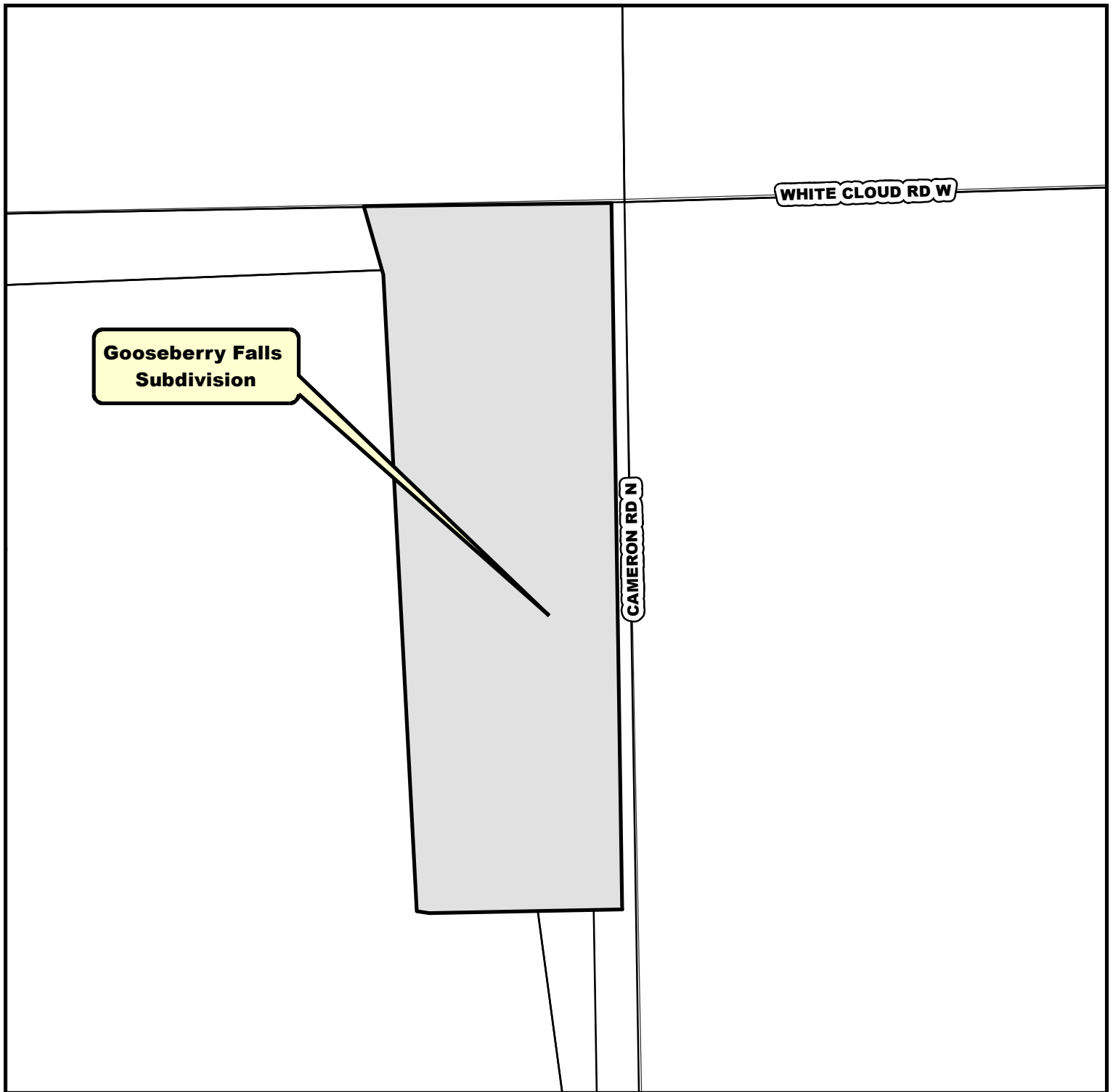
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Cedar Knoll Subdivision	1.15	1	A tract of land being all of lot one (1), Lepant Subdivision in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) west of the 6 th Principal Meridian, Hall County, Nebraska.
Crossroads Subdivision	10.82	5	A tract of land being part of Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), Section Thirty-Three (33), Township Eleven (11) North, Range Nine (9) West of the 6 th Principal Meridian, Hall County, Nebraska.
Gooseberry Falls Subdivision	3.298	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Twenty Seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska.
Nancy Archer Acres Subdivision	3.146	1	A tract of land consisting of part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Eleven (11) North, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska.
Ummelville Third Subdivision	2.11	2	A tract of land being all of Lot One (1), Concept Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska.

Subdivision Location Map



Legend

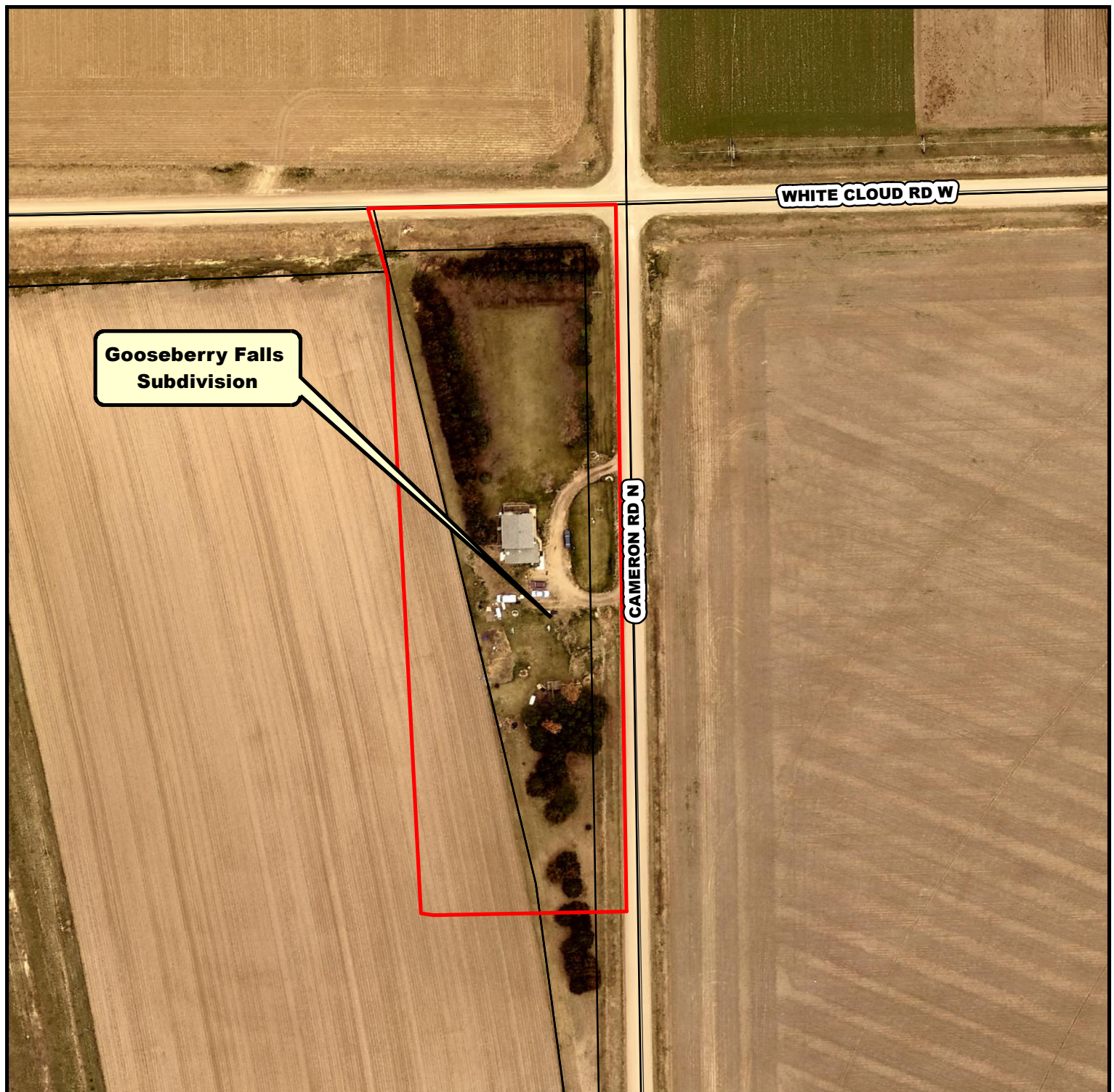
 Proposed Area

Scale: NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aldo, Cairo and Doriphan, Nebraska

