



Hall County Regional Planning Commission

Wednesday, October 7, 2020
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
Council Chambers

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.



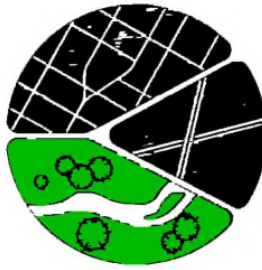
Hall County Regional Planning Commission

Wednesday, October 7, 2020
Regular Meeting

Item A1

Agenda 10/7/20

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 7, 2020

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 2, 2020.**

- 3. Request Time to Speak.**

- 4. Presentation of Community Beautification Award**

- 5. Public Hearing – Rezoning- Grand Island** Concerning a change of zone on property located at 4141 Montana Avenue Lot 13 of Northwest Gateway Subdivision in Grand Island, Hall County Nebraska from LLR Large Lot Residential Zone and RO Residential Office to Residential Office (C-02-2021GI)

- 6. Public Hearing – Zoning Text Amendments – Grand Island** – Concerning changes to Sections §36-8 Definitions and §36-22. Yard Requirements and §36-96 Off Street Parking Requirements (C-01-2021GI)

Consent Agenda:

- 7. Final Plat – Kate Subdivision- Grand Island-** Located east of Vine Street and south of 12th Street in Grand Island Nebraska (2 lots, 0.16069 acres). This property has 2 existing houses on one lot. This property is zoned R2 Low Density Residential Zone and is an addition to the City of Grand Island.

8. **Final Plat – Leaman Acres Subdivision- Grand Island-** Located west of North Road and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (3 lots, 9.96 acres). This property is zoned LLR Large Lot Residential Zone and is an addition to the City of Grand Island.
9. **Final Plat – Farmstead South Subdivision Grand Island -** Located south of U.S. Highway 34 and west of Farmstead Road in Hall County within Grand Island's 2 mile ETJ (2 lots, acres). This property is zoned LLR Large Lot Residential.
10. **Final Plat – Crane-View Third Subdivision –Doniphan** Located west of U.S. Highway 281 and south of Clarice Street in Doniphan, Nebraska (1 lots 3.62 acres). This is a replat of Lot 1 of Crane-View Subdivision and will increase the size of the lot. The newly platted portion of this lot will be brought into the Village limits. The property is zone HC Highway Commercial and GC General Commercial.

11. Directors Report

12. Next Meeting November 4, 2020.

13. 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 7, 2020**

4. **Community Beautification Award** Winners of the 2020 Community Beautification Awards will be announced.
5. **Public Hearing – Rezoning- Grand Island** Concerning a change of zone for property located at 4141 Montana Avenue (Lot 13 Northwest Gateways S subdivision) in Grand Island, Hall County Nebraska from LLR Large Lot Residential and RO Residential Office to RO Residential Office. (C-02-2022GI) This lot is currently almost 50% LLR and RO this would confirm the RO zoning across the whole lot. **See Full Recommendation** (Hearing, Discussion Action)
6. **Public Hearing – Zoning Text Amendments – Grand Island** – Concerning changes to Sections §36-8 Definitions and §36-22. Yard Requirements and §36-96 Off-Street Parking(C-01-2022GI). The changes to the Definitions will harmonize the definition of Street Frontage between the subdivision regulations and the zoning regulations. The changes to the Yard Requirements and Off-Street Parking will repeal changes made 2 years ago regarding setbacks for residential garages with overhead doors facing the street. **See Full Recommendation** (Hearing, Discussion Action)
7. **Final Plat – Kate Subdivision- Grand Island-** Located east of Vine Street and south of 12th Street in Grand Island Nebraska (2 lots, 0.16069 acres). This property has 2 existing houses on one lot. This property is zoned R2 Low Density Residential Zone and is an addition to the City of Grand Island. Staff is recommending waving the minimum lot size for this subdivision for this use.
8. **Final Plat – Leaman Acres Subdivision- Grand Island-** Located west of North Road and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (3 lots, 9.96 acres). This property is zoned LLR Large Lot Residential Zone and is an addition to the City of Grand Island.
9. **Final Plat – Farmstead South Subdivision Grand Island** - Located south of U.S. Highway 34 and west of Farmstead Road in Hall County within Grand Island's 2 mile ETJ (2 lots, acres). This property is zoned LLR Large Lot Residential.
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Next Meeting October 7, 2020.



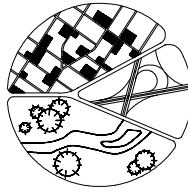
Hall County Regional Planning Commission

**Wednesday, October 7, 2020
Regular Meeting**

Item E1

Meeting Minutes 9/2/20

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 2, 2020

The meeting of the Regional Planning Commission was held Wednesday, September 2, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on August 22, 2020.

Present: Leslie Ruge Pat O’Neill Tony Randone
 Jaye Monter Carla Maurer
 Hector Rubio Darrel Nelson
 Leonard Rainforth Judd Allan

Absent: Greg Robb and Robin Hendricksen

Other:

Staff: Chad Nabity, Rashad Moxey and Norma Hernandez

Press: Brandon Summers

1. Call to order.

Chairman O’Neill called the meeting to order at 6:00 p.m.

O’Neill 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.

O’Neill 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 5, 2020 meeting.

A motion was made by Maurer and second by Randone to approve the minutes of the August 5, 2020 meeting.

The motion carried with eight members in favor (O'Neill, Ruge, Nelson, Monter, Maurer, Rainforth, Randone and Rubio) and one abstaining (Allan).

3. Request Time to Speak.

The following requested time to speak during discussion:

Sean O'Connor, 1912 W Anna Street item #4 available for questions

Alan Pickrel, 4315 Lovegrass Drive, item #4

Christina Wemhoff – 112 Little Bluestem Dr. item #4

Gordon Coble – St. Paul, NE

4. Public Hearing – Rezoning – Grand Island – Concerning a change of zone on property described a portion of the NW ¼ of Section 23, Township 11, north, Range 10 west of the 6th P.M. in Grand Island, Hall County Nebraska (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot Zone. (C-21-2020GI)

O'Neill opened the public hearing.

Nabity explained the property is located at the southwest corner of Copper Creek Subdivision consisting of 26 acres to be considered to be rezoned from R2: Low Density Residential to R3-SL: Medium Density-Small Lot Residential Zone. The property is planned for low to medium residential according to the comprehensive plan and future land use map. The R2 zone requires 6,000 square foot lot for 7 lots per acre. A proposed preliminary plat will be summited if/when the area is rezoned. Based on the comprehensive plan and plan for the area approval is recommended. .

Sean O'Connor, 1912 W Anna – O'Connor stated the concept of Copper Creek was to bring affordable housing. The 900 square foot townhomes will be 30 feet wide and stand alone. The cost has not been determined as of yet. Sean O'Connor stated the rezone change will allow a 20 foot front yard setback and will allow for 5 feet more in the backyard. O'Connor also explained that because of the way the TIF works on this subdivision he cannot afford to do anything that lowers the property values and tax value of the original homes built in the subdivision. His profits on this project will be impacted by the value of those homes. Randone asked for the total of number homes left in the project. Sean O'Connor said there are around 250 homes left to build on the project. Ruge asked if a 20 foot setback is still doable on R3SL on a 6000 square foot lot. O'Connor stated that the 20 foot setback will make houses fit better on all of the lots, both the townhome lots and the majority of the lots that will be for detached single family homes.

Alan Pickrel, 4315 Lovegrass Drive - Alan Pickerel explained why he believed this

project would not increase land value.

Christina Wemhoff – 112 Little Bluestem Dr. – Christina mentioned her concerns such as the size of the lots being too small and drainage issues.

Gordon Coble – St. Paul, NE - Gordan Coble explained there's a housing shortage and believes that more housing should be added. He went on to say that lots have been decreasing for some time. Mr. Coble explained that smaller lots will make homes more affordable.

Ruge stated adding smaller lots is a way to add affordable housing for the community.

O'Neill asked Nabity if 24 foot is the minimum frontage on these lots. Nabity explained the minimum is 24 feet for row house lots with 3 or more attached units.

Randone stated he believes the project is good for first time home buys and a good way to add to the community.

O'Neill closed the public hearing.

A motion was made by Randone and second by Ruge to recommend approval for the rezoning from R2: Low Density Residential Zone to R3-SL Medium Density-Small Lot Residential Zone.

The motion carried with seven members voting in favor (Ruge, Nelson, Monter, Maurer, Rainforth, Rubio and Randone) and one member voting no (Allan) and one member abstaining (O'Neill).

5. Public Hearing – Zoning Text Amendments – Grand Island – Concerning changes to sections §36-8 Definitions and §36-61. (LLR) Large Lot Residential Zone (C-20-2020GI)

O'Neill opened the public hearing.

Nabity asked the board not to take action on the definitions as of yet. The potential changes will be brought back next month. The specific definition that Nabity explained staff would like to amend is Street Frontage. The proposal is to amend Street Frontage in the zoning regulations, to eliminate issues where subdivided lots do not provide any possibility of actual vehicular access to the property. Nabity explained due to the conflict with "Street Frontage Access", he is proposing moving the definition and placing it under "Street" and a subset of a general definition of streets (types of streets).

Nabity explained the proposed changes to LLR Large Lot Residential Zoning Districts. He stated issues have come up with owners wanting to add shade structures and use their property for recreational uses. However because there is not a principal use it is not permitted. Changes to the zoning regulation will allow for such uses with a conditional use permit. Nabity explained that the changes will require owners to

identify all building being place upon the property and every addition to the property must go through a new conditional use permit process.

Nabity then went on to explain that changes to this zoning district will allow for animals on property of more than 5 acres with the use of a conditional use permit. Nabity recommended that the planning commission make a motion on the changes to the LLR Large Lot Residential Zoning District and that the changes pertaining the definition will be revised and be brought forward at a later date.

O'Neill closed the public hearing

A motion was made by Ruge and second by Rainforth recommend approval of the language change of (LLR) Large Lot Residential Zone.

The motion carried with nine members voting in favor (O'Neill, Ruge, Nelson, Allan, Monter, Maurer, Rubio, Randone and Rainforth) and no members voting no.

Consent Agenda:

- 6. Final Plat – NWE North Subdivision – Grand Island.** Located west of Engleman Road and north of Capital Avenue in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.0227 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island.
- 7. Final Plat – NWE South Subdivision – Grand Island** – Located west of Engleman Road and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.064 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island.
- 8. Final Plat – Copper Creek 16th Subdivision – Grand Island** – Located south of Indian Grass Road and east of Little Bluestem Drive in Grand Island, Nebraska. (27 lots, 4.085 acres). This property is currently zoned R2 Low Density Residential but there is a request to change it to R3-SL Medium Density Small Lot Residential.
- 9. Final Plat – A & K Subdivision – Hall County** – Located west of Schauppsville Road and south of Guenther Road in Hall County, Nebraska (1 lot, 3.003 acres) This property is zoned AG 1 Primary Agriculture. This is a onetime split from a tract of 80 acres or more.

