



Hall County Regional Planning Commission

Wednesday, January 5, 2022

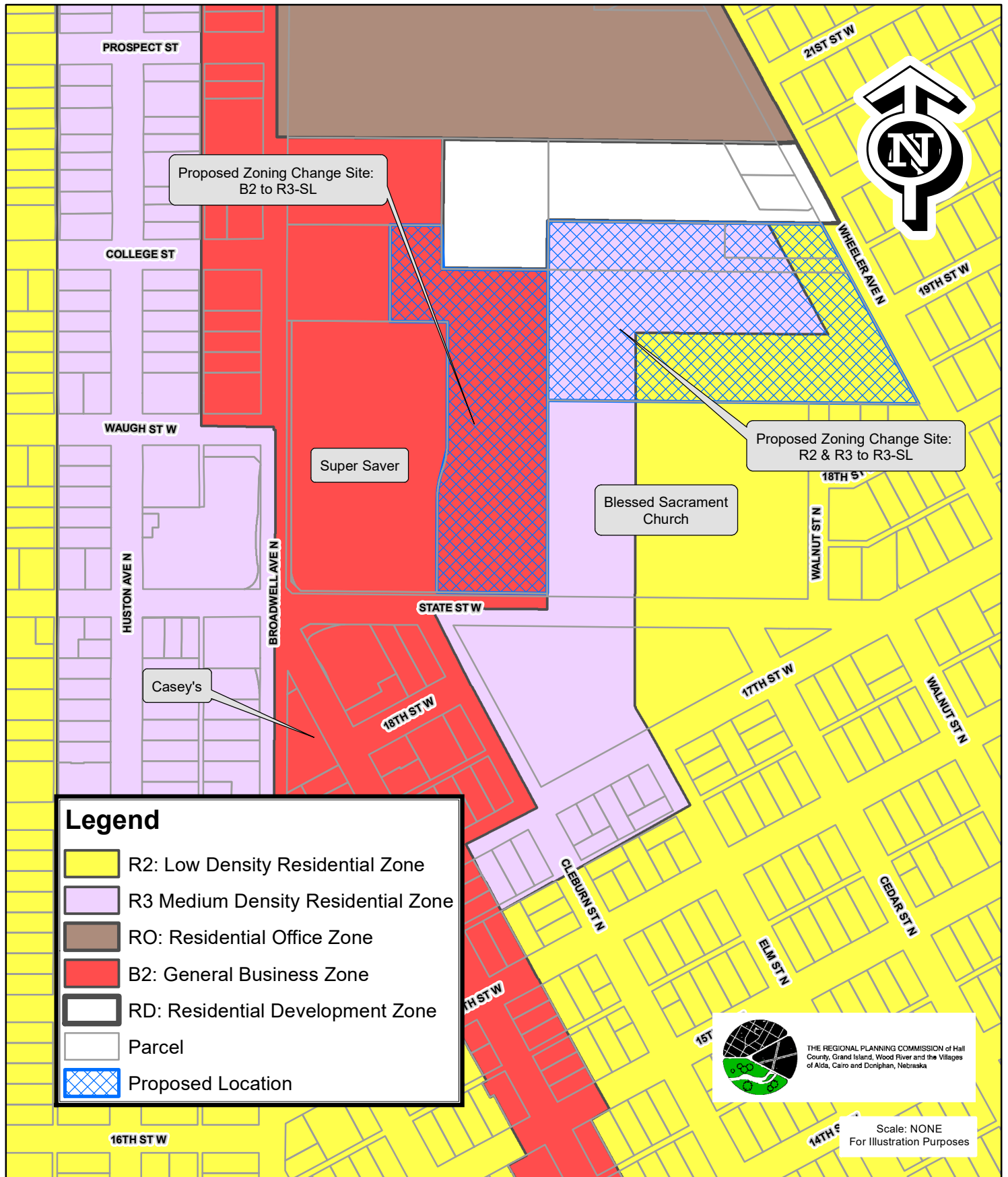
Regular Meeting

Item F3

Public Hearing Rezoning - Grand Island Public Hearing to consider a change of zoning for property located north of State Street and west of Wheeler Avenue From B2 General Business, R3-Medium Density Residential and R-2 Low Density Residential for property located to R3-SL Medium Density Small

Staff Contact:

Proposed Zoning Change



Agenda Item 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 24, 2021

SUBJECT: *Zoning Change (C-14-22GI)*

PROPOSAL: The Regional Planning Department staff is recommending a change of zoning be considered for property located north of State Street and west of Wheeler Avenue including 620 W. State Street (located east of 5 Point Super Saver and north of Blessed Sacrament Church. An application has been made to rezone these properties to R3-SL Medium Density Small Lot Residential zone. The current zoning on the properties is B2 General Business, R2 Low Density Residential and R3 Medium Density Residential. The developers, Mesner Development, has submitted plans to build between 64 and 72 townhome style units on the property. The properties are owned by the Catholic Diocese and Ken Ray LLC and under contract for sale to Mesner Development subject to approval of TIF financing and rezoning and subdivision.

OVERVIEW:

Site Analysis

Current zoning designation:

R2- Low Density Residential
R3- Medium Density Residential
B2- General Business

Permitted and conditional uses:

R2- Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, religious uses and limited non-profit and institutional uses along with agricultural uses.

R3- Residential uses at a density of 14 dwelling units per acre with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

B2- Commercial and office uses, institutional, non-profit and religious uses, along with residential uses at a density of 42 dwelling units per acre with up to 100% coverage less required landscaping,.

Comprehensive Plan Designation:

General Commercial (east of Super Saver to the church)
Low to Medium Density Residential (north of the church)

Existing land uses.

Vacant Property

Proposed Zoning Designation

R3-SL Medium Density Small Lot Residential Zone

Intent of zoning district.

R3-SL: The intent of this zoning district is to provide for residential uses at a maximum density of fourteen to fifteen

dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zone is intended to provide market flexibility regarding lot size and housing configuration.

Permitted and conditional uses: R3-SL: Residential uses at a density of 14 to 15 units per acre on smaller lots than otherwise allowed dwelling units (Row houses if planned for with the plat may exceed the 15 units per acre) with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

Adjacent Properties Analysis

Current zoning designations:

North: RD- Residential Development Zone

B2- General Business

East: R2- Low Density Residential Zone,

South: R2- Low Density Residential Zone,

R3- Medium Density Residential Zone

West: B2- General Business

Intent of zoning district:

RD- The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use

R2: The intent of this zoning district is to provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

R3: The intent of this zoning district is to provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones.

B2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

Permitted and conditional uses:

RD- Any uses found in the regular residential zoning districts at densities of up to 43 units per acre except those uses that are specifically excluded (rail right of way, truck bush farming, boarding and lodging houses, non-profit community buildings and social welfare establishments providing living accommodations). Up to 30% of the area of the RD zone may be covered with buildings as approved with the development plan.

R2- Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, religious uses and limited non-profit and institutional uses along with agricultural uses.

R3- Residential uses at a density of 14 dwelling units per acre with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

B2- Commercial and office uses, institutional, non-profit and religious uses, along with residential uses at a density of 42 dwelling units per acre with up to 100% coverage less required landscaping.

Existing land uses:

North: Residential (Holiday Garden Apartments)

South: Blessed Sacrament Church and parking lot and residential single family homes

East: Residential single family homes

West: Commercial Super Saver and Five Points Bank

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for General Commercial near the Super Saver at the west side of the property and low to medium density residential north of Blessed Sacrament. All standard commercial districts in Grand Island allow residential uses by right.
- *Consistent with the existing development in the neighborhood:* The proposed changes allow for a transition between the commercial on the west and the apartments to the north. property is near a high volume corridor; the proposal will act as traffic barrier for residential neighborhoods.
- *Walkable Communities:* The proposal will create residential uses in a mixed-use neighborhood across from a city park, next to a grocery store with a deli and pharmacy and next to a church. There are other churches, shopping and personal services within a 10 minute walk from this site.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.

Negative Implications:

- *None foreseen.*

Other Considerations

This proposal is consistent with the 2004 comprehensive plan. The proposed property has been designated possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site to R3-Medium Density Small Lot Residential.