Subdivision Location Map



Legend

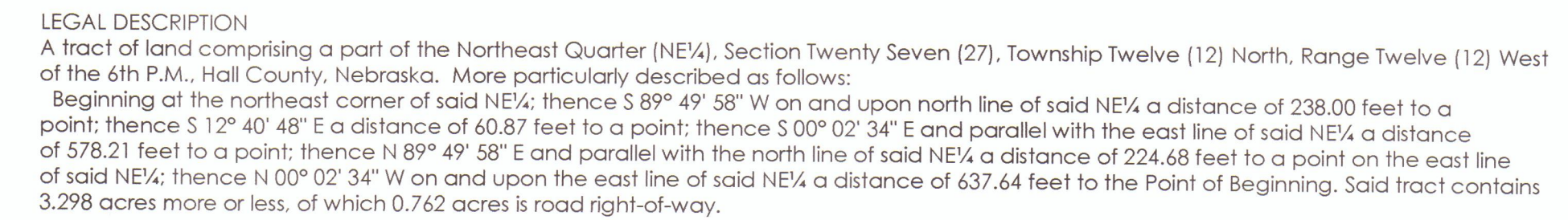
 Proposed Area

Scale: NONE
For Illustration Purposes



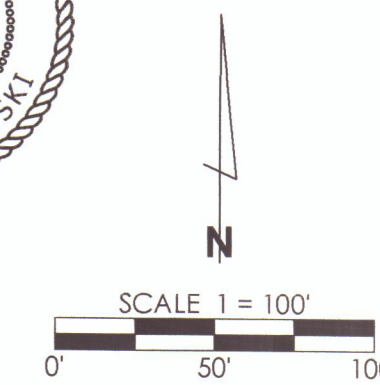
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aldo, Cairo and Dorisphen, Nebraska

PL. NE 1/4, SECTION 27 - T12N - R12W
HALL COUNTY, NEBRASKA
PRELIMINARY / SITE PLAT



SURVEYORS CERTIFICATE
I hereby certify that on August 2, 2018, I completed an accurate survey of the above described property as shown on the accompanying plat. All dimensions are in feet and are accurate to the best of my knowledge and belief.

Evan A. Jasnowski
Evan A. Jasnowski R.L.S. #776

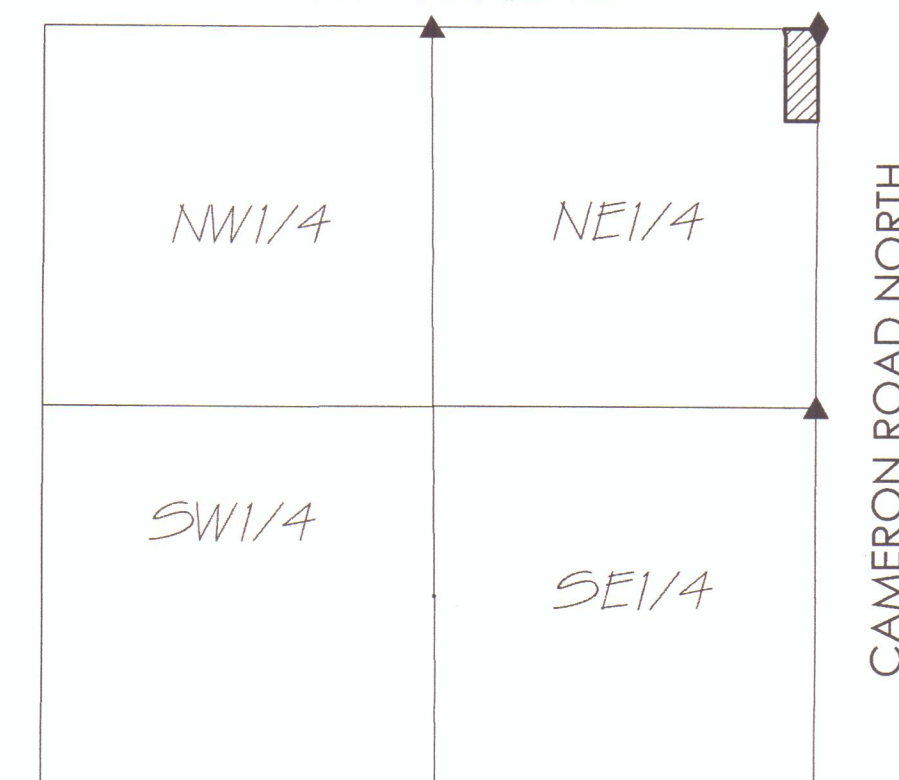


LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = CALCULATED POINT
O = 3/4" REBAR w/ PLASTIC CAP PLACED
● = 3/4" IRON PIPE FOUND UNLESS NOTED
P.O.B. = POINT OF BEGINNING

CORNER TIES
NE COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 1.5' BELOW GRADE
47.38' SE to MAG NAIL w/ DISK IN GUY POLE
44.51' SW to MAG NAIL w/ DISK IN POWER POLE
50.10' NW to MAG NAIL w/ DISK IN POWER POLE

N¼ COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 0.5' BELOW GRADE
41.67' NW to ¾" REBAR w/ PLASTIC CAP
32.73' N to 2" IRON PIPE
38.92' SE to ¾" REBAR w/ PLASTIC CAP
51.51' SW to ¾" REBAR w/ PLASTIC CAP

E $\frac{1}{4}$ COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 0.5' BELOW GRADE
115.17' NW to MAG NAIL IN POWER POLE
31.46' W to BLM BRASS CAP
35.38' E to NAIL IN FENCE POST
45.34' SE to NAIL IN FENCE POST

VICINITY MAP (NOT TO SCALE)

SECTION 27, T 12 N, R 12 W

OWNER - DEAN JOHNSON & NORM KROLIKOWSKI
SUBDIVIDER - DEAN JOHNSON
SURVEYOR - JASNOWSKI SURVEYING LLC
NUMBER OF LOTS - 1



SURVEY REQUESTED BY DEAN JOHNSON
PROJECT NUMBER 18-LS-94 - DATE 08/08/2018
DRAWN BY EAJJ - CHECKED BY E.D.J.
1203 1st STREET, AURORA, NE 68818
PHONE 402-694-8703 - EMAIL ejasnowski@gmail.com

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Dean Johnson Carolyn S Johnson
Address 4944 N Cameron Road
City Cairo, State NE Zip 68824
Phone 308-379-0243

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: [Signature] Carolyn S Johnson
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC.
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone 402-694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Gooseberry Falls Subdivision

Please check the appropriate location

- ☐ Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☒ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots _____

Number of Acres _____

Checklist of things Planning Commission Needs

- ☐ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☒ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 430.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 281-2211.

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
HALL COUNTY NEBRASKA

No. 20181616

September 17, 2018

680.00

RECEIVED OF JASNOWSKI SURVEYING LLC
the sum of Six Hundred Eighty Dollars And No Cents

collected by CHRISTINEP
for FILING FEES FOR NEW SUB DIVISION FOR GOOSEBERRY FALLS SUBDIVISION
\$430.00, \$250.00 FOR ABANDONMENT OF SUBDIVISION/ CK

Credits To:		
100 COUNTY GENERAL	36501 MISC FEES AND	\$680.00

Alaina Verplank
County Treasurer

CHRISTINEP
Deputy

September 12, 2018

Hall County Regional Planning Commission
Attn: Chad Nabity
100 East First Street
Grand Island NE 68801

RE: Request for Abandonment of Subdivision

Dear Mr. Nabity:

Please accept this as our formal request to abandon the following subdivision currently owned by Dean L. Johnson and Carolyn S. Johnson:

Parcel Number:	400365340
Map Number:	3546-00-0-00140-000-0001
Situs:	04944 \N CAMERON RD
Legal:	SOUTH LOUP TWP MIETH SUB LT 1
Cadastral:	0004-0035-0008D
Address	4944 N. Cameron Rd, Cairo NE

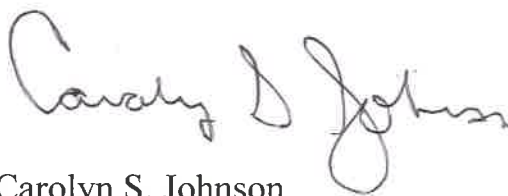
Please this item on the agenda for the October meeting of the commission.

We request that this abandonment request be approved in order that the new subdivision of Gooseberry Falls may proceed.

Respectfully Submitted



Dean L. Johnson



Carolyn S. Johnson



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item J3

Final Plat - Nancy Archer Acres Subdivision

Staff Contact:

September 20, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on October 3rd, 2018, in the City Council Chambers located in Grand Island's City Hall.

