



Hall County Regional Planning Commission

**Wednesday, February 3, 2021
Regular Meeting**

Item J3

**Preliminary Plat and Final Plat - Highland North Subdivision -
Grand Island - Located west of Independence Avenue and south of
Nebraska Highway 2 in Grand Island**

Staff Contact:

**HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION**

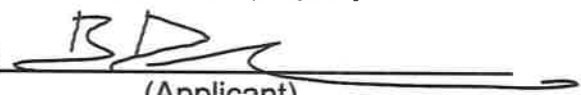
This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name A & H Holdings, LLC
Address 581 Shady Bend Road
City Grand Island, State NE Zip 68801
Phone 308-390-2455

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: 12.17.2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson
Address 201 E. 2nd Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Brian Degen License Number E-14501

SUBDIVISION NAME: Highland North 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 135

Number of Acres 25.1

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 \$ 3,945.00

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

PROPOSED SUBDIVISION LOCATION MAP



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

olson

Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

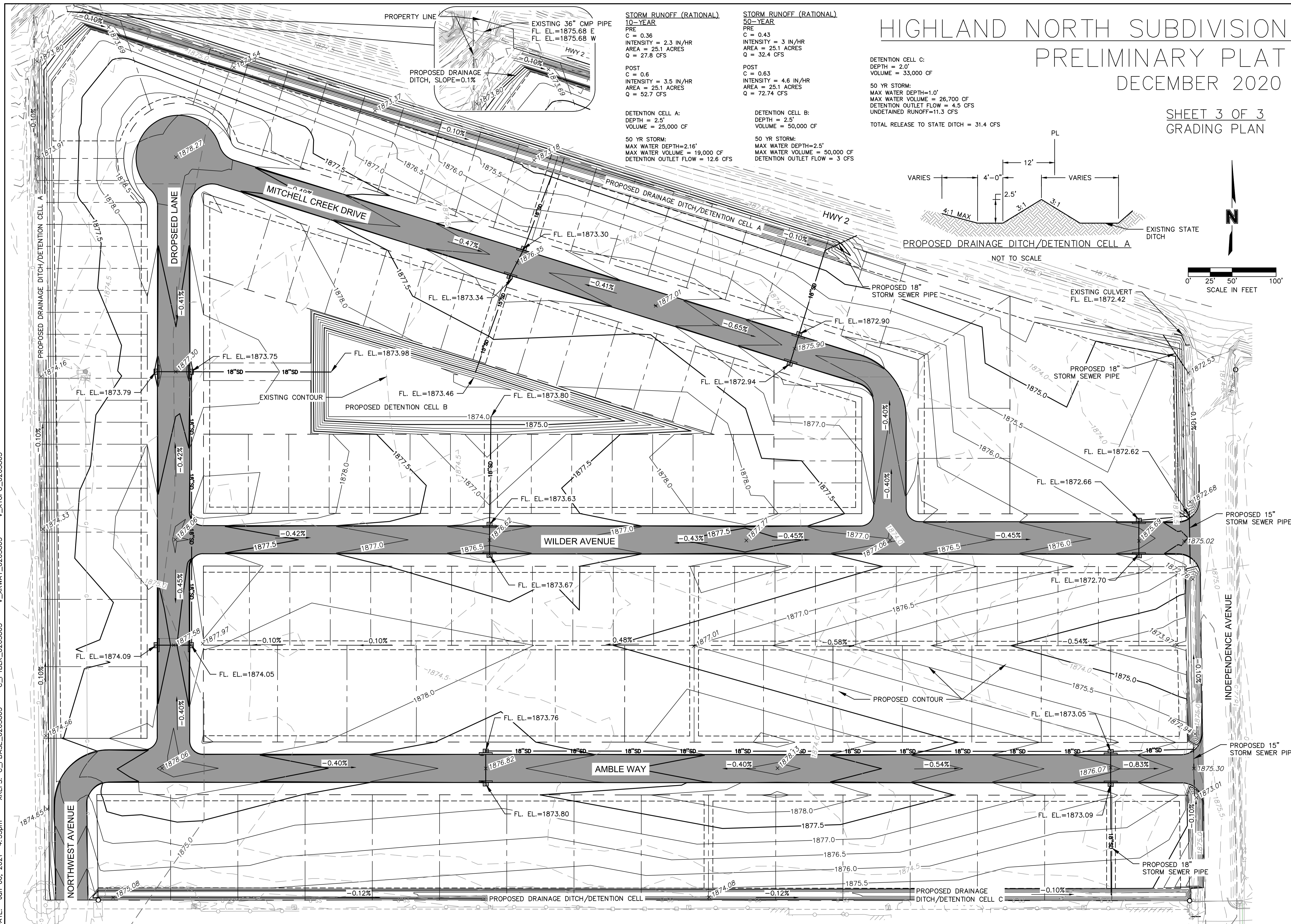
REVISIONS


1.707

GRAND ISLAND, NE

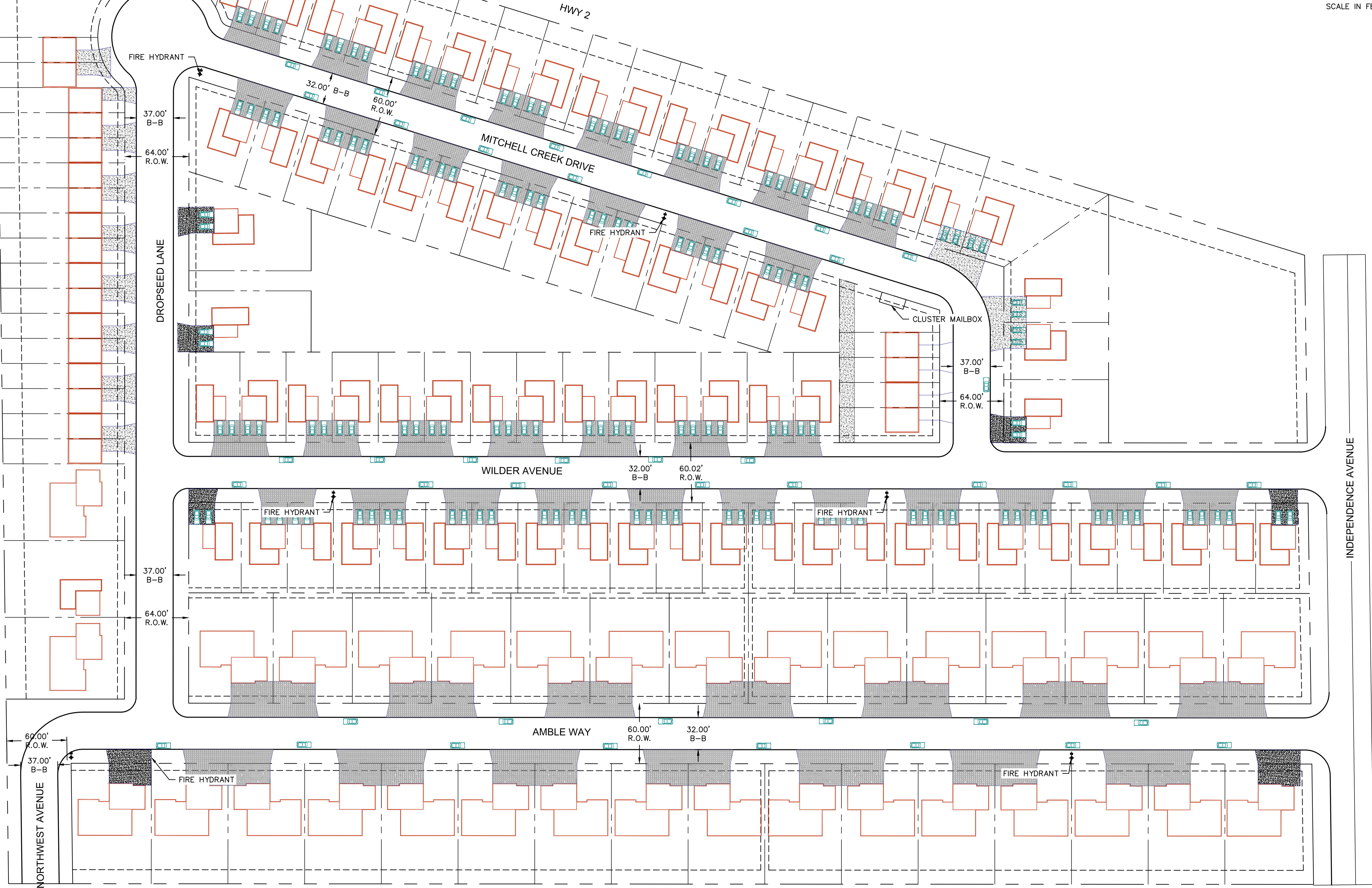
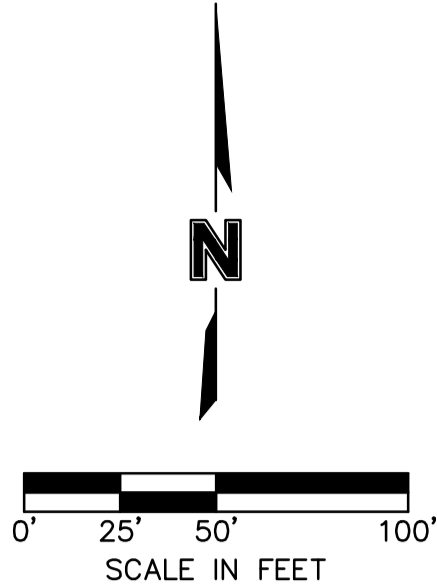
HEET
of 3