_____ Chad Nabity

Proposed Zoning Change Future Landuse Map

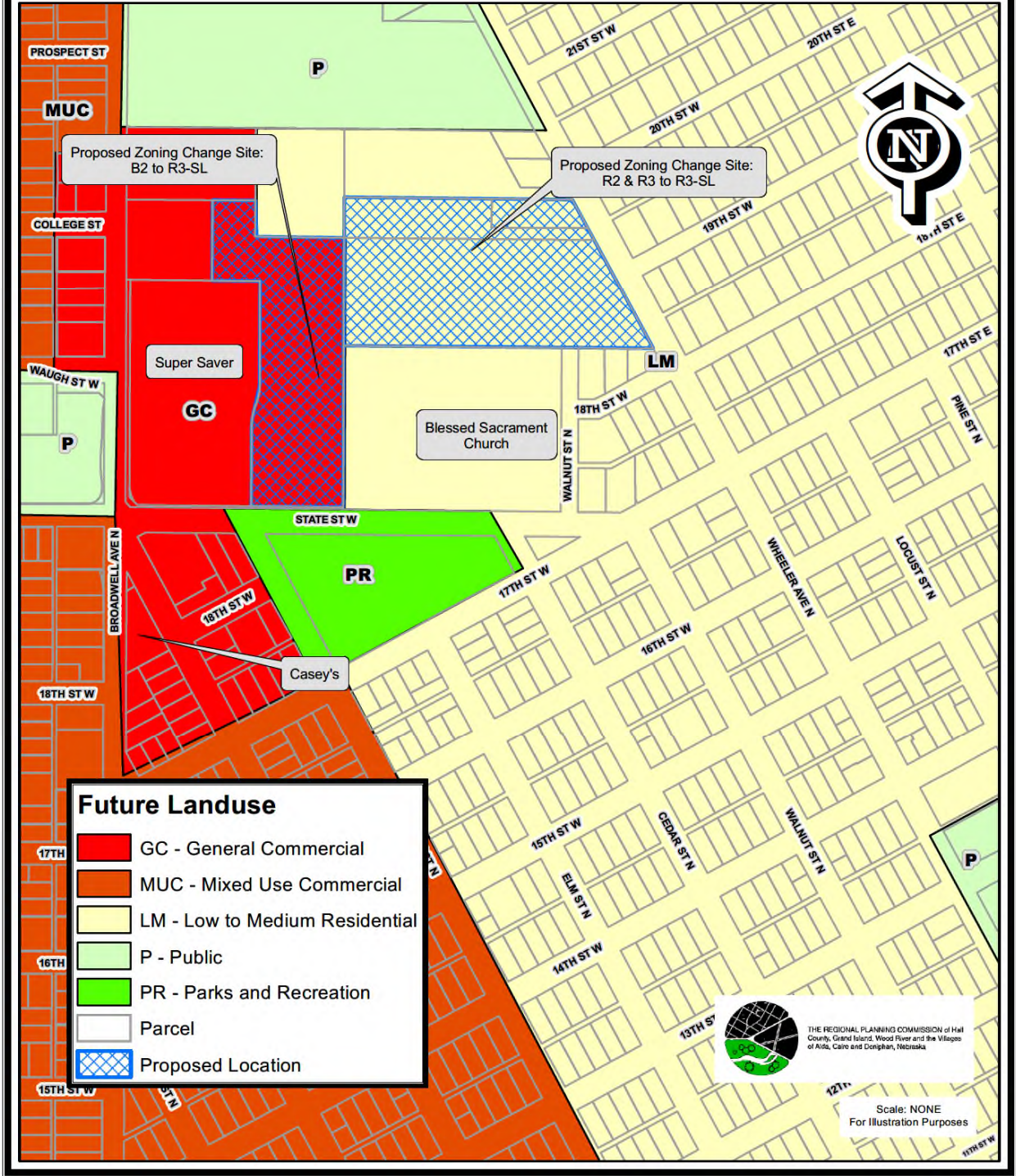


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

Mesner Development Co

1415 16th St.
PO Box 335
Central City, NE 68826
308-946-3826

CORNERSTONE BANK
Central City, NE 68826

5799

Date 11/15/2021

76-34/1049

Pay to the
Order of

City Clerk Of Grand Island

\$ **900.00

NINE-HUNDRED AND 00/100*****

Dollars

City Clerk Of Grand Island

Memo Blessed Sacrament

Cristy R Larso

⑈005799⑈

⑆104900349⑆

281758⑈

Mesner Development Co

5799

City Clerk Of Grand Island

11/15/2021

900.00

Corporation Account * Blessed Sacrament

900.00

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 Mesner Development Co. Phone (h) 308-946-3826 (w) 308-946-3826

Applicant Address 1415 16th Street, PO Box 335, Central City, NE 68826

Registered Property Owner (if different from applicant) Blessed Sacrament Church, a Nebraska Non-Profit Corporation

Address 518 W. State Street, Grand Island, NE Phone (h) 308-382-6565 (w) 308-382-6565

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

Property Address South of Capital Avenue, east of N. Broadwell Avenue and north of W. State Street

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

Lot 1, 2, 9 Block _____ Subdivision Name Natgrass Subdivision (Lots 1 & 2) and Home Subdivision (Lot 9), and/or

All/Part _____ ¼ of Section _____ TWP _____ RGE _____ W6PM

C. Requested Zoning Change:

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

From R3, R2 to R3-SL

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

The applicant is requesting a zoning change from R3 and R2 to R3-SL (Medium Density Single-Family Residential).