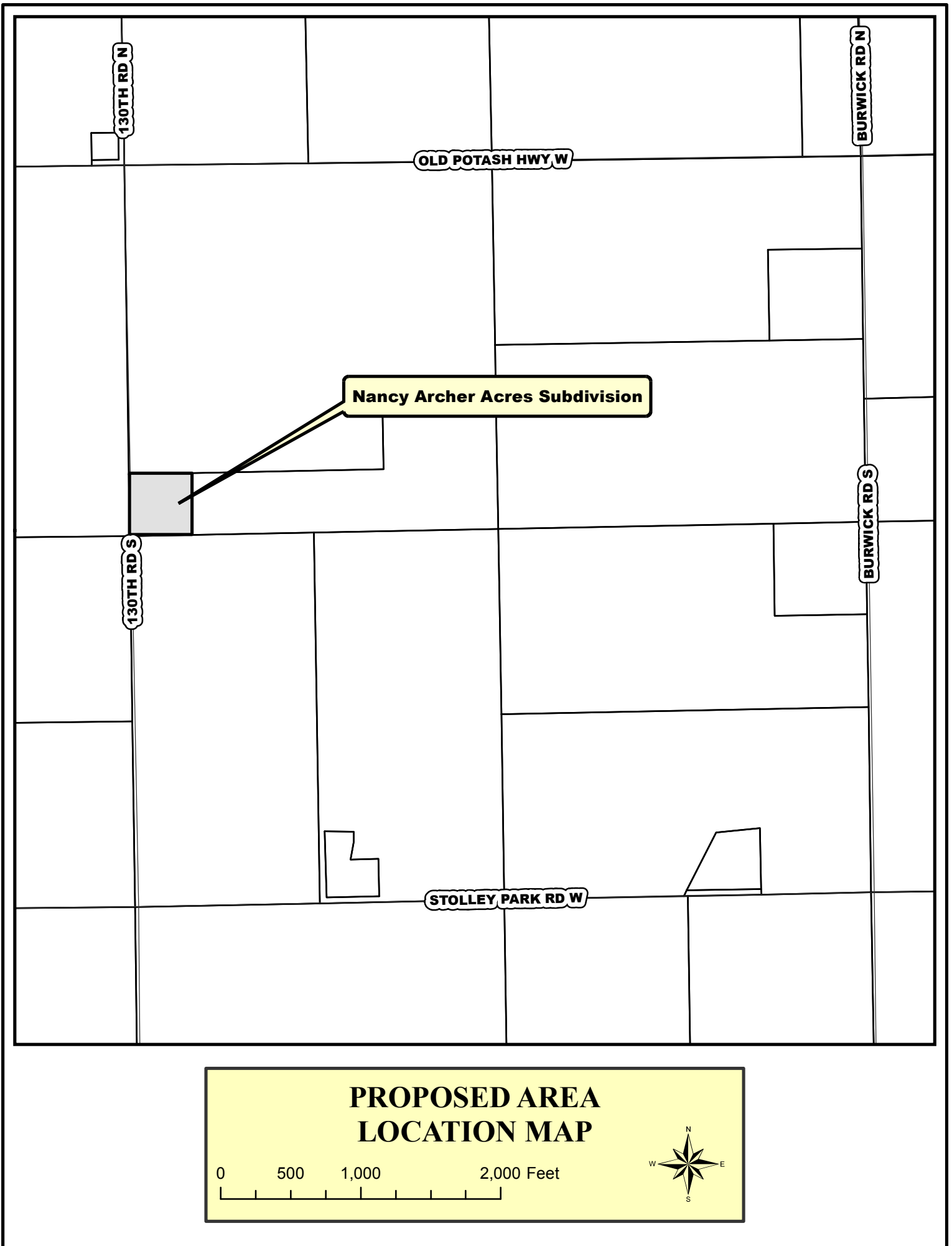
Sincerely,

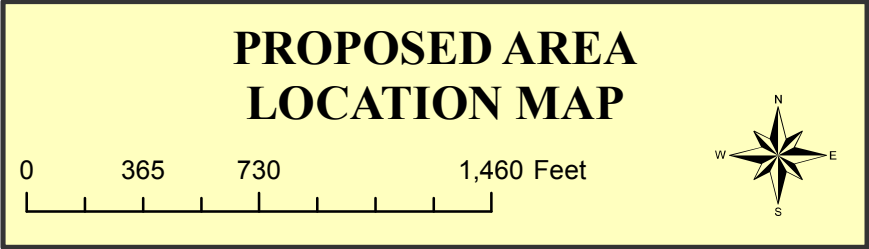
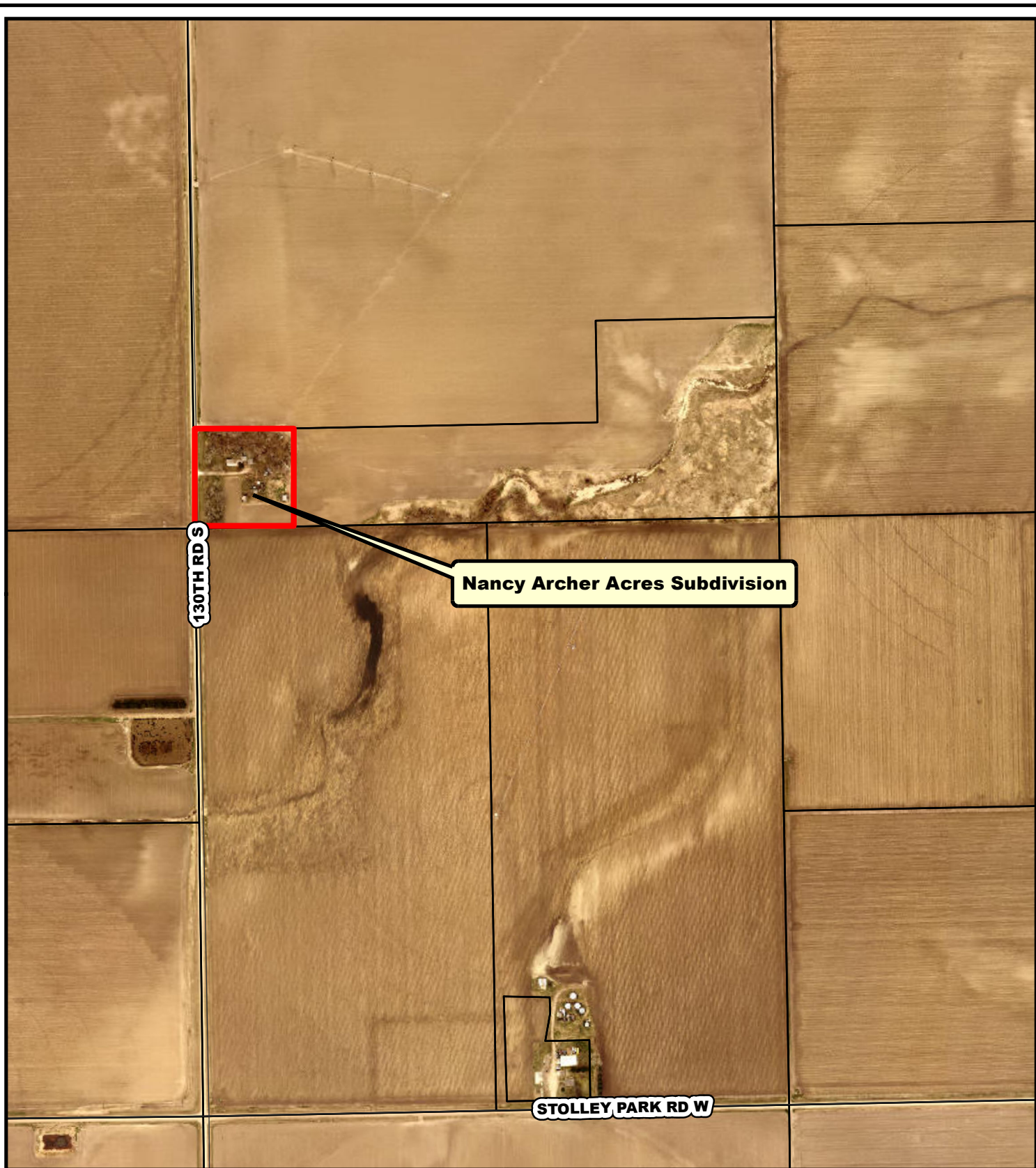
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
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Crossroads Subdivision	10.82	5	A tract of land being part of Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), Section Thirty-Three (33), Township Eleven (11) North, Range Nine (9) West of the 6 th Principal Meridian, Hall County, Nebraska.
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Ummelville Third Subdivision	2.11	2	A tract of land being all of Lot One (1), Concept Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska.





NANCY ARCHER ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SEC. 20-T11N-R11W, ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°48'28"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4), A DISTANCE OF 442.13 FEET; THENCE N88°53'36"E, PARALLEL WITH THE SOUTH LINE OF SAID NW1/4, A DISTANCE OF 349.98 FEET; THENCE S00°48'28"E, PARALLEL WITH SAID WEST LINE OF THE NW1/4, A DISTANCE OF 442.13 FEET TO A POINT ON SAID SOUTH LINE OF THE NW1/4; THENCE S88°53'36"W, ALONG SAID SOUTH LINE, A DISTANCE OF 349.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 154,732.92 SQUARE FEET OR 3.552 ACRES MORE OR LESS OF WHICH 0.406 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT NANCY B. CIEMNOCZOLOWSKI, WIDOW, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**NANCY ARCHER ACRES SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND THAT THE FOREGOING ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2018.

