



# Hall County Regional Planning Commission

**Wednesday, March 2, 2022**  
**Regular Meeting Packet**

---

## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Rashad Moxey**

**Administrative Assistant:**  
**Norma Hernandez**

---

**6:00 PM**

---

## **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.



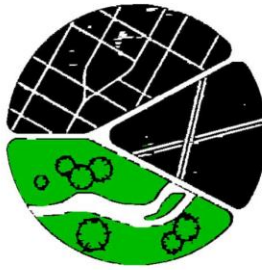
# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022  
Regular Meeting**

## **Item A1**

**Agenda March 2, 2022**

**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, March 2, 2022**

**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 February 2, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located at 313 W. 2<sup>nd</sup> Street in Grand Island, Hall County, Nebraska. The request calls for redevelopment of the existing building for commercial/office space. Resolution 2022-08 (C-18-22GI)

5. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 36 to allow for redevelopment of property located south of Nebraska Highway 2 and west of Independence Avenue (Highland North Subdivision as approved and proposed) in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential and commercial uses. Resolution 2022-09 (C-19-22GI)

6. **Public Hearing – Proposed Rezoning – Doniphan** Proposed rezoning of a portion of E ½ of Section 1, Township 9 North, Range 10 West of the 6<sup>th</sup> PM. This property is located north of Platte River Drive and west of U.S. Highway 281 in the zoning jurisdiction of the Village of Doniphan. Request is to a portion of the property from TA Transitional Agriculture and GC General Commercial and HC Highway Commercial to R3 Multiple Family Residential and another portion from TA Transitional Agriculture and HC Highway Commercial to GC General Commercial. (C-21-22D)

- 7. Public Hearing – Proposed Rezoning – Wood River** Proposed rezoning of property located 411 W 8<sup>th</sup> Street in Wood River from BG General Business Zone to R-6 Medium Density Residential with an RM Mobile Home Overlay. (C-22-22WR)
- 8. Public Hearing Readoption of the Grand Island Zoning Map – Grand Island** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-20-22GI)

### **Consent Agenda**

- 9. Final Plat – Hall County Home Place Subdivision – Hall County** west of Shady Bend Road and north of Rosedale Road (1 lot, 2.871 acres)
- 10. Final Plat – Twin Lakes Third – Grand Island ETJ** Located South of Bismark Road and west of Austin Avenue (2 lots, 9.517 acres)
- 11. Preliminary and Final Plat – Veteran’s Legacy South – Grand Island** Located east of Webb Road between Capital Avenue and Old Highway 2 (5 lots, 107.457 acres)
- 12. Preliminary Plat -- High Point Development—Doniphan** Located west of U.S. Highway 281 and north of Platte River Drive (123 Lots, 64.1 acres)

**Final Plat – Kracklin Kirks – Doniphan** Located west of U.S. Highway 281 and north of Clarice Street (1 Lot 1.673 Acres)

**Final Plat – High Point Development – Doniphan** Located west of U.S. Highway 281 and north of Platte River Drive (36 Lots, 14.617 acres)