<div style="text-align: right;">  </div>					
201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com					
REV. NO.	DATE	REVISIONS DESCRIPTION			
		REVISIONS			
GRADING PLAN		HIGHLAND NORTH SUBDIVISION PRELIMINARY PLAT		2021	
drawn by: _____ AT checked by: _____ BD approved by: _____ BD QA/QC by: _____ BD project no.: _____ 20-3805 drawing no.: _____ date: _____ 1.6.2021		GRAND ISLAND, NE			
SHEET					
3 of 3					

HIGHLAND NORTH
DRIVEWAY EXHIBIT



201 East 2nd Street
Grand Island, NE 68801

TEL 308.384.8750

www.olson.com

DRIVEWAY EXHIBIT	REV. NO.	DATE	REVISIONS DESCRIPTION
HIGHLAND NORTH SUBDIVISION PRELIMINARY PLAT			REVISIONS
GRAND ISLAND, NE			2020

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 020-3805
drawing no.: _____
date: 12.19.2020

SHEET
EXHIBIT_A

DWG: F:\2020\3501-4000\020-3805\40-Design\Exhibits\Driveway Exhibit.dwg
DATE: Dec 19, 2020 12:52pm
XREFS: C_PBASE_0203805

USER: atrango

**HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION**

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Address _____

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Phone _____

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Surveyor/Engineer Name _____ License Number _____

SUBDIVISION NAME: _____

Please check the appropriate location

- ☐ Hall County
- ☐ The City of Grand Island or 2-Mile Grand Island Jurisdiction
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- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☐ Receipt for Subdivision Application Fees in the amount of \$_____

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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.