NANCY B. CIEMNOCZOLOWSKI

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS
ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED NANCY B. CIEMNOCZOLOWSKI, WIDOW, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

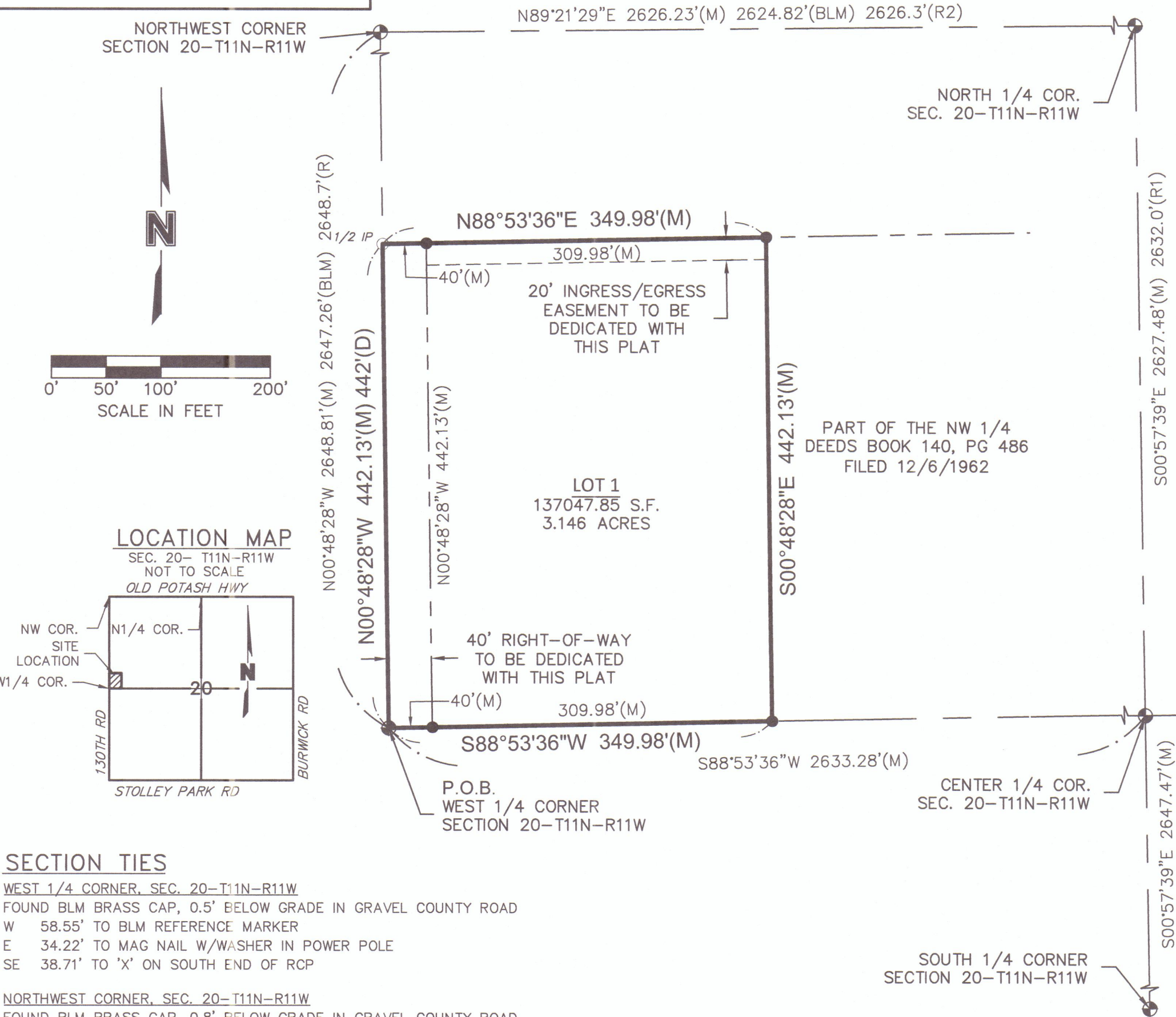
CHAIRPERSON

DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS ____ DAY OF _____, 2018.

COUNTY CLERK

CHAIRPERSON



SECTION TIES

WEST 1/4 CORNER, SEC. 20-T11N-R11W
FOUND BLM BRASS CAP, 0.5' BELOW GRADE IN GRAVEL COUNTY ROAD
W 58.55' TO BLM REFERENCE MARKER
E 34.22' TO MAG NAIL W/WASHER IN POWER POLE
SE 38.71' TO 'X' ON SOUTH END OF RCP

NORTHWEST CORNER, SEC. 20-T11N-R11W
FOUND BLM BRASS CAP, 0.8' BELOW GRADE IN GRAVEL COUNTY ROAD
SE 51.98' TO REDHEAD NAIL IN POWER POLE
SW 51.57' TO REDHEAD NAIL IN POWER POLE
NW 62.12' TO NEAR FACE OF WITNESS CORNER

NORTH 1/4 CORNER, SEC. 20-T11N-R11W
FOUND BLM BRASS CAP, 0.6' BELOW GRADE IN GRAVEL COUNTY ROAD
E 10.0' TO CENTERLINE OF FIELD DRIVES NORTH/SOUTH
SSE 28.94' TO 'X' ON WEST END OF RCP
S 34.45' TO MAG NAIL w/WASHER IN POWER POLE
N 94.36' TO MAG NAIL w/WASHER IN POWER POLE

CENTER 1/4 CORNER, SEC. 20-T11N-R11W
SET 5/8" REBAR w/PSC LS674
S 33.00' TO 5/8" REBAR
W 33.00' TO 5/8" REBAR
NW 30.98' TO MAG NAIL w/WASHER IN 18" STUMP

SOUTH 1/4 CORNER, SEC. 20-T11N-R11W
FOUND BLM BRASS CAP, 0.6' BELOW GRADE IN GRAVEL COUNTY ROAD
NNE 34.40' TO MAG NAIL w/WASHER IN POWER POLE
NE 48.21' TO MAG NAIL w/WASHER IN POWER POLE
SSW 31.01' TO MAG NAIL w/WASHER IN WEST END CMP

EAST 1/4 CORNER, SEC. 20-T11N-R11W
FOUND BLM BRASS CAP, 0.6' BELOW GRADE IN GRAVEL COUNTY ROAD
E 37.19' TO MAG NAIL w/WASHER IN POWER POLE/CORNER FENCE POST
ENE 37.73' TO MAG NAIL w/WASHER IN BRACE POST
SW 37.61' TO MAG NAIL w/WASHER IN POWER POLE

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ROW LINE
- NEW ROW LINE
- SECTION LINE
- SUBDIVISION LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE BK 140 PG 486
- R L.R. RUDD DISTANCE 8/29/1933
- R1 L.R. RUDD DISTANCE 8/31/1938
- R2 L.R. RUDD DISTANCE 5/27/1949

MOLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2018-2557
Ciemnoczowski Survey
FB HALL CO #4

USER: jjimenez

DWG: F:\2018\2501-3000\018-2557\40-Design\Survey\SRVY\Sheets\1_FPT_018-2557.dwg
DATE: Sep 12, 2018 10:52am
XREFS: V_XTOPO_018-2557

Hall County Regional Planning Commission

SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Nancy Ciemnocvolowski
Address 783 S 130th Road
City Wood River, State NE Zip 68803
Phone (308) 583-2735

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Jesse Hurt
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Associates
Address 201 E. 2nd Street
City Grand Island, State NE Zip 68801
Phone (308) 381-8750
Surveyor/Engineer Name Jesse E Hurt License Number LS-674

SUBDIVISION NAME: NANCY ARCHER ACRES SUBDIVISION

Please check the appropriate location

- ☐ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☒ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 1

Number of Acres 3.146

Checklist of things Planning Commission Needs

- ☐ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☒ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
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☐ Utilities Sheet
☒ Receipt for Subdivision Application Fees in the amount of \$ 430.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
HALL COUNTY NEBRASKA

No. 20181611

September 14, 2018

430.00

RECEIVED OF OLSSON ASSOCIATES
the sum of Four Hundred Thirty Dollars And No Cents
collected by ALAINAV
for FILING FEES FOR NEW SUB DIVISION NANCY ARCHER ACRES SUBDIVISION -NANCY
CIEMNOCVOLOWSKI

Credits To:		
100 COUNTY GENERAL	36501 MISC FEES AND	\$430.00

Alaina Verplank
County Treasurer

ALAINAV
Deputy



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item J4

Final Plat - Ummelville Third Subdivision

Staff Contact:

September 20, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on October 3rd, 2018, in the City Council Chambers located in Grand Island's City Hall.