Nabity stated NWE North and NEW South are both for Northwestern Energy. Northwestern Energy is planning on putting substations at these locations. They do not meet the minimum lot size requirement. Nabity recommends waiving the minimum lot size requirement.

Nabity stated Copper Creek 16th Subdivision is contingent to City Council approving rezoning.

A motion was made by Maurer and second by Rubio to approve all items on the consent agenda subject to the conditions outlined above

The motion was carried with eight members voting in favor (O'Neill, Ruge, Nelson, Monter, Maurer, Allan, Rubio and Rainforth) with no members voting no.

10. Director's Report.

Community Beautification Award.

Nabity stated the community beautification award will be presented next month.

Next Meeting October 7, 2020

O'Neill adjourned the meeting at 6:51 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

**Wednesday, October 7, 2020
Regular Meeting**

Item F1

Public Hearing - Rezoning Grand Island -

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

September 28, 2020

SUBJECT: *Zoning Change*(C-01-2021GI)

PROPOSAL: To rezone tract of land consisting of 1.17 acres. This property is located at 4141 Montana Avenue Lot 13 of Northwest Gateway Subdivision in Grand Island, Hall County, Nebraska from LLR Large Lot Residential and RO Residential Office to RO Residential Office. This property is located south of Montana Avenue and east of Idaho Avenue. This rezoning will make the zoning on this lot consistent with the lot boundaries.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR: Large Lot Residential Zone (24,660 sqft.±)

RO: Residential Office Zone (23,960 sqft ±)

Intent of District:

LLR: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

RO: To provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones.

Permitted and conditional uses:

LLR: Residential uses at a density of 2 dwelling units per acre, churches, schools, and parks.

RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

Comprehensive Plan Designation:

Designated for mixed use commercial.

Existing land uses:

Vacant

Proposed Zoning Designation:

RO: Residential Office Zone

| | |
|--|--|
| <i>Permitted and conditional uses:</i> | RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail. |
| Adjacent Properties Analysis | |
| <i>Current zoning designations:</i> | North: RO: Residential Office Zone South, East and West: LLR: Large Lot Residential Zone |
| <i>Permitted and conditional uses:</i> | RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail. LLR: Residential uses at a density of 2 dwelling units per acre, churches, schools, and parks. |
| <i>Comprehensive Plan Designation:</i> | North and West: Mixed Use Commercial South and East: Designated for low to medium density residential and public uses |
| <i>Existing land uses:</i> | North: Vacant Lots South and East: Single family residential West: Church |

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for mixed use commercial development generally including medium to high density residential and general business uses. This piece does back onto existing residential so residential uses are most appropriate.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services have been extended to serve the rezoning area.*
- *Would provide additional housing: This would provide for more modernized housing stock allowing for more housing choices throughout the community. This would allow multiple housing units to be constructed on this lot.*

Negative Implications:

- *None Foreseen.*

Other Considerations:

This property is zoned both LLR and RO the line between these was drawn prior the subdivision of this property. The RO zoning included all of the property north of the northern property line of the lots on Utah west of Independence Avenue in the Capital

Heights Eighth Subdivision. At the time of adoption this was the logical place to draw the boundary as this property was entirely unsubdivided.

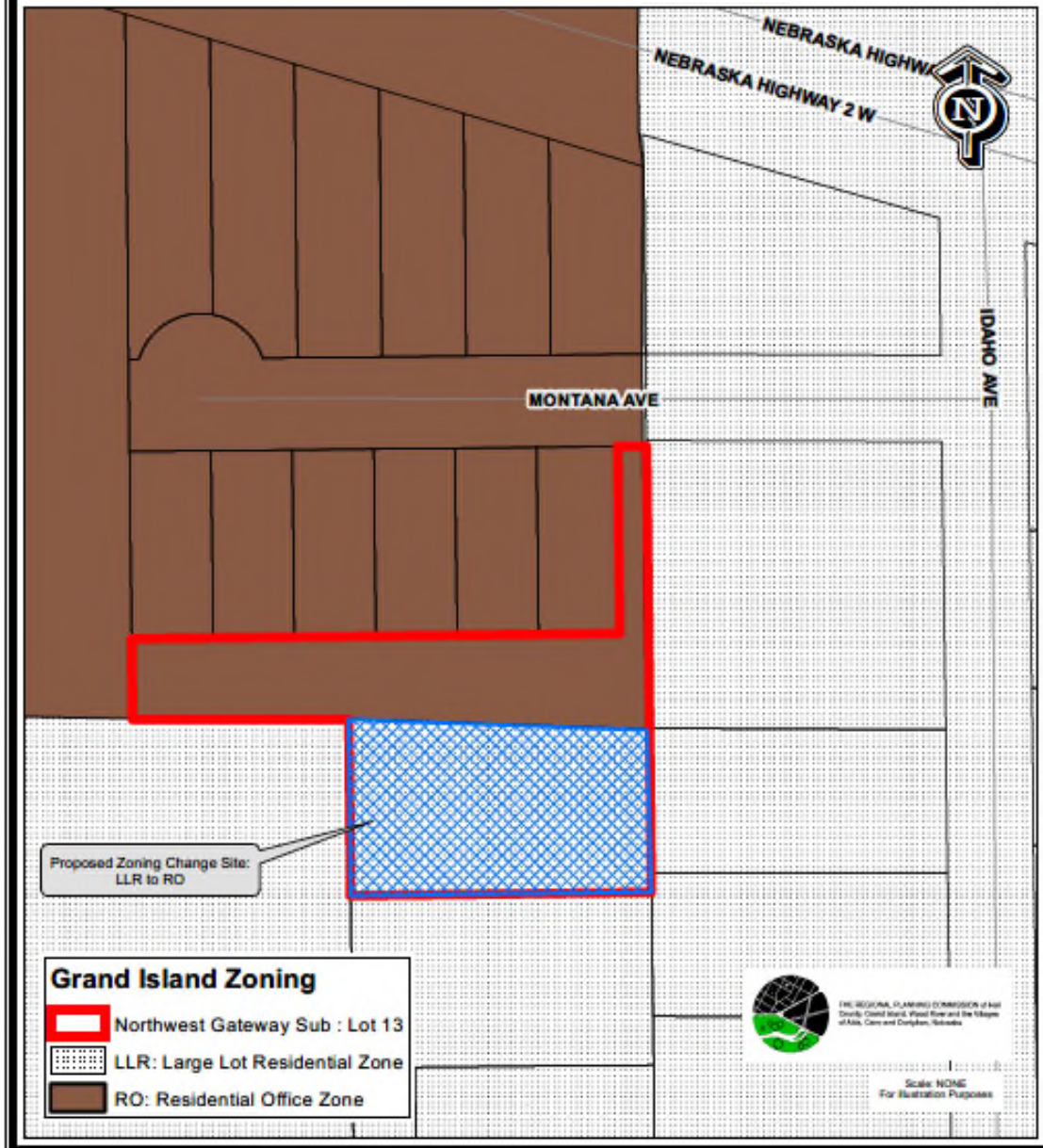
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from from LLR Large Lot Residential and RO Residential Office to RO Residential Office.

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change Location Map

A TRACT OF LAND CONSISTING OF A PORTION OF LOT 13 (4141 MONTANA AVE)
IN THE NORTHWEST GATEWAY SUBDIVISION, GRAND ISLAND NEBRASKA





Hall County Regional Planning Commission

**Wednesday, October 7, 2020
Regular Meeting**

Item F2

Public Hearing - Zoning Text Amendments - Grand Island

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 21, 2020

SUBJECT:

Concerning proposed amendments to Chapter 36 of the Grand Island City Code specifically to Sections 36-108 (S) Definitions, and 36-22 Yard Requirements and 36-96 Off-Street Parking Requirements (C-01-2021GI)

PROPOSAL:

To update the applicability section of the 36-108 (S) Definitions to harmonize the definition of Street Frontage and to rearrange other Street Definitions to eliminate confusion between Chapter 33 and 36 of the City Code. To amend section 36-22 Yard Requirements and 36-96 Off Street Parking Requirements to by repealing changes made in June of 2018.

OVERVIEW:

More than 20 years ago after approval of the Heavenly Haven Subdivision on Blaine Street south of U.S. Highway 30 the Grand Island Subdivision regulations were amended to define Lot Street Frontage as:

- (4) Street Frontage: Each lot shall have frontage (minimum width of twenty (20) feet) on a street that will allow for practical, physical vehicular ingress/egress, and allow for the proper provision of present or future municipal services to the lot.

The purpose of this change was to avoid situations created by the Heavenly Haven Subdivision where the street frontage along Blaine Street while technically present did not provide any possibility of actual vehicular access to the property without either a bridge or ferry.

The definition of Street Frontage was not, however, changed in the Zoning regulations. This can result in a situation where unsubdivided parcels (greater than 10 acres in size) may be created with frontage on a public right of way that does not provide physical vehicular access to the property. Staff is suggesting that the following change be considered to the definition of Street Frontage in Chapter 36 to harmonize these sections of the code:

Street Frontage shall mean the distance for which a lot tract or parcel line of a zone lot adjoins and is parallel to a public or approved private street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street. Additionally each lot, tract or parcel shall provide access to said street that will allow and provide access to the lot, tract or

parcel for municipal services (eg. Fire, Emergency Medical Services and Utilities) and land-based vehicular ingress/egress. (Suggested minimum of 20 feet).

While examining the definition of Street Frontage as discussed above staff also discover that the Definition of Street, Frontage Access was placed immediately above Street Frontage in the definitions section of the code. To eliminate confusion staff is suggesting that this be added to the sub-definitions of Street and that those sub-definitions be changed as follows:

Street shall mean a public thoroughfare or right-of-way dedicated, deeded, or condemned for use as such, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except as excluded in this chapter.

Street, Arterial Street shall mean a street of considerable continuity connecting various sections of the City, designated as an arterial street on the official street plan of the City.

Street, Collector Street shall mean a street or highway that is intended to carry traffic from minor streets to major streets. Collector streets are usually the principal entrance streets to residential developments and the streets for circulation within the development as designated in the Comprehensive Development Plan.

Street, Curvilinear Street shall mean local streets that deviate from straight alignment and change direction without sharp corners or bends.

Street, Frontage Access Street shall mean a street parallel and adjacent to a major street, major inter-regional highway, or major collection road and primarily for service to the abutting properties, and being separated from the major street by a dividing strip.

Street, Local Street shall mean a street designed for local traffic that provides direct access to abutting residential, commercial, or industrial properties.

Street, Looped Street shall mean a continuous local street without intersecting streets and having its two (2) outlets connected to the same street.

Streets, Major Street shall mean a street or highway used primarily for fast or high volume traffic, including expressways, freeways, boulevards, and arterial streets as designated in the Comprehensive Development Plan.

Street, Private Street shall mean an open, unoccupied space, other than a street or alley dedicated to the public, but permanently established as the principal means of vehicular access to abutting properties. The term "private street" includes the term "place."