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

This property has been undeveloped for many years. The Applicant is requesting a zoning change to R3-SL (Medium Density Single-Family Residential) to allow for the development of the property.

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  Date 11/15/21

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 zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/23/19

REGIONAL PLANNING COMMISSION FEES AND CHARGES

Effective October 1, 2020

Service or Product	Fee
Zoning Map Amendment (General)	\$900.00
Zoning Ordinance Text Amendment	\$900.00
CD or RD Comprehensive Rezoning (Grand Island 2 mile)	\$900.00
P.U.D. Rezoning	\$850.00 + \$10.00/lot

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.



<u>Owner</u>	<u>Owners Address</u>	<u>Legal Address</u>	<u>Document #'s</u>
Ken-Ray, LLC	2502 N. Webb Rd., Ste A	GI, NE 68803	Lts 1 & 2, Skag-way Fourth Sub.
Five Points Bank	P.O. Box 1507	GI, NE 68802	Pt Lt 5 & 6, Home Sub.
Jamson Enterprises Inc	2004 W. Anna St.	GI, NE 68803	Pt Lt 5, Home Sub.
U.S. Veterans Hospital	2201 N. Broadwell Ave.	GI, NE 68803	Lt 4, Victory Village Sub.
Holiday Apartments 21, LLC	410 17th St., Ste 1705	Denver, CO 80202	Lt 3 Holiday Garden Sub., & Holiday Garden 2nd Sub.
Blessed Sacrement Catholic Church	518 W. State St.	GI, NE 68801	Lts 12, 13, & 14, Home Sub.
BC United, LLC	406 W. 3rd St.	GI, NE 68801	Lts 1 & 2, Holiday Garden Sub.
Steven E. Berg	304 W. 17th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Erika D. Wolfe	308 W. 17th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Janet L. Sorenson	312 W. 17th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Mitchell T. Cure & Megan M. Dobbe	320 W. 17th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Jeffrey J. & Mary E. Czaplowski	410 W. State St.	GI, NE 68801	Pt Lt 11, Home Sub.
Delmer R. & Caroline L. Eggers	416 W. State St.	GI, NE 68801	Pt Lt 11, Home Sub.
Lori Rene Fried	1720 N. Wheeler Ave.	GI, NE 68801	Pt Lt 10, Home Sub.
Karen E. Wells, Trustee	307 W. 18th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Amber D. & Patrick Shafer	311 W. 18th St.	GI, NE 68801	Pt Lts 10 & 11, Home Sub.
Mitchell T. & Susan E. Nickerson	315 W. 18th St.	GI, NE 68801	Pt Lts 10 & 11, Home Sub.
North Star Properties North Walnut, LLC	5253 Fannin St., #2707	Houston, TX 77004	Pt Lt 11, Home Sub.
Thomas & Angela J. Ziller	210 N. Walnut St. #10	GI, NE 68801	Pt Lt 11, Home Sub.
Phillip & Margaret Pinkering	312 W. 18th St.	GI, NE 68801	Pt Lt 11, Home Sub.
Anh Huynh Nguyen	P.O. Box 94	GI, NE 68802	Pt Lts 10 & 11, Home Sub.
Mateo M. Pablo & Maria Aguilar Perez	208 W. 17th St.	GI, NE 68801	Lt 20, Blk 1, Morris Add.
Larry G. & Karen K. Miller	212 W 17th St.	GI, NE 68801	Lt 19, Blk 1, Morris Add.
Christopher W. & Dawn M. Henrichs	216 W. 17th St.	GI, NE 68801	Lt 18, Blk 1, Morris Add.
Bob & Etta A. Walline	220 W. 17th St.	GI, NE 68801	Lt 17, Blk 1, Morris Add.
Robert L. Walline, Jr.	1717 N. Wheeler Ave.	GI, NE 68801	Lt 16, Blk 1, Morris Add.
Cole S. & Makayla L. Hlggs	217 W. 18th St.	GI, NE 68801	Lt 15, Blk 1, Morris Add.
MarJun, LLC	4801 W. Chapman Rd.	GI, NE 68803	Lt 14, Blk 1, Morris Add.
Bradley G. & Sabrina M. Dickey	4010 Northview Dr.	GI, NE 68803	Pt Lt 12 & 13, Blk 1, Morris Add.