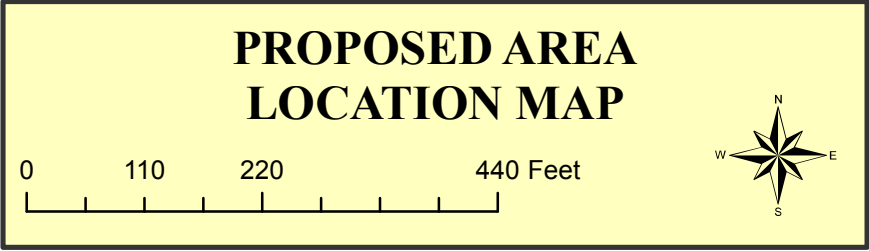
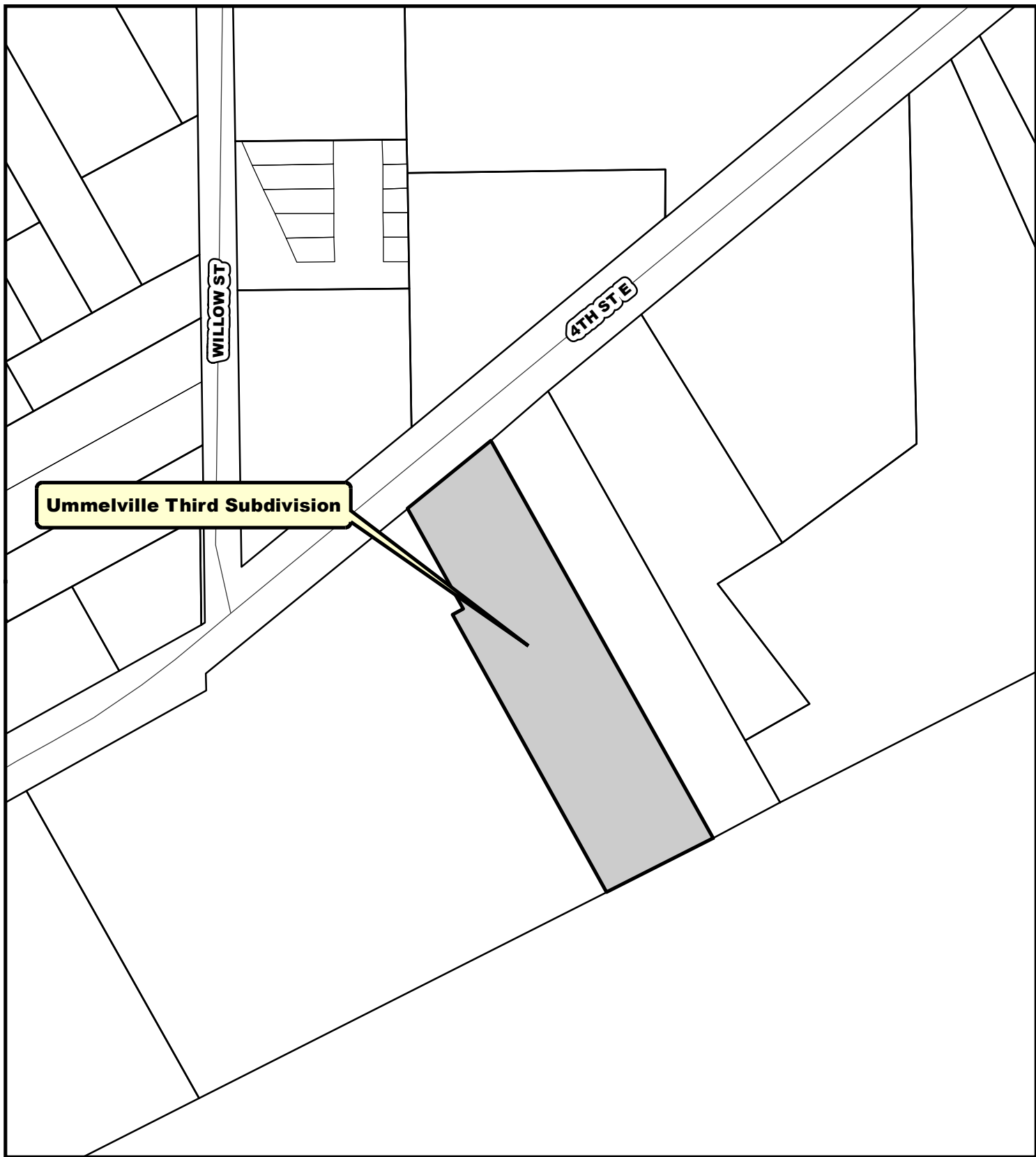
Sincerely,

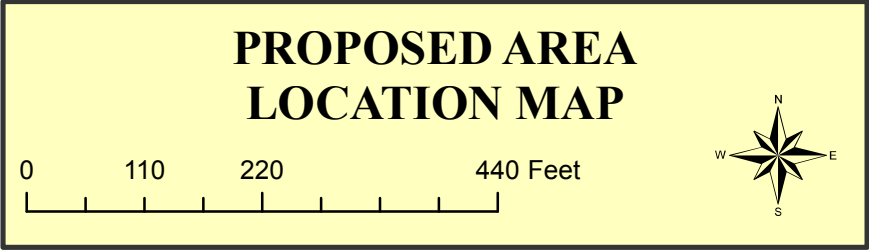
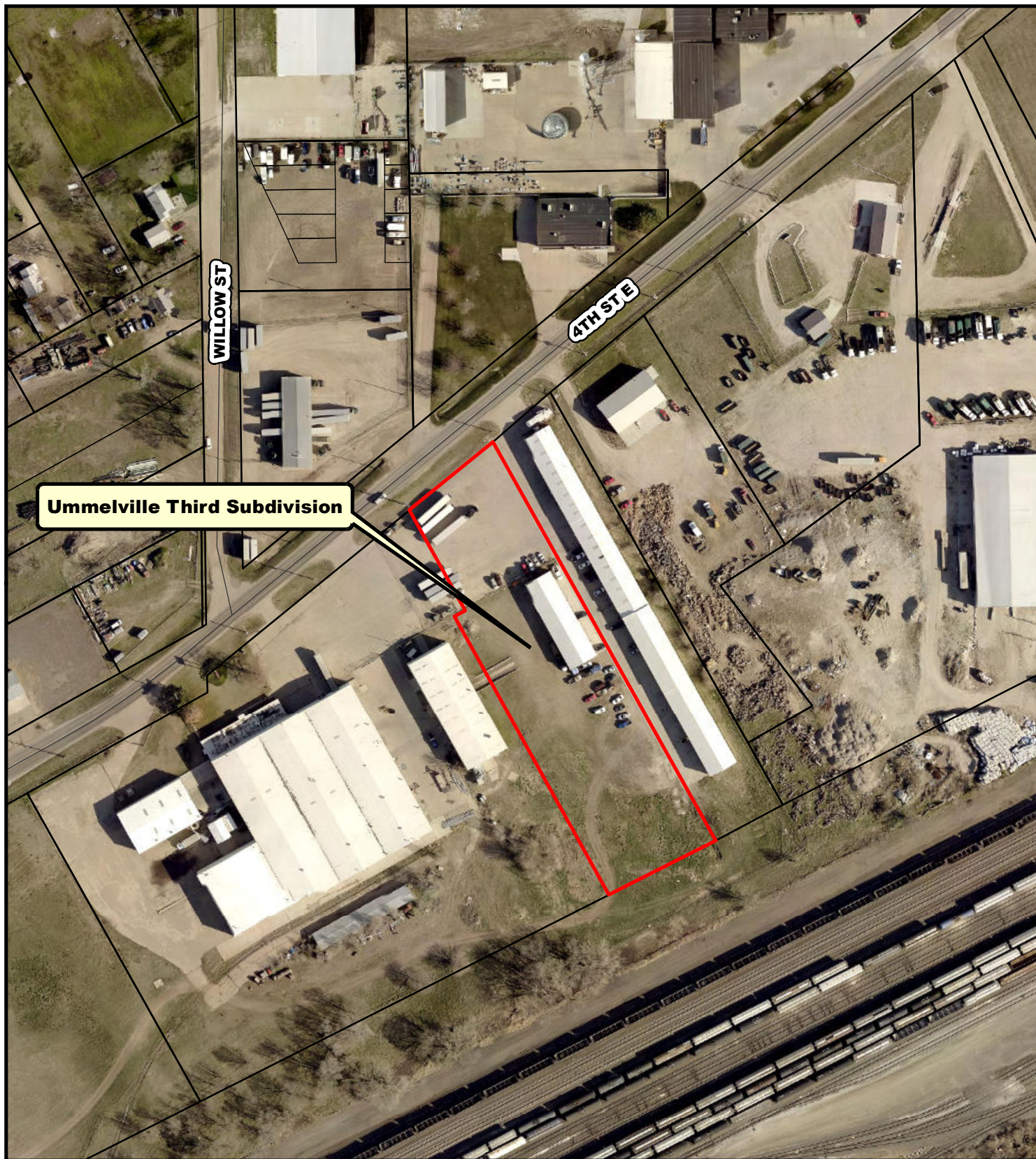
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

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LEGEND

●	= CORNERS FOUND
○	= CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
x	= TEMPORARY POINT
(M)	= MEASURED DISTANCES
(P)	= PLATTED DISTANCES
—————	= BOUNDARY LINE
- . - . - .	= EXISTING LOT LINES
-----	= EXISTING EASEMENT LINE
-----	= NEW EASEMENT LINE

KNOWN ALL MEN BY THESE PRESENTS, that TOMMY UMMEL, SR., OWNER, AND EQUITABLE BANK, TRUSTEE, being the sole owners of the land described hereon, have caused some to be surveyed, subdivided, platted and designated as "UMMELVILLE THIRD SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the Easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress there to, 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 the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska,

TOMMY UMMEL, SR.

(sign name) (print name) it's _____
for EQUITABLE BANK, TRUSTEE (print title)

STATE OF NEBRASKA)
COUNTY OF HALL) S.S.