Street, Side Street shall mean that street bounding a corner or reversed corner lot and which extends in the same general direction as the line determining the depth of the lot.

Staff is hopeful that the combination of indentation of the sub-definitions and a complete listing of the types of streets in this section in alphabetical order will eliminate any confusion.

In June of 2018 changes were made to §36-22 Yard Requirements and §36-96 Off-Street Parking Requirements relative to the setbacks of residential structures with overhead doors for garages. The intent of these changes was to make sure that there was adequate space between the overhead garage door and the property line for a car to park in front of the garage. While the intent of this was good this has resulted in lots, especially in the older parts of town that are very difficult to build on or add a detached garage on. This impacts every corner lot or between 40% and 50% of the lots in the older parts of town. Staff is recommending that we roll back the change that were made in 2018 and allow these lots to develop based on the setbacks in each zoning district as we had for

decades prior to the 2018 change.

§36-22. Yard Requirements

(A) Yard requirements shall be set forth under the Schedule of Lot, Yard, and Bulk Requirements for each zoning district. Front, side and rear yards shall be provided in accordance with the regulations hereinafter indicated and shall be unobstructed from the ground level to the sky, except as herein permitted.

(B) All accessory buildings that are attached to principal buildings (e.g., attached garages) shall comply with the yard requirements of the principal building, as otherwise specified. ~~Residential Garages with overhead doors facing the street shall provide a 25 foot setback between the garage door and the property line.~~

(C) Front Yard: There shall be a front yard setback as required herein, provided, that where fifty percent or more of the frontage on one street in any block is built up with buildings, no new building setback shall be less than either the required setback or the setback of any existing building which next exceeds the required setback, whichever is greater. This regulation shall not require a setback of more than 50 feet, and in blocks where the lots have a street frontage of 100 feet or more the regulation shall not require a setback of more than 30 feet.

(D) Side Yard: Any interior side yard may be reduced to zero; provided, that the opposite side yard meets the required interior side yard setback. Where the zero side yard setback is used, the abutting property must be held under the same ownership at the time of initial construction or the owners of the abutting property must be agreeable to the zero setback. A separation of not less than ten (10) feet shall be provided between adjacent structures on abutting sites where the zero side yard setback is utilized. This requirement shall not apply in an RD Zone or where the same interior property line is utilized for zero side yard construction on both properties.

For the purpose of upkeep and repair of structures located on an interior property line, a four (4) foot maintenance easement shall be recorded between the owner of the property containing said structure and the owner of the property upon which entry must take place in order to perform maintenance activities. Such easement shall be an irrevocable covenant and shall run with the land. Proof of said recorded easement shall be submitted to the Building Department prior to issuance of a building permit.

Amended by Ordinance No. 8947, effective 01-05-2005

Amended by Ordinance No. 9294, effective 05-31-2011

Amended by Ordinance No. 9689, effective 06-12-2018

§36-96. Off-Street Parking Requirements

(A) Purposes:

(1) It is the intent of this section that all buildings and uses shall provide off-street parking and loading facilities in a minimum amount as required herein to meet the needs of such buildings and uses on private property and under the same ownership as such buildings or uses. The accommodations may consist of lots, garages, or other buildings, and accessories; they may be surface facilities or facilities above or under the ground.

(2) It is the further intent of this section that all off-street parking and loading spaces and facilities shall be sited and built according to the requirements contained in this section, and shall require an application for and issuance of a building permit pursuant to §8-22.

(B) Application. Each building or use hereafter constructed, and each addition to or altered building or use shall be provided with off-street parking and loading spaces as required herein. Each off-street parking space or loading facility and space hereafter constructed, upon proper application and permit being granted shall be sited and constructed pursuant to the requirements of this section. No application for a building permit for such building, addition, alteration, or use shall be approved unless accompanied by a plot plan showing the location and amount of off-street parking and loading spaces as required herein for the existing or proposed building or use and including all such additions or alterations. No occupancy or use permit shall be issued unless the required parking and loading facilities shall have been provided in accordance with the approved plot plan. Requirements shall be applicable to all zones and districts but not to include the following business districts or tracts of land as identified below:

(1) *Central Business District* Beginning at the intersection of Sycamore Street and First Street; thence westerly on First Street to Pine Street; thence southerly on Pine Street to the southerly boundary of Courthouse Addition; thence westerly along the southerly boundary of Courthouse Addition to Locust Street; thence westerly on Division Street to Walnut Street; thence northerly on Walnut Street to the alley between Division Street and First Street; thence westerly on said alley to Cedar Street; thence northerly on Cedar Street to the alley between Second Street and Third Street; thence westerly on said alley to Elm Street; thence northerly on Elm Street to a point 40 feet north of the southerly right-of-way line of the Union Pacific Railroad; thence easterly parallel to and 40 feet from said right-of-way line to Walnut Street; thence northerly on Walnut Street to a point 100 feet north of the northerly right-of-way line of South Front Street; thence easterly parallel to and 100 feet from said right-of-way line to Kimball Avenue extended; thence southerly on Kimball Avenue extended and Kimball Avenue to the alley between Third Street and Second Street; thence southerly on Sycamore Street to the point of beginning.

(2) *Fourth Street Business District.* Beginning at the intersection of Eddy Street and the alley in the block between Fourth and Fifth Streets; thence easterly on the alley to the intersection of the alley with Sycamore Street; thence southerly on Sycamore Street to 100 feet south of the south right-of-way line of North Front Street; thence westerly on the aforesaid line to its intersection with Eddy Street; thence northerly on Eddy Street to the point of beginning.

(3) Tracts of land ten acres or more used for seasonal events (one event every three months) of not more than fourteen consecutive days in duration and a minimum of fourteen days between events.

(C) Area and Computation: An off-street parking space shall be of appropriate dimensions of not less than 180 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than seven feet. An off-street loading space shall be of appropriate dimensions of not less than 360 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than fourteen feet. When determination of the number of off-street parking or loading spaces required by this chapter results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.

(D) Location: All off-street parking spaces shall be on the same lot as the building or within 300 feet of the lot. Permanent off-street parking spaces shall not be permitted within the required front yard setback, provided, however, that for a building containing three dwelling units or less, one space per unit may be placed within the front yard setback if such space is not directly in front of the building excluding garages or carports. ~~Residential Garages with overhead doors facing the street shall provide a 25 foot setback between the garage door and the property line.~~

(E) Collective Facilities: Off-street parking facilities for separate or mixed buildings or uses may be provided collectively so long as the total number of spaces is not less than the sum of the separate required spaces, and provided further, that the requirement concerning location of such facility with respect to distance from the building or use served shall be complied with. In order to eliminate a multiplicity of entrances and exits and diminish traffic hazards to conserve space where space is at a premium and to promote orderly development generally, the city council is hereby authorized to plan and group parking facilities collectively for a number of businesses in a given area, and especially in the central business district, in such a manner as to obtain a maximum of efficiency and capacity in parking and traffic movement.

(F) Employee Parking: Parking spaces required on an employee basis shall be based on the maximum number of employees on duty on the premises at any one time.

(G) Design Standards. All off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or alley and contain adequate and safe maneuvering areas. Detailed plans shall be submitted to the public works director for approval of all curb cuts or driveway openings before a permit may be obtained therefor. No signs shall be displayed except such signs as required for the orderly use of the facilities. All facilities shall be provided with a permanent type, dust-free surface meaning asphaltic cement concrete, Portland cement concrete, or paving brick.

All parking lots containing five or more parking spaces, which are within 30 feet of property occupied by a residential use in a Large Lot Residential Zoning District or of property within a Suburban Residential Zoning District, Low Density Residential Zoning District, Medium Density Residential Zoning District, High Density Residential Zoning District or Residential Development Zoning District, shall provide a sight-obscuring fence or screen not less than six feet nor more than eight feet in height along the boundary of the parking lot adjacent to such districts. No fence or screen shall be required between abutting parking

lots or adjacent to an alley. The height of any fence or screen shall be subject to other restrictions provided by the City Code.

(H) Maintenance: The parking and loading facilities required by this section shall be provided and maintained so long as the use exists which the facilities are designed to serve. Reasonable precautions must be taken by the owners of particular uses to assure the use of the parking facilities only by the employees or the social or business visitors of the premises for which the facilities are provided. The facilities must be so designed and maintained as not to constitute a nuisance at any time and must not be used in such a manner as to constitute a hazard or unreasonable impediment to traffic.

(I) Reduction of Number of Spaces: Off-street parking or loading facilities shall not be reduced in total extent, after their provision required hereunder, except upon the approval of the Board of Adjustment, and then only after proof that the parking or loading spaces are no longer required by reason of a change in use of the premises of which the facilities are adjunct.

(J) Requirement for Uses Not Listed: For any use not listed, the Board of Adjustment shall determine the proper requirement by classifying the proposed use among the uses specified herein so as to assure equal treatment.

(K) Administration and Enforcement: The off-street parking and loading provisions of this section shall be administered by the zoning official and enforced by the chief building official, who shall also serve in advisory capacity to the city council on matters relative to any phase of such provisions.

(L) Penalty for Violation: The provisions of parking and loading facilities as required by this section shall be a continuing obligation of the owner or sponsor of a given building or use so long as the building or use is in existence and so long as parking and loading facilities are required hereunder in connection therewith, and it shall be unlawful to discontinue, change, or dispense with such facilities without establishing alternate facilities that meet the requirements herein. Penalty provisions applicable to this chapter as a whole shall apply to the violations of these provisions. In addition, at such time as the facilities required hereunder shall fail to continue to be available for the purpose, the building permit for the structures to which the facilities are adjunct and the use or occupancy permits issued for the premises shall be canceled and become null and void.

Amended by Ordinance No. 8976, effective 06-08-2005

Amended by Ordinance No. 9151, effective 12-18-2007

Amended by Ordinance No. 9229, effective 09-09-2009

Amended by Ordinance No. 9574, effective 03-15-2016

Amended by Ordinance No. 9689, effective 06-12-2018

Amended by Ordinance No. 9720, effective 02-06-201

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as presented.