Tomas P. & Angela K. Jacobo	125 W. 18th St.	GI, NE 68801	Pt Lt 12 & 11, Blk 1, Morris Add.
Catherine L. Corbet, Trustee	2118 Heather Lane	Lincoln, NE 68512	Pt Lt 22 & 21, Blk 2, Morris Add.
Donald C. & Mary P. McBride	208 W. 18th St.	GI, NE 68801	Pt Lt 19 & 20, Blk 2, Morris Add.
Edith M. Chapman	216 W. 18th St.	GI, NE 68801	Pt Lt 19 & 18, Blk 2, Morris Add.
Richard M. & Darlyne E. Westphal	220 W. 18th St.	GI, NE 68801	Lt 17, Blk 2, Morris Add.
Tonya J. Rodriguez	1821 N. Wheeler Ave.	GI, NE 68801	Lt 16, Blk 2, Morris Add.
Dayami Rojo-Macias	217 W. 19th St.	GI, NE 68801	Lt 15, Blk 2, Morris Add.
Leo E. & Judy A. Ulmer	213 W. 19th St.	GI, NE 68801	Lt 14, Blk 2, Morris Add.
Ignacio Salinas Castillo & Jessica Salinas	209 W. 19th St.	GI, NE 68801	Lt 13, Blk 2, Morris Add.
Grand Island Properties, LLC	715 W. Anna St.	GI, NE 68801	Lt 12, Blk 2, Morris Add.
Sandra M. Sandoval	125 W. 19th St.	GI, NE 68801	Lt 11, Blk 2, Morris Add.
Thomas L. Vieth & Jinling Zhang	124 W. 19th St.	GI, NE 68801	Lt 22, Blk 5, Morris 3rd Add.
Rinda Kay Ueckert	204 W. 19th St.	GI, NE 68801	Lt 21, Blk 5, Morris 3rd Add.
Dennis Christensen	208 W. 19th St.	GI, NE 68801	Lt 20, Blk 5, Morris 3rd Add.
Kyle E. & Susan J. Hughes	214 W. 19th St.	GI, NE 68801	Pt Lts 18 & 19, Blk 5, Morris 3rd Add.
Barbara A. Franco	220 W. 19th St.	GI, NE 68801	Pt Lts 18 & 17, Blk 5, Morris 3rd Add.
William Murphy	1921 N. Wheeler Ave.	GI, NE 68801	Lt 16, Blk 5, Morris 4th Add.
Eric L. & Gail A. Hampton	217 W. 20th St.	GI, NE 68801	Lt 15, Blk 5, Morris 4th Add.
Michael D. & Joan E. Browning	213 W. 20th St.	GI, NE 68801	Lt 14, Blk 5, Morris 4th Add.
Eloisa Chavez Garcia	209 W. 20th St.	GI, NE 68801	Lt 13, Blk 5, Morris 4th Add.
Bradley M. & Misty D. Bremer	205 W. 20th St.	GI, NE 68801	Lt 12, Blk 5, Morris 4th Add.
Mauro Calvillo Farfan & Imelda Farfan	125 W. 20th St.	GI, NE 68801	Lt 11, Blk 5, Morris 4th Add.
Yordanis Martinez Muriel & Grabeila Estrada	204 W. 20th St.	GI, NE 68801	Pt Lt 21 & 22, Blk 1, Knickrehm Add.
Corbin C. Utley	206 W. 20th St.	GI, NE 68801	Pt Lt 21 & 20, Blk 1, Knickrehm Add.
Peggy Jo. Hinze	212 W. 20th St.	GI, NE 68801	Pt Lt 18 & 19, Blk 1, Knickrehm Add.
Ronney C. & Virginia Townsend	2003 N. Wheeler Ave.	GI, NE 68801	Pt Lt 18 & 17, Blk 1, Knickrehm Add.
Donald D. Ewoldt	2021 N. Wheeler Ave.	GI, NE 68801	Lt 16, Blk 1, Knickrehm 2nd Add.
Oislaime C. Lopez	217 W. 21st St.	GI, NE 68801	Lt 17, Blk 1, Knickrehm 2nd Add.
Jerald E. & Georgia L. Overstreet	213 W. 21st St.	GI, NE 68801	Lt 18, Blk 1, Knickrehm 2nd Add.
Hector A. Corado-Tobac	209 W. 21st St.	GI, NE 68801	Lt 19, Blk 1, Knickrehm 2nd Add.
Powhehn LLC	1828 N. Webb Rd., Suite 1	GI, NE 68803	Lt 20, Blk 1, Knickrehm 2nd Add.
Randy & Janelle Holmes	121 W. 21st St.	GI, NE 68801	Lt 21, Blk 1, Knickrehm 2nd Add.
Marjorie L. Balderston	204 W. 21st St.	GI, NE 68801	Lt 11, Blk 2, Knickrehm 2nd Add.
Ania Carrillo Mayo & Arsenio Prats Bauza	208 W. 21st St.	GI, NE 68801	Lt 12, Blk 2, Knickrehm 2nd Add.
Duane D. & Beverly A. Larson	212 W. 21st St.	GI, NE 68801	Lt 13, Blk 2, Knickrehm 2nd Add.
Silma Y. Mendoza	216 W. 21st St.	GI, NE 68801	Lt 14, Blk 2, Knickrehm 2nd Add.
Roberto Perez Reynoso & Candelaria Tercero Perez	2107 N. Wheeler Ave.	GI, NE 68801	Lt 15, Blk 2, Knickrehm 2nd Add.