On the _____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared Tommy Ummel, Sr., to me personally known to be the identical person whose signature is 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.

Notary Public

STATE OF _____)
COUNTY OF _____) S.S.

On the _____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared

(print name) _____, (print title) _____ of Equitable Bank, Trustee, and to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed and the voluntary act and deed of said Company and that they were empowered to make the above dedication for and in behalf of said Company.

My commission expires _____ . (Seal)

Notary Public

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

CHAIRMAN (signature) (date)

Approved and accepted by the City of Grand Island, Nebraska, this day of , 2018. (S E A L)

MAYOR

CITY CLERK

A tract of land being all of Lot One (1), Concept Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska.

I hereby certify that on September 13, 2018, I completed an accurate survey, performed under my direct supervision, of UMMILVILLE THIRD SUBDIVISION, an addition to the City of Grand Island, 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 corners 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.

Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672

Date: _____

This plat prepared September, 2018 for:

Tommy Ummel Sr.
567 S Shady Bend Rd
Grand Isle, NE 68801

Current Zoning: M2
Proposed Zoning: M2

 Miller & Associates	PARTY CHIEF:	SURVEY COMPLETED:
	DYLAN CAMPBELL NE SIT 279	AUGUST 30, 2018
	DRAWN BY:	REVISION
	STANLEY BLACKMORE RLS 795	DATE & REASON
	2510 N WEBB RD., GRAND ISLAND, NE 68603	
	Tel: 308-382-9229	
	Fax 308-234-1146	
	www.miller-engineers.com	F.B. #

**HALL CO-GRAND ISLAND-
 UMMELVILLE THIRD SUBDIVISION**

Hall County Regional Planning Commission

SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Tommy Ummel Sr.

Address 567 S. Shady Bend Road,

City Grand Island, State NE Zip 68801

Phone (308) 379-1313

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Miller & Associates Consulting Engineers, P.C.

Address 1111 Central Avenue

City Kearney, State NE Zip 68847

Phone (308) 234-6456

Surveyor/Engineer Name Chad Dixon License Number 672

SUBDIVISION NAME: UMMELVILLE THIRD SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☐ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 1

Number of Acres 2.11

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☒ Closure Sheet
- ☒ Utilities Sheet – See Preliminary Plat
- ☒ Receipt for Subdivision Application Fees in the amount of \$ _____

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item L1

Preliminary and Final Plat - Crossroads Subdivision

Staff Contact:

September 20, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on October 3rd, 2018, in the City Council Chambers located in Grand Island's City Hall.

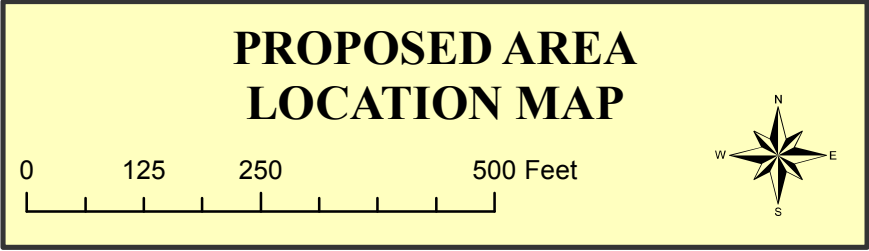
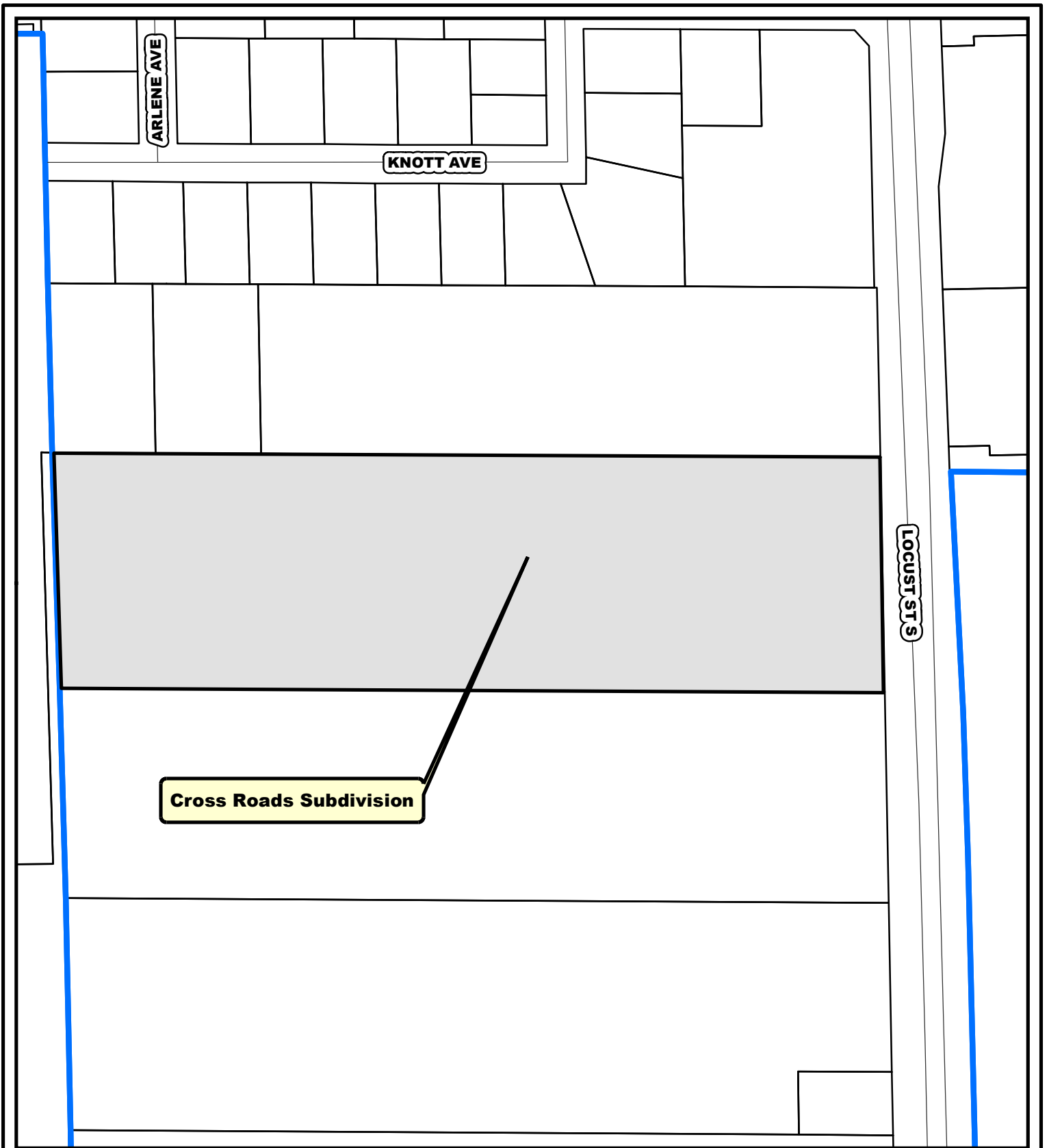
Sincerely,