- 13. Directors Report**

**Comprehensive Plan Update  
Hazard Mitigation Plan Update  
NPZA Spring Workshop (Virtual) March 18**

- 14. Next Meeting April 6, 2022.**

- 15. Adjourn.**

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

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
March 2, 2022**

- 4. Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located at 313 W. 2<sup>nd</sup> Street in Grand Island, Hall County, Nebraska. The request calls for renovation of the existing commercial property for office use Resolution 2022-08 (C-18-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 36 to allow for redevelopment of property located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for new residential uses and commercial uses. Resolution 2022-09 (C-19-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing Rezoning - Doniphan** Public Hearing to consider rezoning of a portion of E ½ of Section 1, Township 9 North, Range 10 West of the 6<sup>th</sup> PM. This property is located north of Platte River Drive and west of U.S. Highway 281 in the zoning jurisdiction of the Village of Doniphan. Request is to a portion of the property from TA Transitional Agriculture and GC General Commercial and HC Highway Commercial to R3 Multiple Family Residential and another portion from TA Transitional Agriculture and HC Highway Commercial to GC General Commercial. (C-21-22D)
- 7. Public Hearing Rezoning – Wood River** Public Hearing to consider a change of zoning for property located 411 W 8<sup>th</sup> Street in Wood River from BG General Business Zone to R-6 Medium Density Residential with an RM Mobile Home Overlay. (C-22-22WR) **See Full Recommendation** (Hearing, Discussion, Action)
- 8. Public Hearing Readoption of the Grand Island Zoning Map – Grand Island** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-20-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 9. Final Plat – Hall County Home Place Subdivision – Hall County** Located west of Shady Bend Road and north of Rosedale Road (1 lot, 2.871 acres) This property is zoned A-1 Primary Agriculture and this subdivision splits an existing farmstead from a tract of 20 acres or more.

- 10. Final Plat – Twin Lakes Third – Grand Island ETJ** Located South of Bismark Road and west of Austin Avenue (2 lots, 9.517 acres) This property is zoned LLR Large Lot Residential and all lots are more than 3 acres. City sewer and water are not available to the subdivision.
- 11. Preliminary and Final Plat – Veteran’s Legacy South – Grand Island** Located east of Webb Road between Capital Avenue and Old Highway 2 (5 lots, 107.457 acres) This property is zoned RO Residential Office and city water and sewer and streets will be extended with the development as shown. The property is owned by the City of Grand Island.
- 12. Preliminary Plat -- High Point Development—Doniphan** Located west of U.S. Highway 281 and north of Platte River Drive (123 Lots, 64.1 acers) It is anticipated that this property will be annexed in to the Village Doniphan as final plats are approved. The proposed subdivision is consistent with the requested zoning changes and can be approved if the zoning changes are approved. The developer will be responsible for extending and connecting sewer and water throughout the subdivision.

**Final Plat – Kracklin Kirks – Doniphan** Located west of U.S. Highway 281 and north of Clarice Street (1 Lot 1.673 Acres) This will be rezoned to GC General Commercial and connected to the village sewer and water with a public street as shown. This is an addition to the Village of Doniphan.

**Final Plat – High Point Development – Doniphan** Located west of U.S. Highway 281 and north of Platte River Drive (36 Lots, 14.617 acres) This will be rezoned to GC General Commercial and connected to the village sewer and water with a public street as shown. This is an addition to the Village of Doniphan.

### **13. Director’s Report**

**Hazard Mitigation Plan Update** City and county staff have been working with the Central Platte NRD and JEO Consulting on the update of the Hazard Mitigation Plan.

**Comprehensive Plan Update – Grand Island and Hall County** Two responses to the RFQ were received on February 15. The committee will be reviewing them and should have a recommendation for the planning commission to act on at the April 6 meeting.

**NPZA Spring Workshop –** The Nebraska Planning and Zoning Association Spring workshop is scheduled for March 18. The Planning Department will be paying the \$100 fee that allows unlimited participation from Planning Commission members.

**Next Meeting April 6, 2022.**



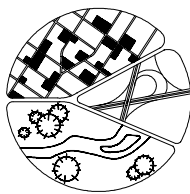
# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022  
Regular Meeting**

## **Item E1**

### **Meeting Minutes 2-2-22**

**Staff Contact:**



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

Minutes  
for  
February 2, 2022

---

The meeting of the Regional Planning Commission was held Wednesday, February 2, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on January 21, 2022.

Present:	Leslie Ruge	Nick Olson	Tyler Doane
	Pat O’Neill	Leonard Rainforth	Judd Allan
	Jaye Monter	Hector Rubio	
	Greg Robb	Darrell Nelson	

Absent: Tony Randone and Robin Henricksen

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. She 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 January 5, 2022 meeting.**

A motion was made by Olson and second by Rainforth to approve the minutes of the January 5, 2022 meeting.

The motion carried with nine members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth and Doane) and one member abstaining (Rubio).