_____ Chad Nabity AICP, Planning Director



Hall County Regional Planning Commission

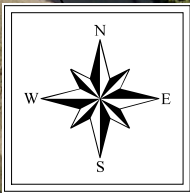
**Wednesday, October 7, 2020
Regular Meeting**

Item J1

Final Plat - Kate Subdivision - Grand Island -

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



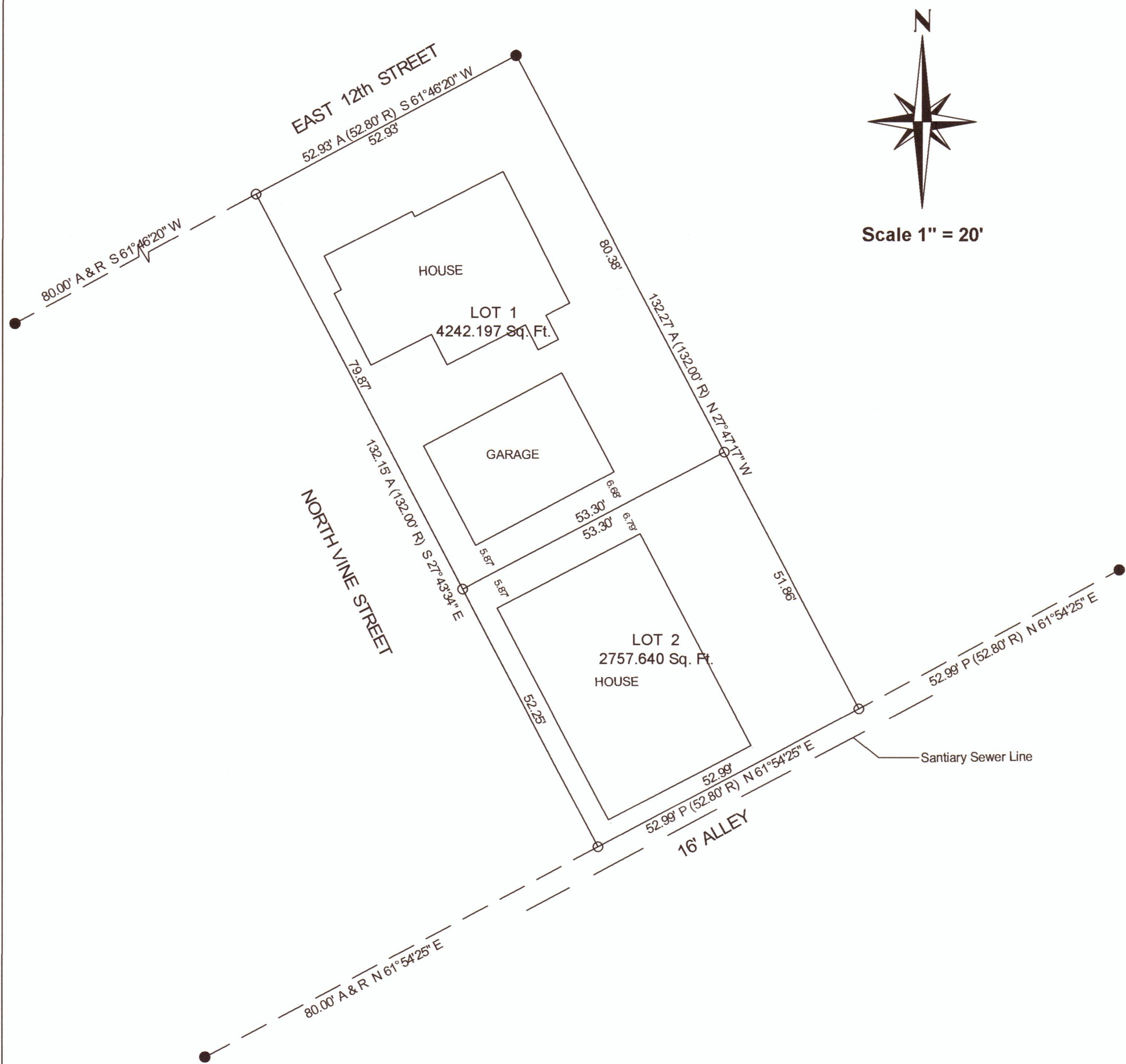
**Kate
Subdivision**

Scale: NONE
For Illustration Purposes



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

KATE SUBDIVISION
GRAND ISLAND, NEBRASKA
Utilities



LEGAL DESCRIPTION

A Replat of Lot Five (5), Block Thirty Six (36) Russel Wheeler's Addition, to the City of Grand Island, Hall County, Nebraska

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Tom Ummel Sr., a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as KATE SUBDIVISION' in City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

Tom Ummel Sr.
Date _____

ACKNOWLEDEEMENT

State of Nebraska
County of Hall

On the ____ day of _____, 2020, before me _____ a Notary Public within and for said County, personally appeared Tom Ummel Sr., and to me personally known to be the identical persons whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

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

My commission expires _____, 20__

Notary Public

APPROVALS

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

Chairman

Date

Approved and accepted by the City of Grand Island, Hall County, Nebraska this _____
Day of _____, 2020

Mayor

City Clerk

SURVEYORS CERTIFICATE

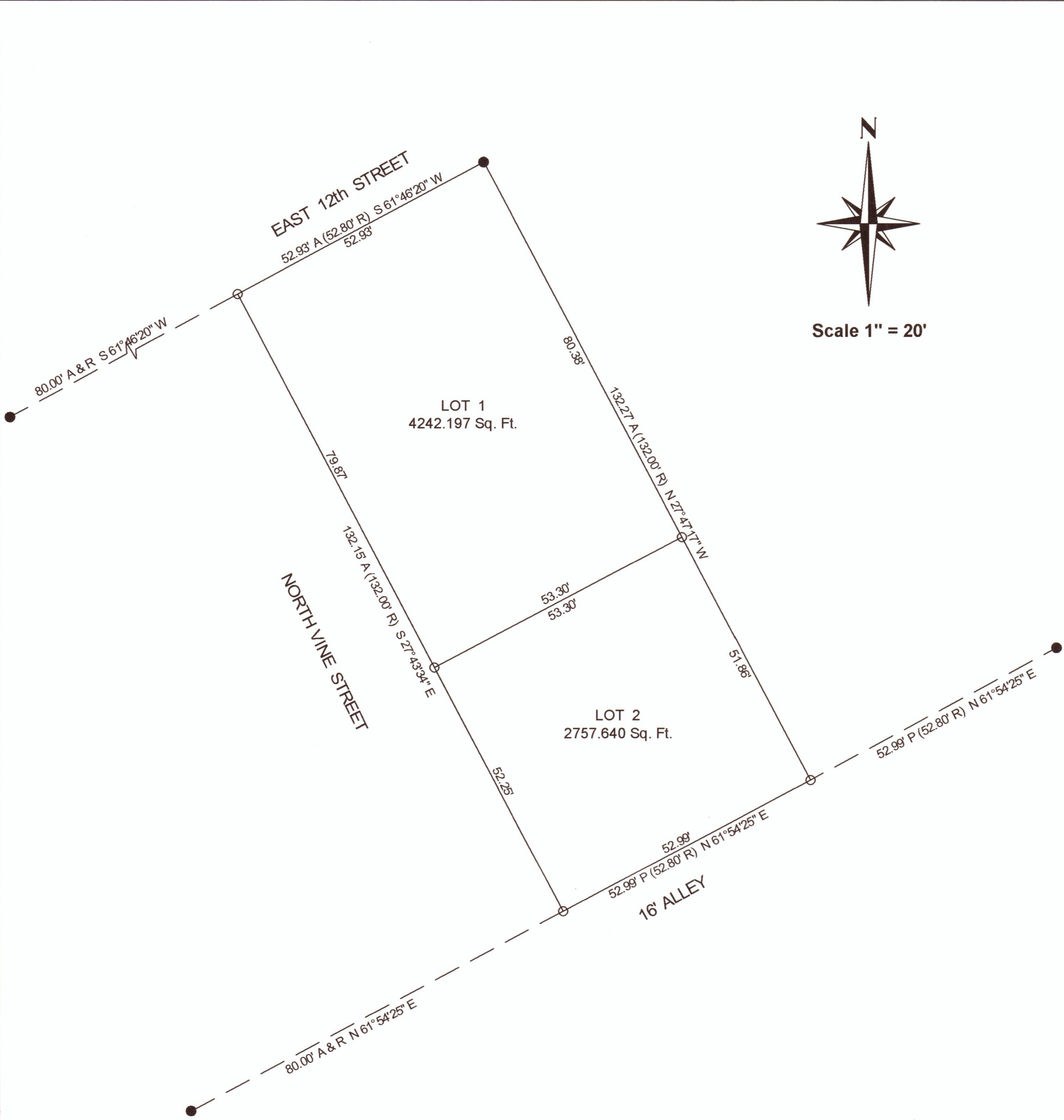
I hereby certify that on September 13, 2020, I completed an accurate survey of 'KATE SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Brent D Cyboron

Nebraska Professional Registered Land Surveyor No. 727

KATE
SUBDIVISION

| | | | |
|----------------------------------|--------------------|----------------|--------------|
| LOCATION: GRAND ISLAND, NEBRASKA | | | |
| TITLE: 1113 N. Vine Street | | | |
| SCALE: AS SHOWN 1" = 20' | DATE: 9/14/2020 | DRAWN: BRENT C | PAGE: 1 OF 1 |
| REVISION: PROJECT NO: 20-103 | DRAWING NO: 20-103 | | REVISION: |



KATE SUBDIVISION

GRAND ISLAND, NEBRASKA

LEGAL DESCRIPTION

A Replat of Lot Five (5), Block Thirty Six (36) Russel Wheeler's Addition, to the City of Grand Island, Hall County, Nebraska

DEDICATION

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IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

Tom Ummel Sr.
Date

ACKNOWLEDEEMENT

State of Nebraska
County of Hall

On the day of , 2020, before me a Notary Public within and for said County, personally appeared Tom Ummel Sr., and to me personally known to be the identical persons whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

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

My commission expires .20

Notary Public

APPROVALS

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

Chairman

Date

Approved and accepted by the City of Grand Island, Hall County, Nebraska this
Day of , 2020

Mayor

City Clerk

SURVEYORS CERTIFICATE

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Brent D Cyboron
Nebraska Professional Registered Land Surveyor No. 727

KATE
SUBDIVISION

| | | | |
|----------------------------------|--------------------|----------------|--------------|
| LOCATION: GRAND ISLAND, NEBRASKA | | | |
| TITLE: 1113 N. Vine Street | | | |
| SCALE AT AS: 1' = 20' | DATE: 9/14/2020 | DRAWN: BRENT C | PAGE: 1 OF 1 |
| BENESCH PROJECT NO: | DRAWING NO: 20-103 | REVISION: | |

**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 Tom Ummel Sr.
Address 567 S. Shady Bend
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 parties such as partners Deed of Trust holders, etc...

All owners, lien holders, 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: Tom Ummel Sr. Date: 9-15-2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 1811 W. 2nd St. STE 280
City Grand Island, State NE Zip 68803
Phone 308-383-6754
Surveyor/Engineer Name Brent D. Cyboron License Number 727
SUBDIVISION NAME: Kate Subdivision

Please check the appropriate location

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

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 2
Number of Acres 6999.837 Sq.Ft. 0.16069 Acre

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 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.
- ☒ Closure Sheet
- ☒ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 490.00

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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) 385-5240.