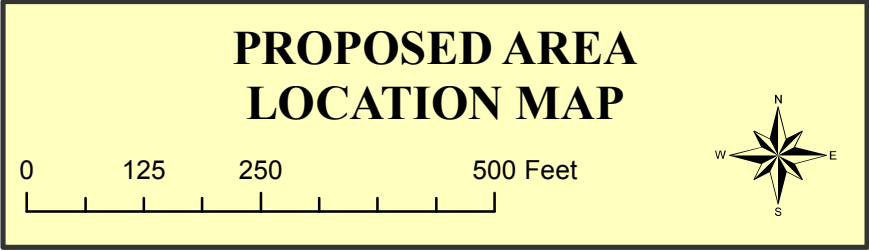
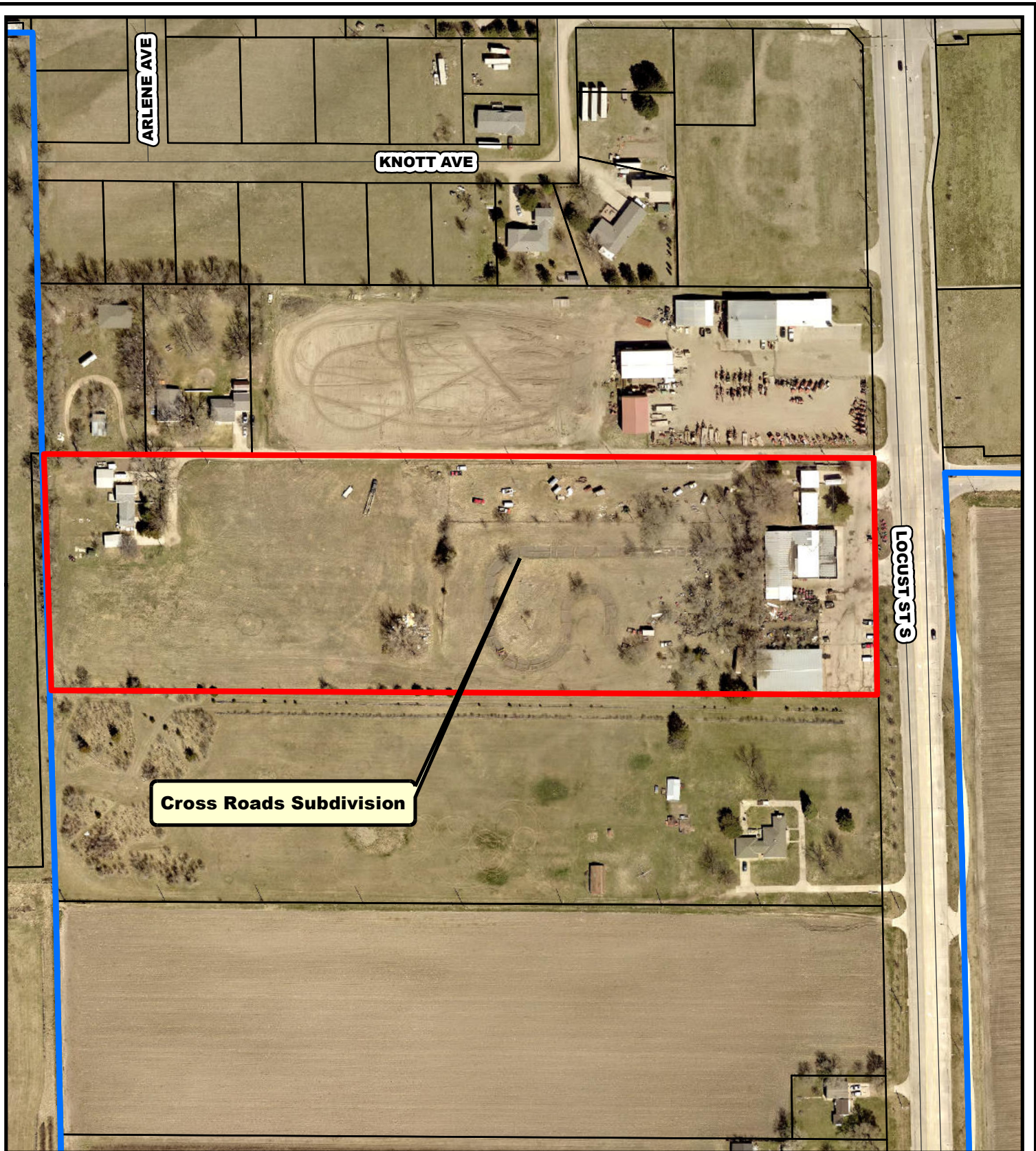
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

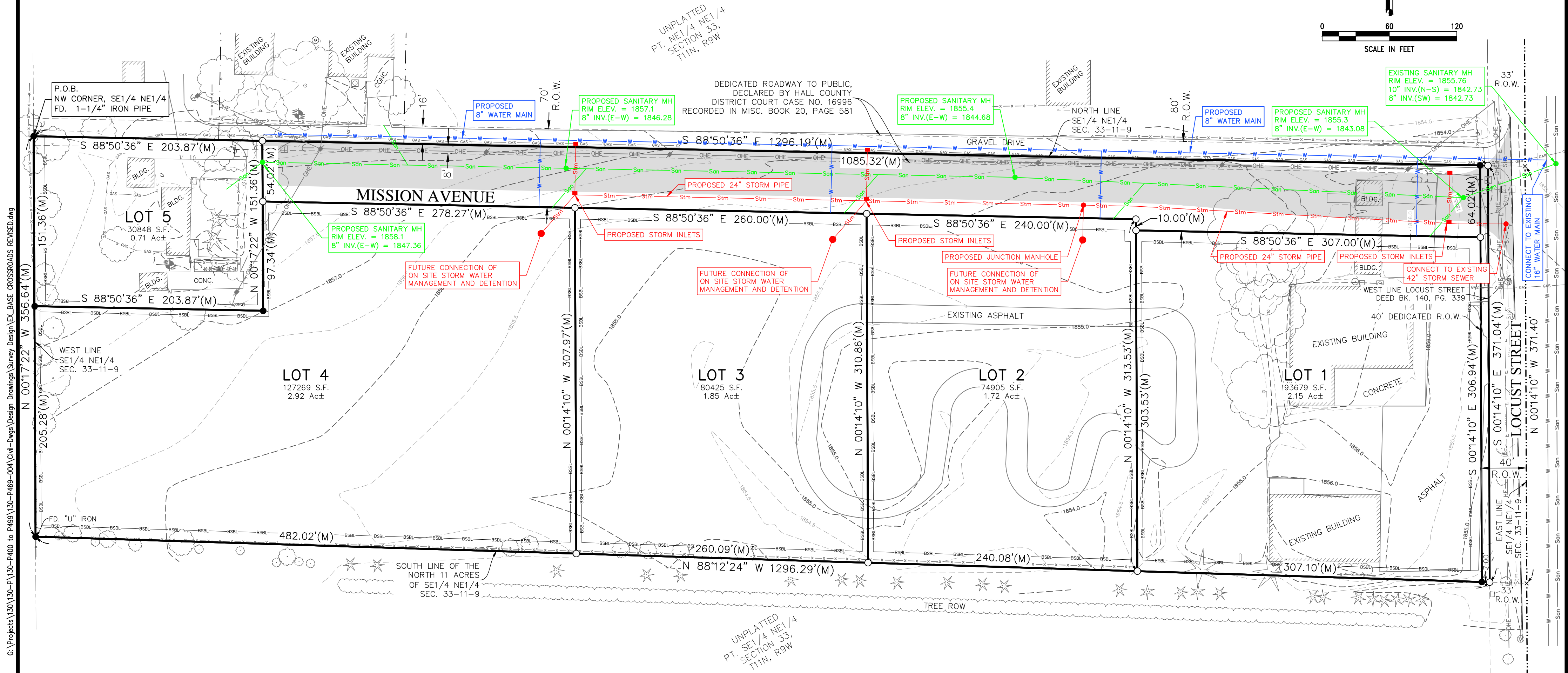
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Cedar Knoll Subdivision	1.15	1	A tract of land being all of lot one (1), Lepant Subdivision in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) west of the 6 th Principal Meridian, Hall County, Nebraska.
Crossroads Subdivision	10.82	5	A tract of land being part of Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), Section Thirty-Three (33), Township Eleven (11) North, Range Nine (9) West of the 6 th Principal Meridian, Hall County, Nebraska.
Gooseberry Falls Subdivision	3.298	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Twenty Seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska.
Nancy Archer Acres Subdivision	3.146	1	A tract of land consisting of part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Eleven (11) North, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska.
Ummelville Third Subdivision	2.11	2	A tract of land being all of Lot One (1), Concept Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska.





PRELIMINARY PLAT
-CROSSROADS SUBDIVISION-
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on _____, I completed an accurate survey of 'CROSSROADS SUBDIVISION', in the City of Grand Island, 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.

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672



LEGAL DESCRIPTION (As Deeded)

The North 11 acres of the Southeast quarter of the Northeast quarter of Section 33, Township 11 North, Range 9 West of the 6th P.M., Hall County, Nebraska.

LEGAL DESCRIPTION (As Surveyed)

A tract of land being part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), Section Thirty-Three (33), Township Eleven (11) North, Range Nine (9) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:
BEGINNING at a 1-1/4" Iron Pipe at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 33 and assuming the North line of said Southeast Quarter of the Northeast Quarter as bearing S 88°50'36" E and all bearings contained herein are relative thereto; thence N 88°50'36" E on said North line a distance of 1296.19 feet to a 5/8" rebar w/cap on the West line of Locust Street as relinquished to Hall County in Deed Book 140, Page 339; thence S 00°14'10" E on said West line a distance of 371.04 feet to a 5/8" rebar w/cap ; thence N 88°12'24" W a distance of 1296.29 feet to a "U" Iron on the West line of said Southeast Quarter of the Northeast Quarter; thence N 00°17'22" W on said West line a distance of 356.64 feet to the Point of Beginning. Containing 10.82 acres more or less.