EXHIBIT A

LEGAL DESCRIPTION

LOTS ONE (1) AND TWO (2) NATTRASS SUBDIVISION GRAND ISLAND, HALL COUNTY, NEBRASKA AND

LOT NINE (9), IN HOME SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

Mesner Development Co

1415 16th St.
PO Box 335
Central City, NE 68826
308-946-3826

CORNERSTONE BANK
Central City, NE 68826

5798

Date 11/15/2021

76-34/1049

Pay to the
Order of

City Clerk Of Grand Island

\$ **900.00

NINE-HUNDRED AND 00/100*****

Dollars

City Clerk Of Grand Island

Memo KenRay

Cristy R Larso

⑈005798⑈ ⑆104900349⑆ 281758⑈

Mesner Development Co

5798

City Clerk Of Grand Island

11/15/2021

900.00

Corporation Account * KenRay

900.00

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 Mesner Development Co. Phone (h) 308-946-3826 (w) 308-946-3826

Applicant Address 1415 16th Street, PO Box 335, Central City, NE 68826

Registered Property Owner (if different from applicant) Ken-Ray, LLC

Address 2502 N Webb Road, Grand Island, NE Phone (h) 308-381-2497 (w) 308-381-2497

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

Property Address South of Capital Avenue, east of N. Broadwell Avenue and north of W. State Street

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

Lot 2 Block _____ Subdivision Name Skag-way Fourth Subdivision, and/or

All/Part _____ ¼ of Section _____ TWP _____ RGE _____ W6PM

C. Requested Zoning Change:

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

From B2 to R3-SL

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

The applicant is requesting a zoning change from B2 to R3-SL (Medium Density Small Lot

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

This property has been undeveloped for many years. The Applicant is requesting a zoning

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

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. 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).
4. 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  Date 11/15/21

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 zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

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RPC form revised 10/23/19

REGIONAL PLANNING COMMISSION FEES AND CHARGES

Effective October 1, 2020

Service or Product	Fee
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Zoning Ordinance Text Amendment	\$900.00
CD or RD Comprehensive Rezoning (Grand Island 2 mile)	\$900.00
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*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.