Hall County Regional Planning Commission

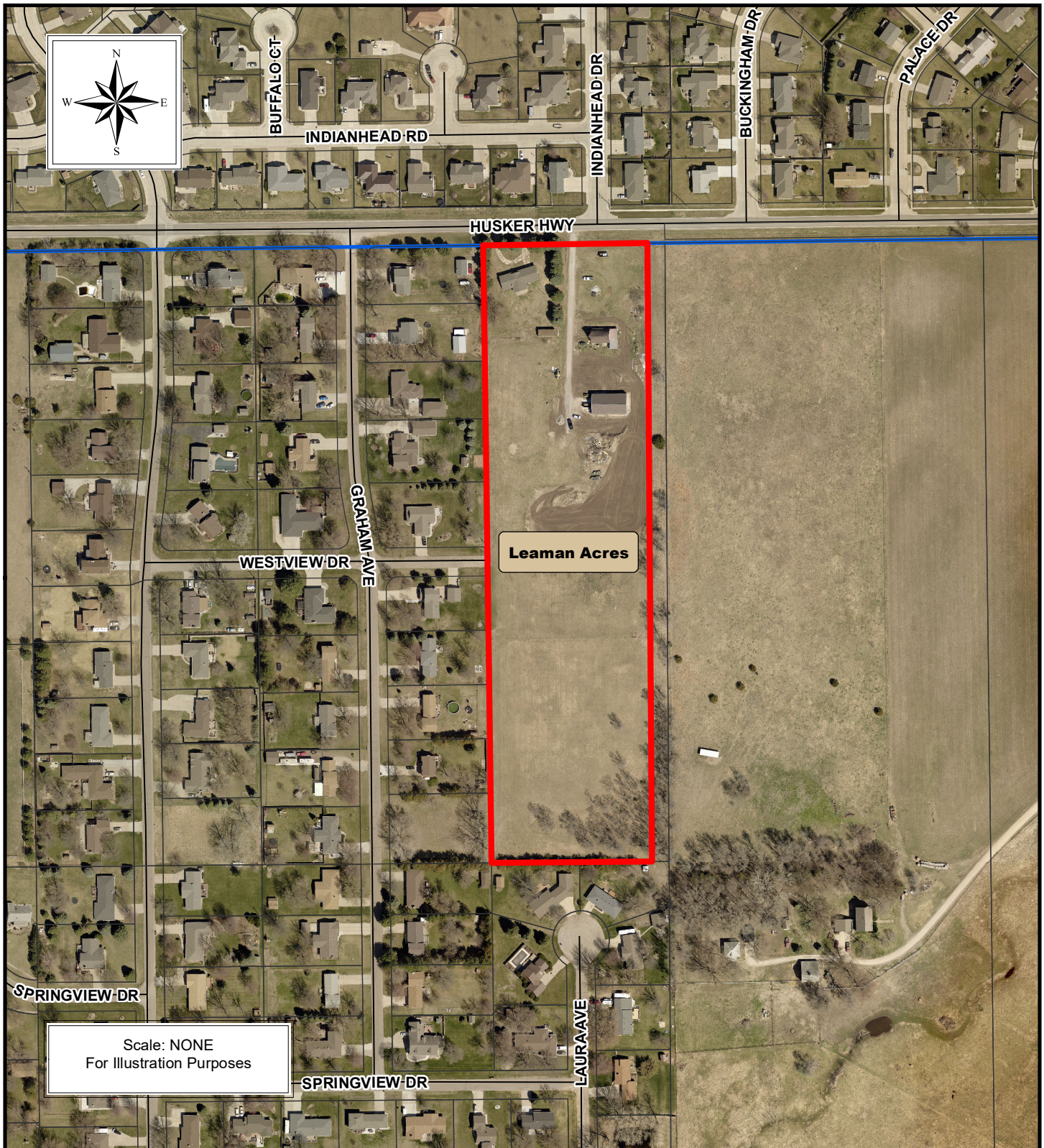
**Wednesday, October 7, 2020
Regular Meeting**

Item J2

Final Plat - Leaman Acres Subdivision

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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

LEAMAN ACRES

A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35-T11N-R10W, OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT MICHAEL T. AND RALISA E. LEAMAN (HUSBAND AND WIFE), BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS LEAMAN ACRES, A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER EASEMENTS IF ANY FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION, HEREON AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, WE HAVE AFFIXED OUR SIGNATURES AT

GRAND ISLAND, NEBRASKA, THIS DAY OF , 2020.

MICHAEL T. LEAMAN RALISA E. LEAMAN

ACKNOWLEDGEMENT:

STATE OF NEBRASKA } SS
COUNTY OF HALL }

ON THE DAY OF , 20 BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL T. LEAMAN AND RALISA E. LEAMAN (HUSBAND AND WIFE) TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL

SEAL AT , NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES , 20 .

NOTARY PUBLIC (SEAL)

LEGAL DESCRIPTION: (REF. DEED INS. #201705815)

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 10 WEST, OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35 (NORTH 1/4 CORNER) THENCE S89°41'01"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 943.57 FEET, THENCE S00°18'02"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S00°18'02"W ON THE EAST LINE OF BLOCK 2 FIRESIDE ESTATES SUBDIVISION AND THE EAST LINE OF BLOCK 2 FIRESIDE ESTATES SECOND SUBDIVISION A DISTANCE OF 1279.89 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2 FIRESIDE ESTATES SECOND SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF LOT 20 WESTROADS ESTATES THIRD SUBDIVISION, THENCE S89°24'08"E ON THE NORTH LINE OF SAID WESTROADS ESTATES THIRD SUBDIVISION A DISTANCE OF 334.94 FEET, THENCE N00°39'26"E ON A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1281.55 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, THENCE N89°41'01"W ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 342.91 FEET TO THE POINT OF BEGINNING, CONTAINING 9.96 ACRES MORE OR LESS.

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

THIS DAY OF , 2020.

CHAIRMAN

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

THIS DAY OF , 2020.

COUNCIL PRESIDENT CITY CLERK

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS

THIS DAY OF , 2020.

CHAIRMAN COUNTY CLERK

HALL COUNTY REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT ON , 2020, I COMPLETED AN ACCURATE SURVEY (MADE BY ME

OR UNDER MY SUPERVISION) OF "LEAMAN ACRES", LOCATED IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA 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 A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMPED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE # 206, HASTINGS NE, 68901
PHONE-402-879-5701 EMAIL- jmgrummert@yahoo.com
WEBSITE- www.grummersurveying.com

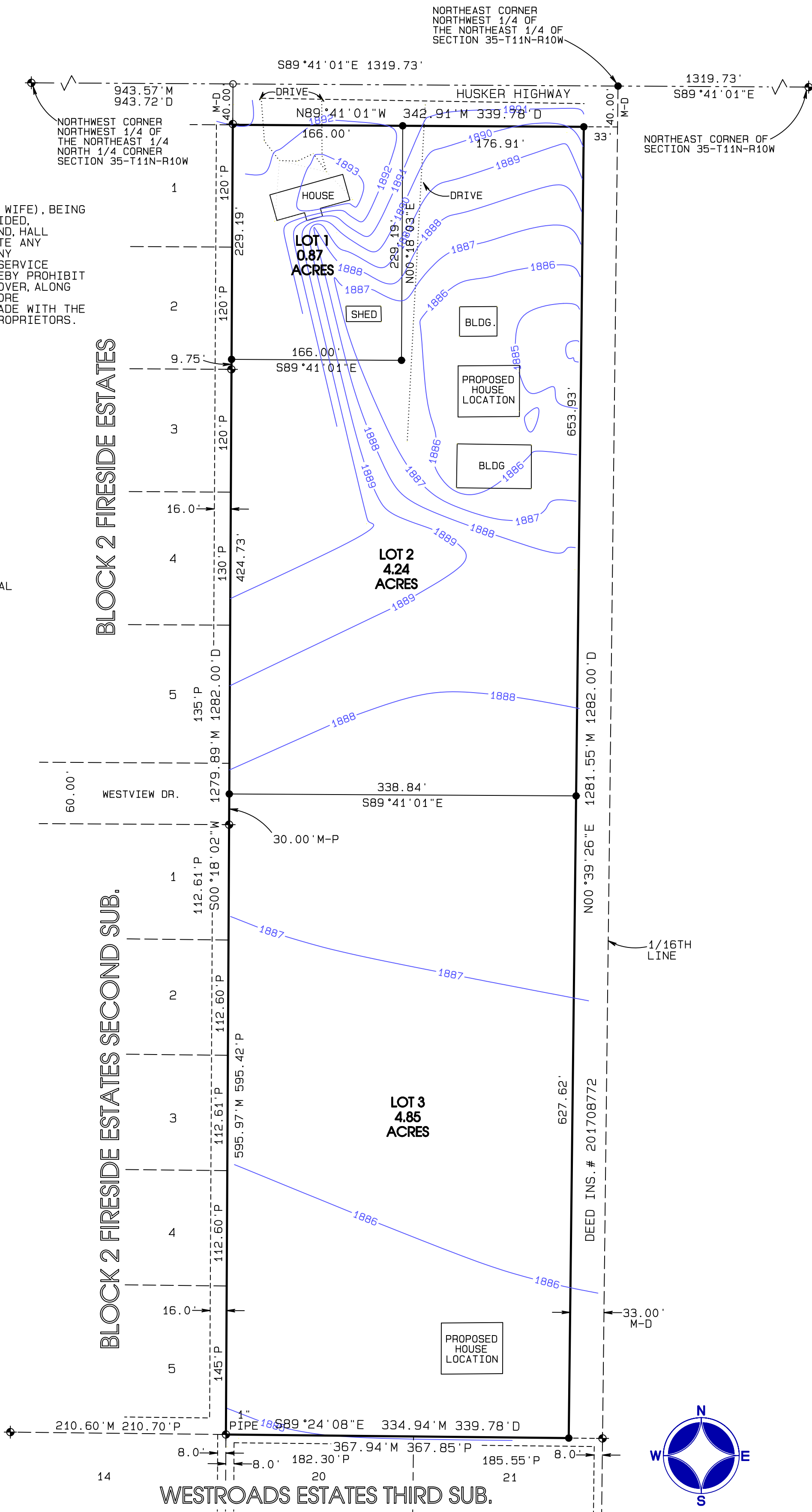
G. P. S. PROJECT # 051-2020

SEAL

LEGEND :

- D-DEED DISTANCE
- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- UTILITY EASEMENT
- FOUND 1/2" PIPE UNLESS NOTED
- CALCULATED POINT
- SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

VICINITY SKETCH
NOT TO SCALE
HUSKER HIGHWAY
ENGLEMAN ROAD T11N
NORTH ROAD
R10W
SCHIMMER DRIVE



LEAMAN ACRES

A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35-T11N-R10W, OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

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APPROVALS:

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THIS DAY OF 2020.

CHAIRMAN

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THIS DAY OF 2020.

COUNCIL PRESIDENT CITY CLERK

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS

THIS DAY OF 2020.