LEGEND

- = CORNERS FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- × = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- (R) = RECORD DISTANCES
- ⚡ = POWER POLE
- ⊕ = GUY ANCHOR
- ⊙ = LIGHT POLE
- ⊙ = SIGN
- ⊙ = MANHOLE
- ⊙ = BOLLARD
- ⊙ = MAIL BOX
- ⊙ = CONIFEROUS TREE
- ⊙ = DECIDUOUS TREE
- = BOUNDARY LINE
- = SECTION LINE
- - - = EXISTING LOT LINES
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE
- - - = CENTERLINE
- - - = SANITARY SEWER LINE
- - - = FENCE LINE
- - - = OVERHEAD ELECTRIC LINE
- - - = UNDERGROUND ELECTRIC LINE
- - - = EXISTING GAS LINE
- - - = EXISTING STORM SEWER LINE
- - - = EXISTING WATER LINE
- - - = EXISTING SANITARY SEWER LINE
- - - = CONTOUR W/ELEVATION
- - - = PROPOSED 8" WATER MAIN
- - - = PROPOSED 8" SANITARY SEWER
- - - = PROPOSED ROADWAY PAVING

NOTES

This plat prepared September 2018 for:

Crossroads Mission Center
1404 East 39th Street
Kearney, NE 68845

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

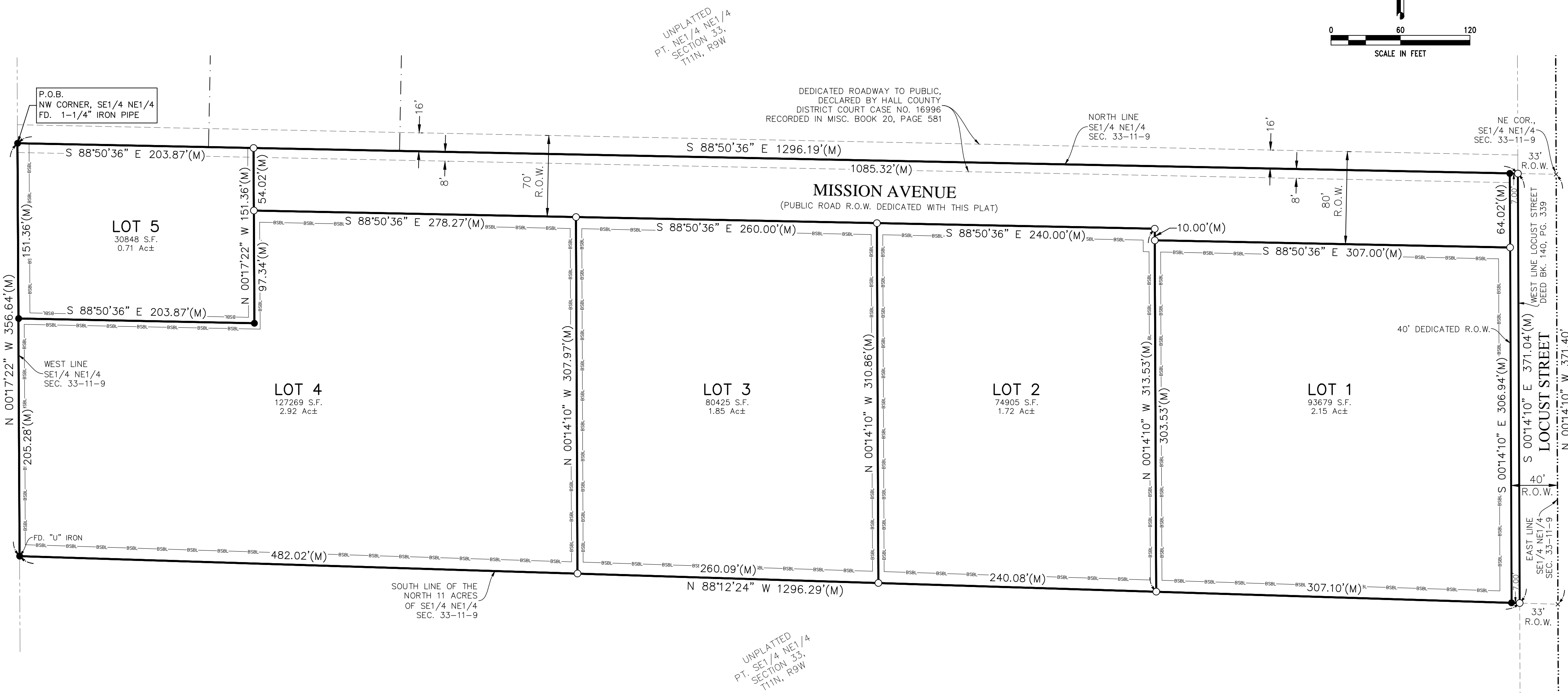
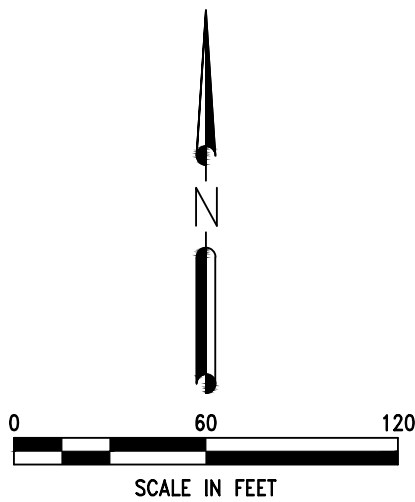
Current Zoning: B2
Proposed Zoning: B2

SHEET 1 OF 1

PARTY CHIEF:	SURVEY COMPLETED:
DYLAN CAMPBELL	SEPTEMBER 10, 2018
DRAWN BY:	REVISION:
ANDREW OLSON	DATE & REASON:
2510 N WEBB RD., GRAND ISLAND, NE 68603	
Tel: 308-382-9229	
Fax: 308-224-1146	
www.miller-engineers.com	
F.B. #	

Miller & Associates
HALL CO-GRAND ISLAND-CROSSROADS SUBDIVISION

FINAL PLAT
—CROSSROADS SUBDIVISION—
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on _____, I completed an accurate survey of 'CROSSROADS SUBDIVISION', in the City of Grand Island, 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.

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672



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LEGEND

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- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- (R) = RECORDED DISTANCES
- = SECTION LINE
- = BOUNDARY LINE
- = NEW EASEMENT LINE
- = EXISTING EASEMENT LINE
- = EXISTING LOT LINES
- = BUILDING SETBACK LINE

NOTES

This plat prepared September 2018 for:

Crossroads Mission Center
1404 East 39th Street
Kearney, NE 68845

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: B2
Proposed Zoning: B2

SHEET 1 OF 2

Miller & Associates

2510 N WEBB RD., GRAND ISLAND, NE 68603
Tel: 308-382-9229
Fax: 308-224-1146
www.miller-engineers.com

PARTY CHIEF:	SURVEY COMPLETED:
DYLAN CAMPBELL	SEPTEMBER 10, 2018
DRAWN BY:	REVISION
ANDREW OLSON	DATE & REASON
2510 N WEBB RD., GRAND ISLAND, NE 68603	
Tel: 308-382-9229	
Fax: 308-224-1146	
www.miller-engineers.com	
F.B. #	

HALL CO-GRAND ISLAND-CROSSROADS SUBDIVISION

FINAL PLAT
—CROSSROADS SUBDIVISION—
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

LBJM, L.L.C., Member
by (print name)_____

AND

JGMO, L.L.C., Member
by (print name)_____

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'CROSSROADS 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 their use forever, and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on the 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 our signatures hereto, at Grand Island, Nebraska, this ___ day of _____, 20____.

(signature)_____
LBJM, L.L.C.,
by (print name)_____, Member

(signature)_____
JGMO, L.L.C.,
by (print name)_____, Member

ACKNOWLEDGMENTS

STATE OF _____)

S.S.

COUNTY OF _____)

On the _____ day of _____, 20____, before me _____ a

Notary Public within and for said County, personally appeared LBJM, L.L.C., by (print name)_____. Member, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

(S E A L)

My commission expires _____

Notary Public

ACKNOWLEDGMENTS

STATE OF _____) S.S.

COUNTY OF _____)

On the _____ day of _____, 20____, before me _____ a

Notary Public within and for said County, personally appeared JGMO, L.L.C., by (print name)_____. Member, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

(S E A L)

My commission expires _____

Notary Public

APPROVALS

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

CHAIRMAN (signature)_____

(date)_____

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

MAYOR

CITY CLERK

(SEAL)

NOTES


This plat prepared September 2018 for:

Crossroads Mission Center
1404 East 39th Street
Kearney, NE 68845

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: B2
Proposed Zoning: B2

SHEET 2 OF 2

 Miller & Associates	PARTY CHIEF: DYLAN CAMPBELL	SURVEY COMPLETED: SEPTEMBER 10, 2018
	DRAWN BY: ANDREW OLSON	REVISION
	2510 N WEBB RD., GRAND ISLAND, NE 68603 Tel: 308-382-9229 Fax: 308-224-1146 www.miller-engineers.com	DATE & REASON
		F.B. #
HALL CO-GRAND ISLAND- CROSSROADS SUBDIVISION		

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Crossroads Mission Center
Address 1404 East 39th Street
City Kearney, State NE Zip 68845
Phone (308) 236-5688

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Miller and Associates
Address 1111 Central Avenue
City Kearney, State NE Zip 68847-6833
Phone (308) 234-6456
Surveyor/Engineer Name Chad Dixon License Number 672

SUBDIVISION NAME: Crossroads

Please check the appropriate location

- ☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☒ Preliminary Plat 475
☒ Final Plat 470
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 5

Number of Acres 10.82 Acres

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☐ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$ 945

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3241

RECEIPT

DATE

9.13.18

No.

001316

RECEIVED FROM

Miller + Associates

\$ 945⁰⁰

Prilim - Final Plat / Cornerstone Subdiv

DOLLARS

FOR RENT

FOR

ACCOUNT	
PAYMENT	945 00
BAL. DUE	

CASH

☒ CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

BY

Jodi G

3-11