**3. Request Time to Speak.**

**4. Public Hearing – Redevelopment Plan – Grand Island –** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located north of Bismark Road and east of Cherry Street including Lot 1 of Nikodym Subdivision and Lot 2 of Nikodym Second Subdivision. Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses and improvements/renovations to the commercial building on site. Resolution 2022-07 (C-17-22GI)

O'Neill opened the public hearing.

Nabity stated tax increment financing is being requested for the redevelopment plan for CRA Area No. 1. The Planning Commission and Council approved an application to rezone this property from RD zone to R-3 zone approved last month. The existing commercial portion of the property is the old Super Bowl and is currently being used as a private automobile museum. After the meeting with CRA, Mr. Nikodym reexamined his plans and will be turning the automobile museum into a reception hall. The project is consistent with the existing zoning and the future land use plan for this area within the City of Grand Island.

O'Neill closed the public hearing.

A motion was made by Robb and second by Ruge to approve the redevelopment plan CRA Area No.1 and Resolution 2022-07.

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

**5. Public Hearing – Proposed Changes to Zoning Ordinance – Doniphan –** A request from the Village Board of Doniphan to adopt proposed Section 4.12(a) of the village zoning ordinance to allow cargo storage containers in certain zoning districts.

O'Neill opened the public hearing.

Rashad Moxey stated the proposed amendments to be considered pertain to Article 4 and would add Section 4.12(a) of the Doniphan Zoning Ordinance defining Cargo

Storage Containers and the regulations pertaining to the placement of such containers on property. A Cargo Container shall not be permitted in Residential Zoning districts. They are permitted on to be placed on either GC – General Commercial District, HC- Highway Commercial District, and I-1 – Light Industrial District, I-2 – Heavy Industrial District; AG – Agricultural District, or TA Transitional Agricultural District with additional conditions. These are the same regulations adopted by the Village of Alda in 2017.

Greg Robb stated his concerns with Section 4.12(A).02 (g). Mr. Robb stated he is against the Storage Container having an air vent. Mr. Robb believes the whole purpose of a storage container is because they are air tight/sealed and feels that this section should be removed or altered. After discussion the Planning Commission decided Section 4.12(A).02 (g) should be removed

Pat O'Neill mentioned Section 4.12(A).02 (d) should be changed as the propose height was not consistent with the production of Cargo Storage containers. After discussion the Planning Commission decided the height should be changed to 10 feet in height.

O'Neill closed the public hearing.

A motion was made by Robb and second by Rainforth to approve the Zoning Ordinance with the following changes: Section 4.12(A).02 (d) change to 10 feet in height by 8 feet in width by 40 feet in length. Remove Section 4.12(A).02 (g)

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

**6. Final Plat – Howard Greeley RPPD Subdivision – Hall County – Located east of U.S. Highway 281 and south of Prairie Road (1 lot, 1.27 acres)**

A motion was made by Ruge and second by Nelson to recommend approve the final plat for Howard Greeley RPPD Subdivision.

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

**7. Director's Report**

Comprehensive Plan Update - RFQ is out and published on Jan. 18<sup>th</sup>.  
RFQ Review Committee – Pat O'Neill, Darrell Nelson and Tyler Doane

Hazard Mitigation Plan – JEO met with communities on February 1. Nabity was at the meeting and Jon Rosenlund with Hall County Emergency Management will be reaching out to communities and official for updated mitigation projects. It is expected that the plan will be ready for adoption by each entity by May.

NPZA Spring Workshop (Virtual) March 18 – List of courses will be sent out. All members may attend at no additional cost. The Commission will purchase 5

registration for \$20 each that will allow unlimited participation of City County and Village staff and planning commission member.

**O'Neill adjourned the meeting at 6:22 p.m.**

**Next meeting Wednesday, March 2, 2022**

---

Leslie Ruge, Secretary  
By Norma Hernandez



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022**

**Regular Meeting**

## **Item F1**

**Public Hearing - Redevelopment Plan - Grand Island - Concerning  
a redevelopment plan for CRA Area No. 1 to allow for  
redevelopment of property located at 313 W. 2nd Street in Grand  
Island, NE**

**Staff Contact:**

## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 21, 2022

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area 1 for property located at 313 W. Second Street in Grand Island, in Hall County, Nebraska to support this development. (C-18--22GI)*

#### PROPOSAL:

Left Click Development is proposing to renovate 313 W. Second Street with commercial/office flex space. The property is zoned B-3 Heavy Business the proposed uses are permitted in this zoning district..