CHAIRMAN COUNTY CLERK

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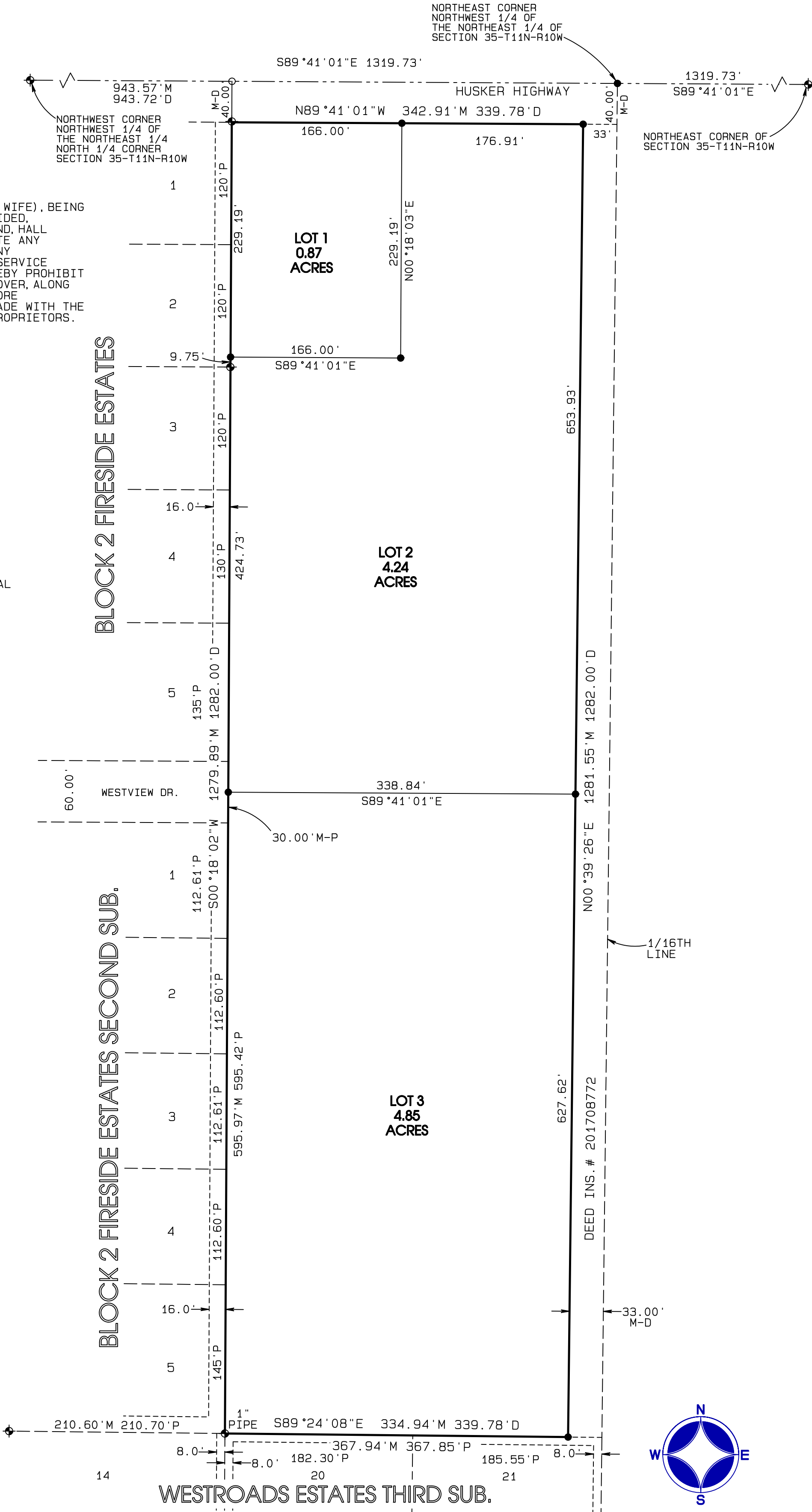
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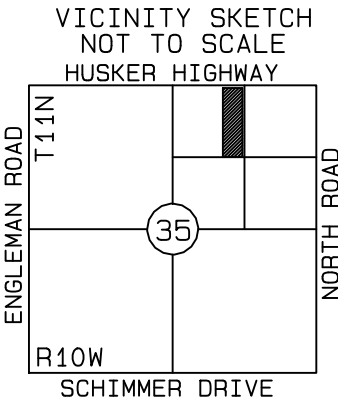
2837 W. HWY 6, STE # 206, HASTINGS NE, 68901
PHONE-402-879-5701 EMAIL- jmgrummert@yahoo.com
WEBSITE- www.grummertsurveying.com

G.P.S. PROJECT # 051-2020



HALL COUNTY REGISTER OF DEEDS

LEGEND :
D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
-----UTILITY EASEMENT
FOUND 1/2" PIPE
UNLESS NOTED
O CALCULATED POINT
SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE



**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 Michael & Ralisa Leaman
Address 42 Sonja Dr.
City Doniphan, State NE Zip 68832
Phone 308-383-3426

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

All owners, lien holders, 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: Michael Leaman (Applicant) Date: 8-28-20

Surveyor/Engineers Information

Surveyor/Engineering Firm Josh Grummer, Grummer Professional Services
Address 2837 N. Hwy 6
City Hastings, State NE Zip 68901
Phone (402) 879-5701
Surveyor/Engineer Name Josh Grummer License Number _____

SUBDIVISION NAME: Leaman Acres

Please check the appropriate location

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

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat

Number of Lots 3

Number of Acres 10.2

Checklist of things Planning Commission Needs



Hall County Regional Planning Commission

**Wednesday, October 7, 2020
Regular Meeting**

Item J3

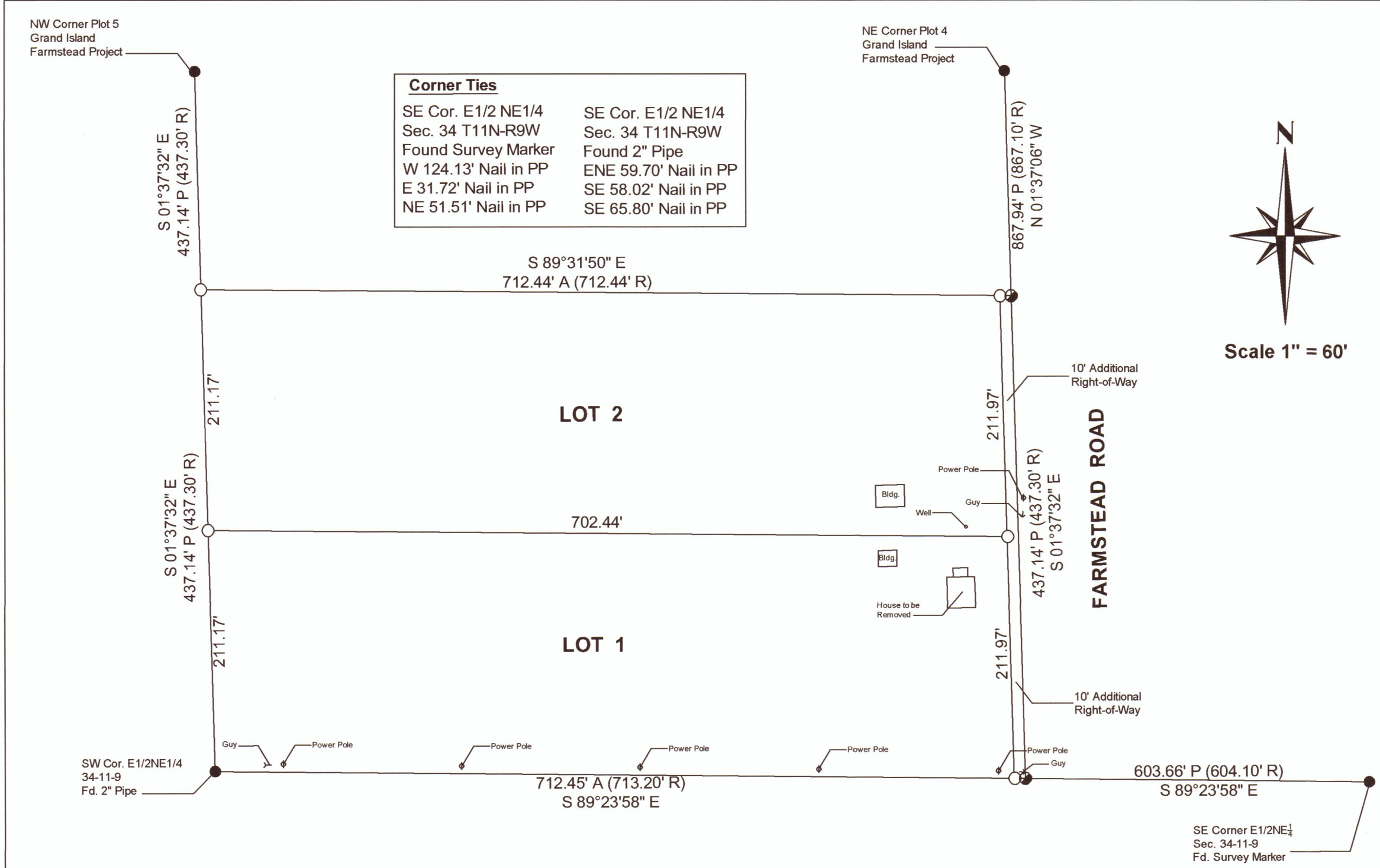
Final Plat - Farmstead South Subdivision Grand Island -

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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



LEGAL DESCRIPTION

A Replat of Plot Six (6) Grand Island Farmstead Project, Hall County, Nebraska, contains a area of 6.916 Acres More or Less and 0.097 Acres More or Less for Road Right-of Way.

SURVEYORS CERTIFICATE

I hereby certify that on August 24, 2020, I completed an accurate survey of 'FARMSTEAD SOUTH SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Brent D Cyboron
Nebraska Professional Registered Land Surveyor No. 727

APPROVALS

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

Chairman Date
Approved and accepted by the Hall County Board of Supervisors, this Day of , 2020
Chairman of the Board

Approved and accepted by the City of Grand Island, Hall County, Nebraska this Day of , 2020
Mayor City Clerk

FARMSTEAD SOUTH SUBDIVISION
UTILITY EXIHIBT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Justin P. Oseka and Anna Oseka Husband and Wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as FARMSTEAD SOUTH SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

Justin P. Oseak
Date

Anna Oseka
Date

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

On the day of , 2020, before me a Notary Public within and for said County, personally appeared Justin P. Oseka a married person, 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.

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 .20

Notary Public

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

On the day of , 2020, before me a Notary Public within and for said County, personally appeared Anna Oseka a married person, 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.