Exhibit A

QuickStart Guide

Island GIS Viewer

<u>Owner</u>	<u>Owners Address</u>	<u>City</u>	<u>Legal Address</u>	<u>Document #'s</u>
Ken-Ray, LLC	2502 N. Webb Rd., Ste A	GI, NE 68803	Lt 1, Skag-way Fourth Sub.	#201808060
Five Points Bank	P.O. Box 1507	GI, NE 68802	Pt Lts 5 & 6, Home Sub.	Bk 163, Pg 655/87-102720
Jamson Enterprises Inc	2004 W. Anna St.	GI, NE 68803	Pt Lt 5, Home Sub.	Bk 152, Pg 517
U.S. Veterans Hospital	2201 N. Broadwell Ave.	GI, NE 68803	Lt 4, Victory Village Sub.	Bk V, Pg 132
Holiday Apartments 21, LLC	410 17th St., Ste 1705	Denver, CO 80202	Lt 3 Holiday Garden Sub., & Holiday Garden 2nd Sub.	#202102424/#202102425
Blessed Sacrement Catholic Church	518 W. State St.	GI, NE 68801	Lt 2 Natras Sub. & Lts 9, 12, 13, & 14, Home Sub.	#88-101820/Bk 95,Pg 59/Bk 95,Pg 60/Bk 103,Pg 112/Bk 106,Pg 465
City of Grand Island	P.O. Box 1968	GI, NE 68802	Blks 23, 24 & 26, Schimmers Add.	Bk 72, Pg 143
Braasch Professional Building LLC	1804 N. Cleburn St.	GI, NE 68801	Pt Lts 1 & 10, Blk 27, Schimmers Add.	#200703476
RZ Investments LLC	707 W. State St.	GI, NE 68803	Lts 2 & 9, Blk 27, Schimmers Add.	#200511626
Jon Strong Washers LLC	P.O. Box 337	York, NE 68467	Pt Lts 3, 4, 5, 6, 7 & 8, Blk 27, Schimmers Add.	#96-108321
J & B Rentals LLC	318 N. Madison St.	GI, NE 68801	Pt Lts 6, 7, & 8, Blk 27, Schimmers Add.	#200407978
Pedro Hernandez Lopez & Claudia Ivette Escobedo	1803 N. Eddy St.	GI, NE 68801	Pt Lts 6, 7, & 8, Blk 27, Schimmers Add.	Cont. #201804209
Caseys Retail Co.	One SE Convenience Blvd.	Akeny, IA 50021	Lts 1, 2 & 12, Park Reserve of Blk 1, Gilberts 2nd Sub.	#200903450/#200903451
Dustin & Kayla Hasselmann	1724 N. Cleburn St.	GI, NE 68801	Lt 1, Blk 22, Schimmers Add.	#202008041
Baker Development Co.	4710 Tara Ct.	GI, NE 68801	Lts 2 & 3, Blk 22, Schimmers Add.	#201207268
Laura Vera Zurita	1721 N. Eddy St.	GI, NE 68801	Lt 1, Schimmers 2nd Add.	#201708012
Tanner A. Martin & Abigail A. Bills	1719 N. Eddy St.	GI, NE 68801	Lt 2, Schimmers 2nd Add.	#201801812
Gladis M. Perez	704 W. 17th St.	GI, NE 68801	Lt 10, Blk 22, Schimmers Add.	#202107858
Domingo Ortiz Lopez & Sandra S. Ortiz	224 S. Oak St.	GI, NE 68801	Lt 9, Blk 22, Schimmers Add.	#202005051
Nathaniel Radamacher	716 W. 17th St.	GI, NE 68801	Lt 8, Blk 22, Schimmers Add.	#201701159
Quang Chi Hghiem & Ngac My Chau	1821 Cottage St.	GI, NE 68803	Lts 11 & 13, Blk 26, Gilberts 3rd Sub.	#201400276
Todd W. & Cheri Swartzbaugh	P.O. Box 1452	GI, NE 68802	Lts 5 & 9, Blk 26, Gilberts 3rd Sub.	#95-100362/#201802688
D & A Investments LLC	216 N. Cedar St.	GI, NE 68801	Lt 7, Blk 26, Gilberts 3rd Sub.	#201800169
Bosselman Inc.	P.O. Box 4905	GI, NE 68802	Lts 1 & 3, Blk 26, Gilberts 3rd Sub.	#79-006419
Double J. Investments LLC	1451 11th Ave.	St. Paul, NE 68873	Lts 5, 7, 9 & 11, Blk 25, College Add.	#201608473
Gary & Sonja Weinrich	1522 S. Gunbarrel Rd.	GI, NE 68801	Lts 13 & 15, Blk 25, College Add.	#201805357
Francisco & Maria Isabel Hernandez	2102 N. Broadwell Ave.	GI, NE 68801	Pt Lts 17 & 19, Blk 25, College Add.	#97-108936

LEGAL DESCRIPTION

Lot Two (2), Skag-Way Fourth Subdivision, in the City of Grand Island, Hall County,
Nebraska