#### OVERVIEW:

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

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-3 Heavy Business. This furthers the effort of the Downtown Improvement District and Grand Island City Council to update the commercial/office space in the downtown area.

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

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

**RECOMMENDATION:**

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment  
Grand Island CRA Area 1  
February 2022**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 1.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 313 W 2<sup>ND</sup> STREET FOR COMMERCIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the entire building located at 313 W. 2<sup>nd</sup> Street. The developer is proposing to renovate commercial retail/office space at this location. This project would not be feasible without the use of TIF.

LEFT CLICK PROPERTIES, LLC purchased the property for \$70,000. The purchase price is included as an eligible TIF activity. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building.

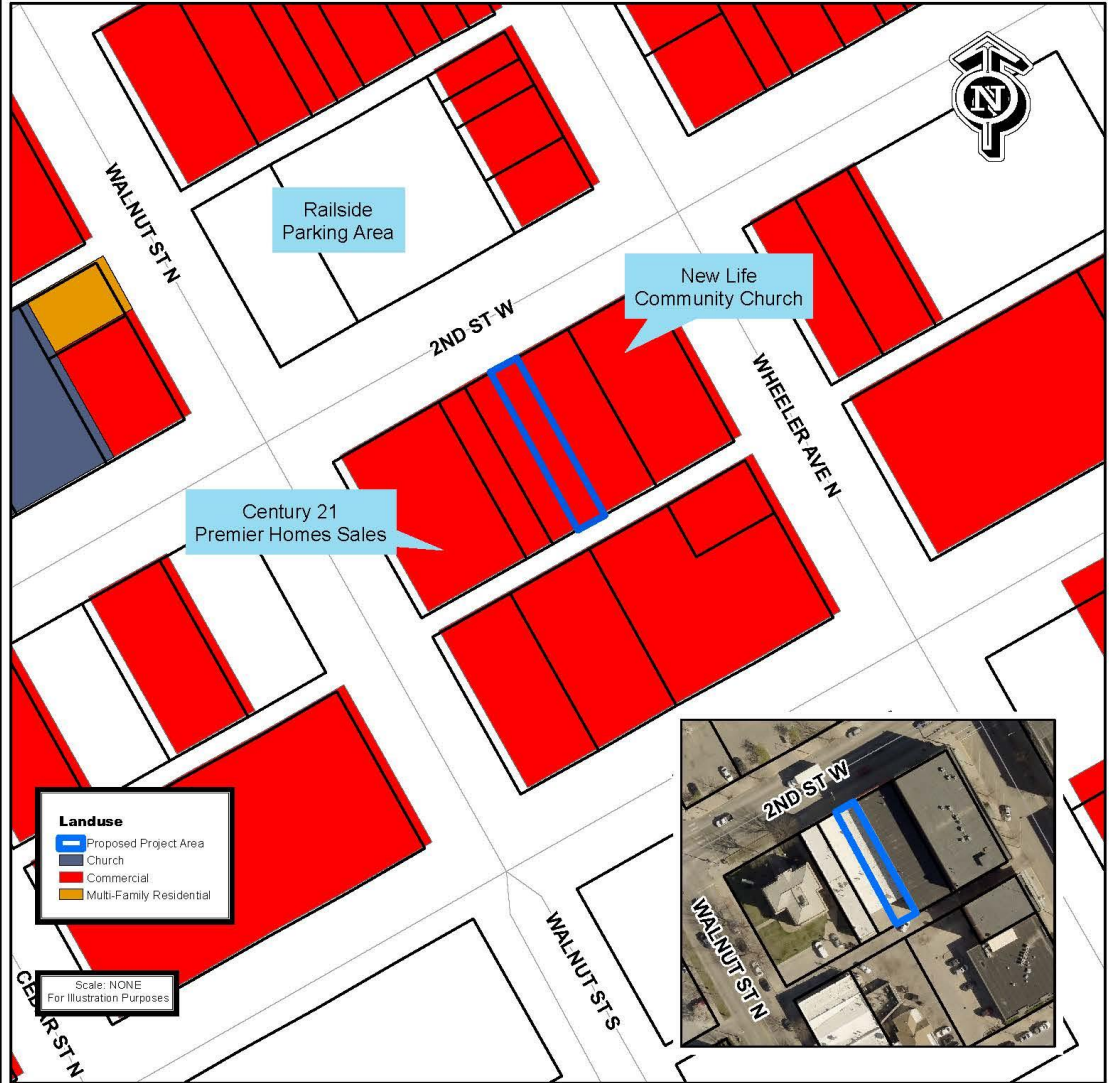
The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2023 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:  
Property Description (the “Redevelopment Project Area”)