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

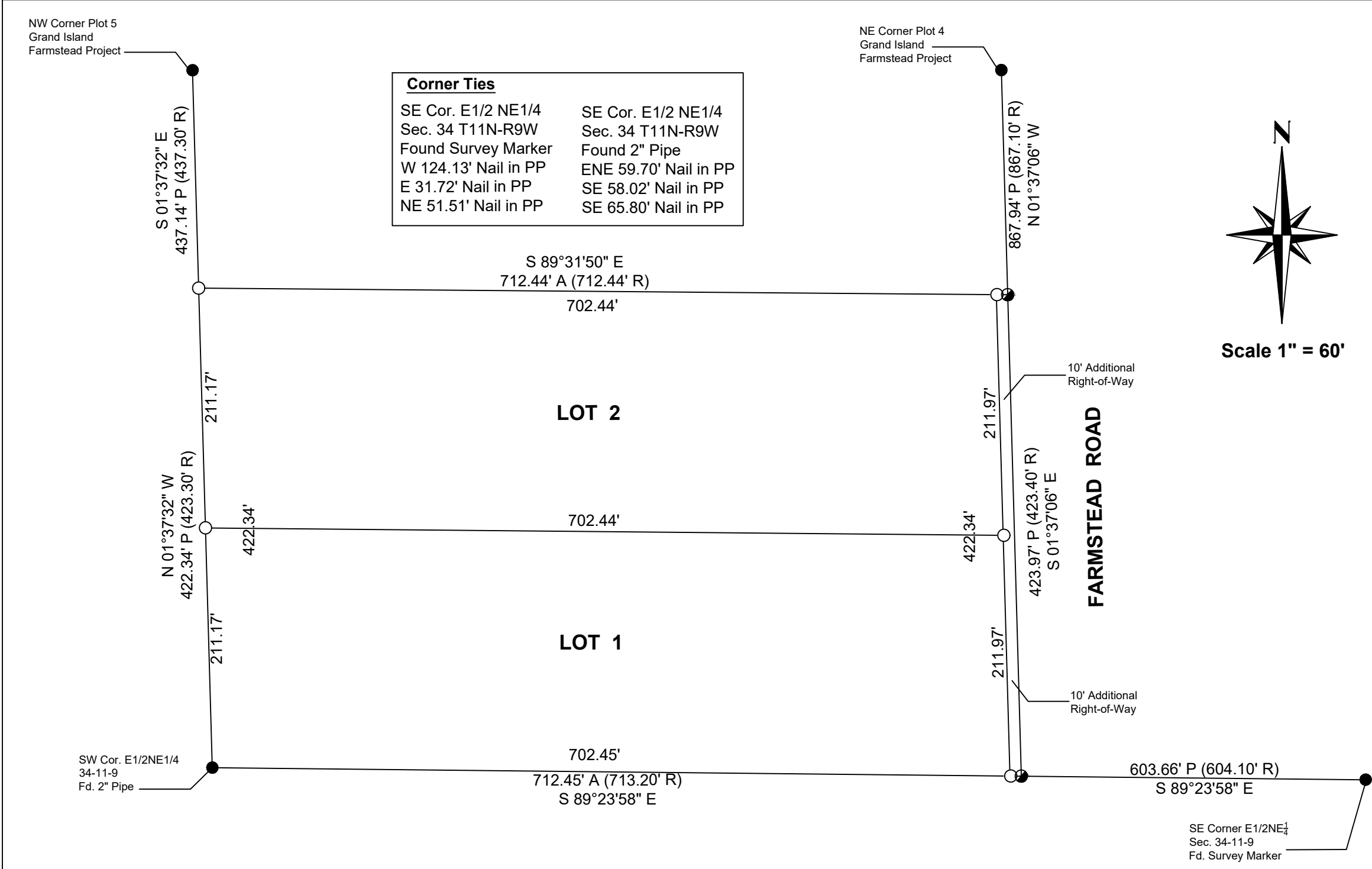
My commission expires .20

Notary Public

Legend

- - Corner Found 1/2" Pipe Unless Otherwise Noted
- - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ⊙ - Temporary Point
- All Distances on Curves are Chord Distance
- R - Recorded Distance
- A- Actual Distance
- P- Prorated Distance

| | | | |
|---|--------------------|-----------------|--------------|
| INITIAL POINT SURVEYING LLC 1811 W 2nd Street; Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office | | | |
| LOCATION: Replat Plot Six (6) Grand Island Farmstead Project | | | |
| TITLE: Hall County, Nebraska | | | |
| SCALE: AT AS 1" = 60' | DATE: 8/26/2020 | DRAWN: Brent C. | PAGE: 1 OF 1 |
| BENESCH PROJECT NO: | DRAWING NO: 20-082 | REVISION: | |



LEGAL DESCRIPTION

A Replat of Plot Six (6) Grand Island Farmstead Project, Hall County, Nebraska, contains a area of 6.916 Acres More or Less and 0.097 Acres More or Less for Road Right-of Way.

SURVEYORS CERTIFICATE

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Brent D Cyboron
Nebraska Professional Registered Land Surveyor No. 727

APPROVALS

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

Chairman Date
Approved and accepted by the Hall County Board of Supervisors, this Day of , 2020

Approved and accepted by the City of Grand Island, Hall County, Nebraska this Day of , 2020

Mayor City Clerk

Chairman of the Board

FARMSTEAD SOUTH SUBDIVISION

DEDICATION

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IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

Justin P. Oseak Anna Oseka
Date Date

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

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My commission expires .20

Notary Public

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

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My commission expires .20

Notary Public

Legend

● - Corner Found 1/2" Pipe Unless Otherwise Noted
○ - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
● - Temporary Point
All Distances on Curves are Chord Distance
R - Recorded Distance
A- Actual Distance
P- Prorated Distance

INITIAL POINT SURVEYING LLC
1811 W 2nd Street, Suite 280
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: Replat Plot Six (6) Grand Island Farmstead Project

TITLE: Hall County, Nebraska

SCALE AT AS: 1" = 60' DATE: 8/26/2020 DRAWN: Brent C. PAGE: 1 OF 1

BENESCH PROJECT NO: DRAWING NO: 20-082 REVISION: 9/8/2020

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 Justin Oseka
Address 3524 Farmstead Road
City Grand Island, State NE Zip 68801
Phone 308-390-2755

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

All owners, lien holders, 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: _____ Date: 8/28/2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 1811 W 2nd Street STE 280
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent D Cyboron License Number 727

SUBDIVISION NAME: Farmstead South Subdivision

Please check the appropriate location

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

Please check the appropriate Plat

- ☐ Preliminary Plat
 - ☒ Final Plat
- Number of Lots 2
- Number of Acres 6.916

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ 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.
- ☒ Closure Sheet
- ☒ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$490.00

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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) 385-5240.



Hall County Regional Planning Commission

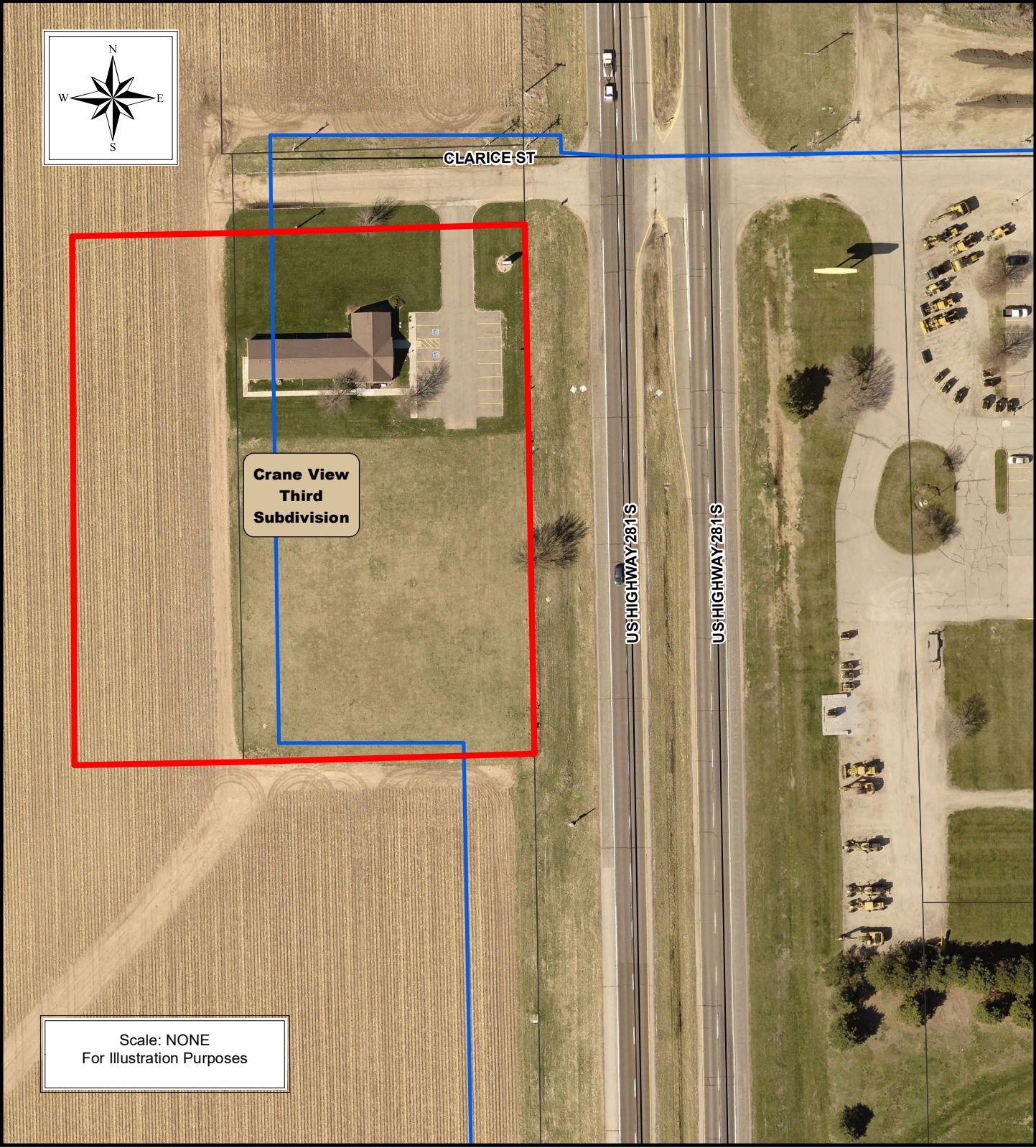
**Wednesday, October 7, 2020
Regular Meeting**