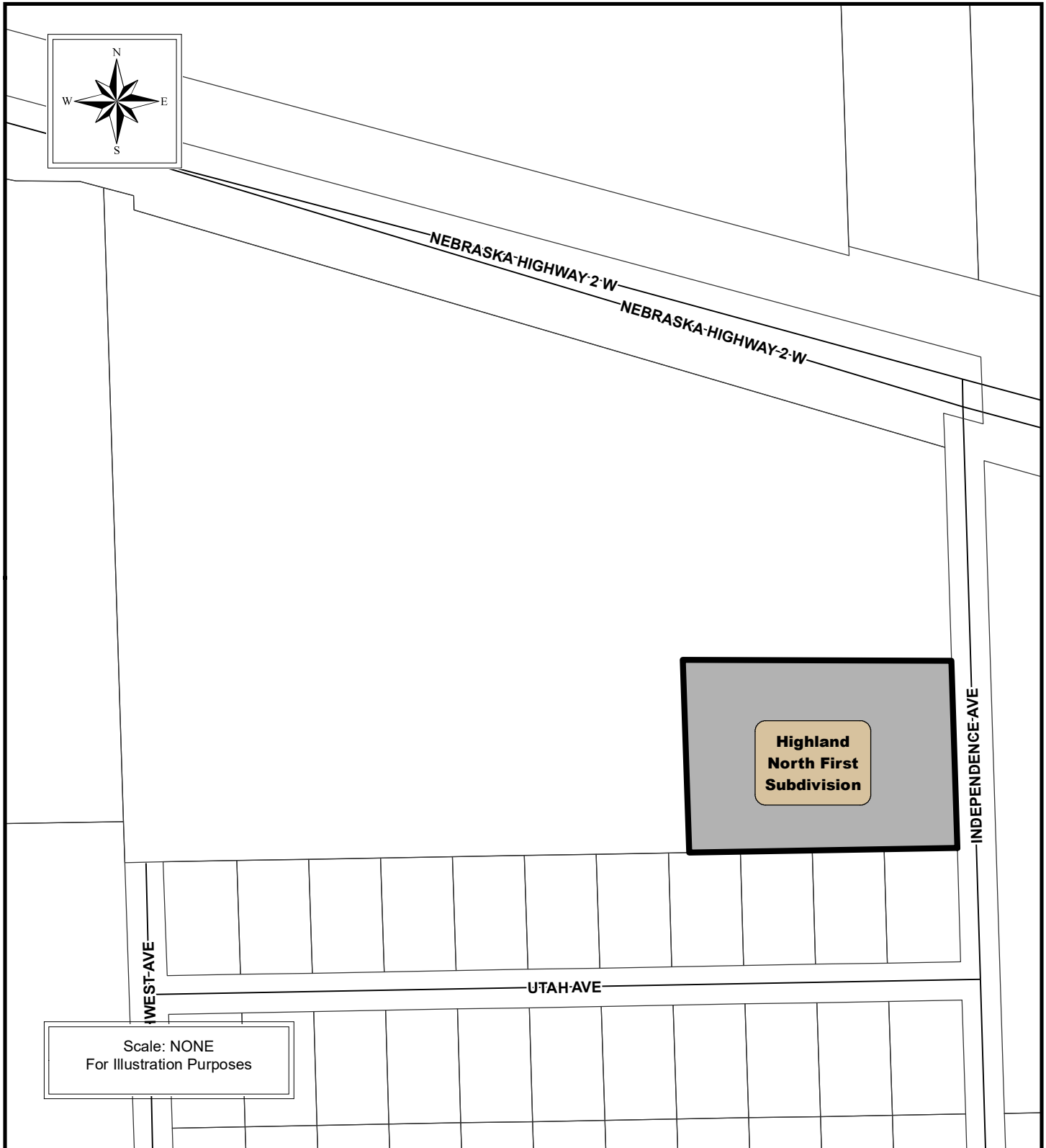
REGIONAL PLANNING COMMISSION FEES AND CHARGES
Effective October 1, 2019

Service or Product		Fee
Category 2. Subdivision:		
a. Preliminary Plat		\$ 450.00 + \$15.00/lot
b. Final Plat	(Grand Island and 2 mile limit)	\$ 470.00 + \$10.00/lot
	(Elsewhere in region)	\$ 470.00** + \$10.00/lot
c. Plat Vacation		\$275.00
d. Administrative Subdivisions		\$55.00

** An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk’s office.

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PROPOSED SUBDIVISION LOCATION MAP