The property is located at 313 W. 2<sup>nd</sup> Street in Grand Island Nebraska, the attached map identifies the subject property and the surrounding land uses.

**Legal Descriptions:** The West 1/3 of Lot two (2) in Block Eighty-One (81) in the Original Town, now City of Grand Island, Hall County, Nebraska.

# **TAX INCREMENT FINANCING - PROJECT SITE** **EXISTING LANDUSE MAP**



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

Existing Land Use and Subject Property

**The tax increment will be captured for the tax years the payments for which become delinquent in years 2023 through 2037 inclusive.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this portion of the building for commercial and residential uses as permitted in the B3 Heavy Business Zoning District.**

**Statutory Pledge of Taxes.**

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

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

**Redevelopment Plan Amendment Complies with the Act:**

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

**2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on March 2, 2022 and passed Resolution 2022-XX confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.**

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

***a. Land Acquisition:***

The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

***b. Demolition and Removal of Structures:***

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

***c. Future Land Use Plan***

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

## TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



City of Grand Island Future Land Use Map

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

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

***e. Site Coverage and Intensity of Use***

The developer is rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

***f. Additional Public Facilities or Utilities***

- Sewer and water are available to support this development.
- Electric utilities are sufficient for the proposed use of this building.
- No other utilities would be impacted by the development.
- The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has not been used for any residential purposes. [§18-2103.02]**

**5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]** No members of the authority or staff of the CRA have any interest in this property.

**6. Section 18-2114 of the Act requires that the Authority consider:**

***a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.***

The developer purchased the property for \$70,000. The estimated costs of rehabilitation of this property is \$280,150. Other construction and soft costs are \$36,464. Legal, Developer and Audit Fees of \$5,600 for reimbursement to the City and the CRA for costs to prepare the contract and monitor the project over the course of the development are included in the eligible expenses. The total of eligible expenses for this project exceeds \$392,214.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

***b. Statement of proposed method of financing the redevelopment project.***

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$71,629 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2023 through December 2038.

***c. Statement of feasible method of relocating displaced families.***

No families will be displaced as a result of this plan.

**7. Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Railside Business Improvement District and the Grand Island City Council of refurbishing street level commercial space that has been underutilized for several years.

**8. Time Frame for Development**

Development of this project is anticipated to be completed by August 2022. Excess valuation should be available for this project for 15 years beginning with the 2023 tax year.

**9. Justification of Project**

This building in downtown Grand Island was built in 1920 and will be preserved with this project. The primary use of the street level space is commercial and is consistent with the long term development plans for Downtown.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

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

**Project Sources and Uses.** Approximately \$71,629 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a Façade grant. This investment by the Authority will leverage \$255,202 in private sector financing; a private investment of \$1.94 for every TIF or grant dollar invested.