Item J4

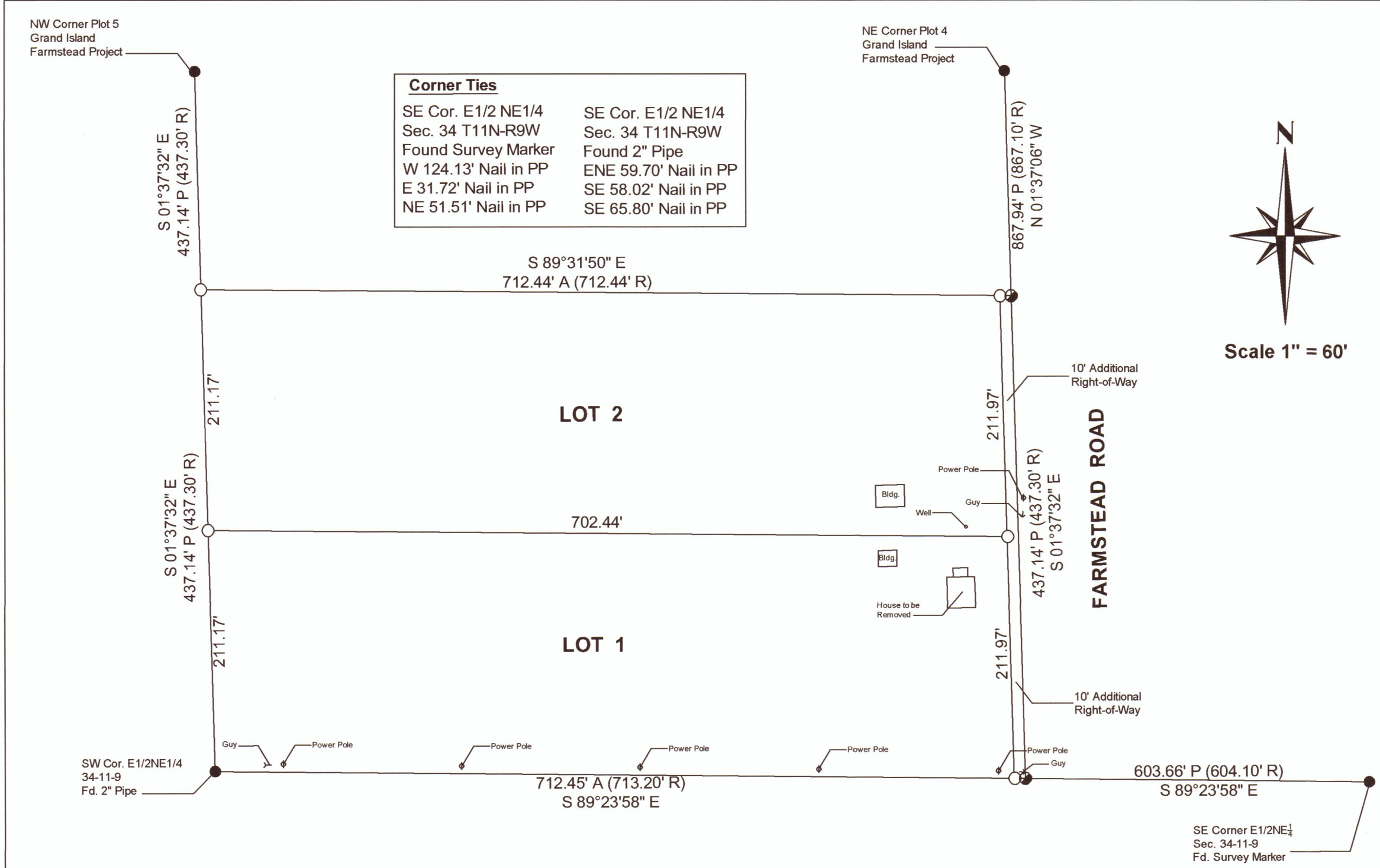
Final Plat - Crane-View Third Subdivision

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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



LEGAL DESCRIPTION

A Replat of Plot Six (6) Grand Island Farmstead Project, Hall County, Nebraska, contains a area of 6.916 Acres More or Less and 0.097 Acres More or Less for Road Right-of Way.

SURVEYORS CERTIFICATE

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Brent D Cyboron
Nebraska Professional Registered Land Surveyor No. 727

APPROVALS

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

Chairman Date
Approved and accepted by the Hall County Board of Supervisors, this Day of , 2020
Chairman of the Board

Approved and accepted by the City of Grand Island, Hall County, Nebraska this Day of , 2020
Mayor City Clerk

FARMSTEAD SOUTH SUBDIVISION
UTILITY EXIHIBT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Justin P. Oseka and Anna Oseka Husband and Wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as FARMSTEAD SOUTH SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

Justin P. Oseak Anna Oseka
Date Date

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

On the day of , 2020, before me a Notary Public within and for said County, personally appeared Justin P. Oseka a married person, 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.

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 .20

Notary Public

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

On the day of , 2020, before me a Notary Public within and for said County, personally appeared Anna Oseka a married person, 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.

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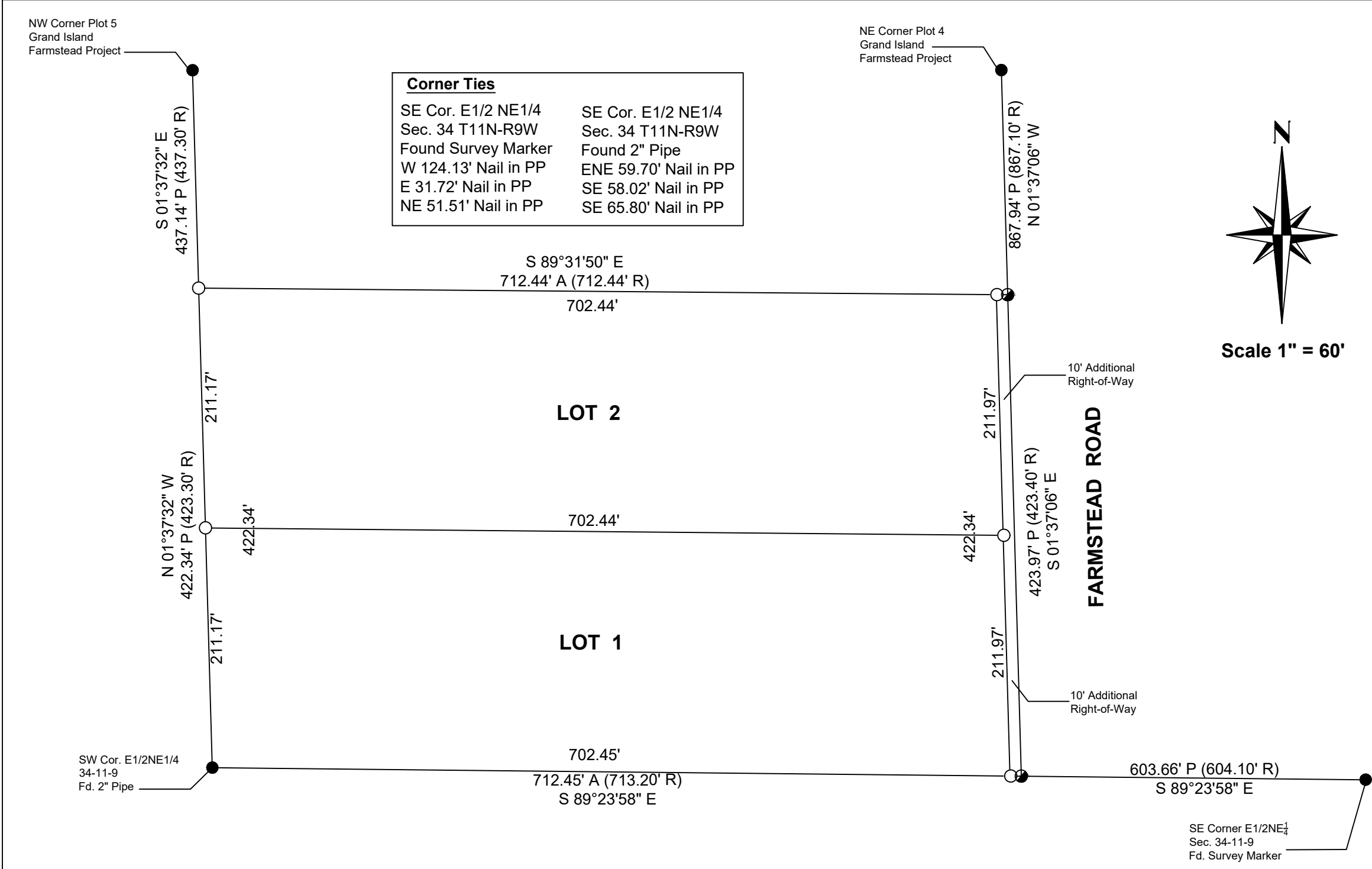
My commission expires .20

Notary Public

Legend

- - Corner Found 1/2" Pipe Unless Otherwise Noted
- - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ⦿ - Temporary Point
- All Distances on Curves are Chord Distance
- R - Recorded Distance
- A- Actual Distance
- P- Prorated Distance

| | | | |
|---|--------------------|-----------------|--------------|
| INITIAL POINT SURVEYING LLC 1811 W 2nd Street; Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office | | | |
| LOCATION: Replat Plot Six (6) Grand Island Farmstead Project | | | |
| TITLE: Hall County, Nebraska | | | |
| SCALE: AT AS 1" = 60' | DATE: 8/26/2020 | DRAWN: Brent C. | PAGE: 1 OF 1 |
| BENESCH PROJECT NO: | DRAWING NO: 20-082 | REVISION: | |



LEGAL DESCRIPTION

A Replat of Plot Six (6) Grand Island Farmstead Project, Hall County, Nebraska, contains a area of 6.916 Acres More or Less and 0.097 Acres More or Less for Road Right-of Way.

SURVEYORS CERTIFICATE

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Brent D Cyboron
Nebraska Professional Registered Land Surveyor No. 727

APPROVALS

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

Chairman
Approved and accepted by the Hall County Board of Supervisors, this
Day of _____, 2020

Chairman of the Board

Approved and accepted by the City of Grand Island, Hall County, Nebraska this
Day of _____, 2020

Mayor

City Clerk

FARMSTEAD SOUTH SUBDIVISION

DEDICATION

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IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

Justin P. Oseak
Date _____

Anna Oseka
Date _____

ACKNOWLEDEGEMENT

State of Nebraska

County of Hall

On the ____ day of _____, 2020, before me _____ a Notary Public within and for said County, personally appeared Justin P. Oseka a married person, 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.

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 _____ .20__

Notary Public

ACKNOWLEDEGEMENT

State of Nebraska

County of Hall

On the ____ day of _____, 2020, before me _____ a Notary Public within and for said County, personally appeared Anna Oseka a married person, 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.

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 _____ .20__

Notary Public

Legend

- - Corner Found 1/2" Pipe Unless Otherwise Noted
- - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- - Temporary Point
- All Distances on Curves are Chord Distance
- R - Recorded Distance
- A- Actual Distance
- P- Prorated Distance

| | | | |
|---|--------------------|--------------------|--------------|
| INITIAL POINT SURVEYING LLC 1811 W 2nd Street; Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office | | | |
| LOCATION: Replat Plot Six (6) Grand Island Farmstead Project | | | |
| TITLE: Hall County, Nebraska | | | |
| SCALE AT AS: 1" = 60' | DATE: 8/26/2020 | DRAWN: Brent C. | PAGE: 1 OF 1 |
| BENESCH PROJECT NO: | DRAWING NO: 20-082 | REVISION: 9/8/2020 | |

**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 Rader County View, LLC Michael Rader
Address 271 Road 324
City Trimble State NE Zip 68980
Phone 402-743-2216

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

All owners, lien holders, 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: Rader County View LLC by Michael Rader Date: 9-14-2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 1811 W. 2nd Street; STE 280
City Grand Island State NE Zip 68803
Phone 308-6754141
Surveyor/Engineer Name Brent D Cyboron License Number 727

SUBDIVISION NAME: Crane-View Third Subdivision

Please check the appropriate location

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

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 1
Number of Acres 3.642

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ 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.
- ☒ Closure Sheet
- ☒ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 480.00

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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) 385-5240.