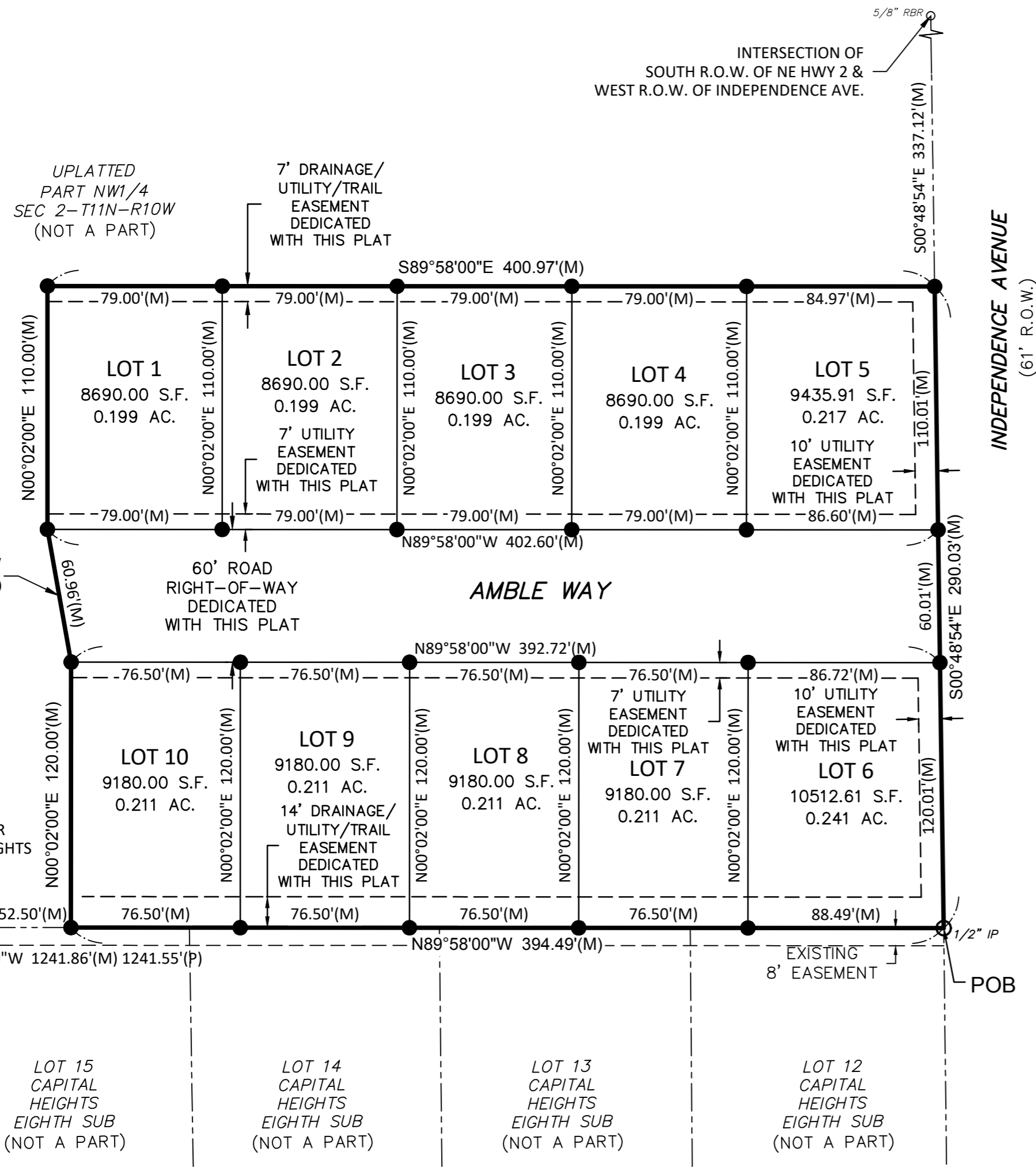


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

HIGHLAND NORTH FIRST SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12, CAPITAL HEIGHTS EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°58'00\"W, ALONG THE NORTH LINE OF SAID CAPITAL HEIGHTS EIGHTH SUBDIVISION, A DISTANCE OF 394.49 FEET; THENCE N00°02'00\"E A DISTANCE OF 120.00 FEET; THENCE N14°48'22\"W A DISTANCE OF 62.07 FEET; THENCE N00°02'00\"E A DISTANCE OF 110.00 FEET; THENCE S89°58'00\"E A DISTANCE OF 400.97 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE S00°48'54\"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 290.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 115287.88 SQUARE FEET OR 2.647 ACRES MORE OR LESS OF WHICH 0.548 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 20____, 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 TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) 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 A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**HIGHLAND NORTH FIRST SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) 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 HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 20____.

AMOS C. ANSON, MEMEBER
A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED AMOS C. ANSON, MEMBER, A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

APPROVAL

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 CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 20____.

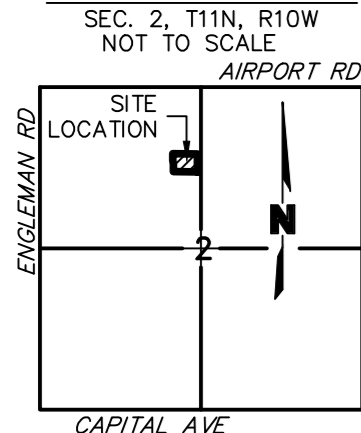
MAYOR

CITY CLERK

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE)
- ROW LINE
- EXISTING PROPERTY LINE
- SUBDIVISION LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE CAPITAL HEIGHTS 8TH SUB

LOCATION MAP



olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2020-3805
FAMOS CONST.
HIGHLAND NORTH SUB
FB HALL CO 5

OWNERS: A & H HOLDINGS, LLC
SUBDIVIDER: A & H HOLDINGS, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 10

0' 25' 50' 100'
SCALE IN FEET