Use of Funds Description	Source of Funds			
	TIF Funds	Façade Grant	Private Funds	Total
Site Acquisition	\$70,000			\$70,000
Renovation Costs		\$59,783	\$220,367	\$280,150
Contingency			\$14,008	\$14,008
Architectural & Engineering	\$1,629		\$95	\$1,724
Financing fees/ audit			\$8,232	\$8,232
Legal/ TIF contract			\$12,500	\$12,500
Total	\$71,629	\$59,783	\$255,202	\$386,614

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2023, valuation of approximately \$300,621. Based on the 2020 levy this would result in a real property tax of approximately \$4,775. It is anticipated that the assessed value will increase by \$216,895 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$ 2,653 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2021 assessed value:	\$83,726
Estimated value after completion	\$300,621
Increment value	\$216,895
Annual TIF generated (estimated)	\$4,775
TIF bond issue	\$71,629

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

The redevelopment project area currently has an estimated valuation of \$83,726. The proposed redevelopment will create additional valuation of \$216,895. No tax shifts are anticipated from the project outside of the use of TIF to support the redevelopment. It is not anticipated that any additional tax burdens will be assumed by public entities as a result of this project. The project creates additional valuation that will support taxing entities long after the project is paid off.

***(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;***

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

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

***(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and***

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide refurbish Downtown commercial space options for business owners who wish to relocate to the Downtown area.

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

**This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance.** All of the units to be developed are intended for commercial uses only.

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

This project is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional upgraded commercial spaces within downtown Grand Island.

**Time Frame for Development**

Development of this project is anticipated to be completed August 2022. The base tax year should be calculated on the value of the property as of January 1, 2022. Excess valuation should be available for this project for 15 years beginning in 2023 with taxes due in 2024. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$71,629 the projected amount of increment based upon the anticipated value of the project and current tax rate. Left Click Properties applied for and received a façade improvement grant of \$59,783. Based on the estimates of the

expenses of the rehabilitation the developer will spend at least \$326,813 on TIF eligible activities in excess of other grants given.



## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

Business Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Contact:

\_\_\_\_\_

Application Submission Date: \_\_\_\_\_

Brief Description of Applicant's Business:

Legal Description/Address of Proposed Project

\_\_\_\_\_

Community Redevelopment Area Number

\_\_\_\_\_

Present Ownership Proposed Project Site:

Is purchase of the site contingent on Tax Increment Financing Approval? Yes      No

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ _____
B. Building	\$ _____

Construction Costs:

A. Renovation or Building Costs:	\$ _____
B. On-Site Improvements:	
Sewer	\$ _____
Water	\$ _____
Electric	\$ _____
Gas	\$ _____
Public Streets/Sidewalks	\$ _____

Private Streets	\$ _____
Trails	\$ _____
Grading/Dirtwork/Fill	\$ _____
Demolition	\$ _____
Other	\$ _____
<b>Total</b>	<b>\$ _____</b>

Soft Costs:

A. Architectural & Engineering Fees:	\$ _____
B. Financing Fees:	\$ _____
C. Legal	\$ _____
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)	\$ _____

TOTAL \$ \_\_\_\_\_

Total Estimated Market Value at Completion: \$ \_\_\_\_\_

Source for Estimated Market Value \_\_\_\_\_

Source of Financing:

A. Developer Equity:	\$ _____
B. Commercial Bank Loan:	\$ _____
C. Tax Credits:	
1. N.I.F.A.	\$ _____
2. Historic Tax Credits	\$ _____
3. New Market Tax Credits	\$ _____
4. Opportunity Zone	\$ _____
D. Industrial Revenue Bonds:	\$ _____
E. Tax Increment Assistance:	\$ _____
F. Enhanced Employment Area	\$ _____

G. Nebraska Housing Trust Fund	\$ _____
H. Other	\$ _____

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Estimated Real Estate Taxes on Project Site Upon Completion of Project:  
(Please Show Calculations)

Project Construction Schedule:

Construction Start Date:

\_\_\_\_\_

Construction Completion Date:

\_\_\_\_\_

If Phased Project:

_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma  
(With Appropriate Schedules)

**TAX INCREMENT FINANCING REQUEST INFORMATION**

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing  
for Proposed Project:

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

Post Office Box 1968  
Grand Island, Nebraska 68802-1968  
Phone: 308 385-5240  
Fax: 308 385-5423  
Email: cnabity@grand-island.com

Estimated Project Costs:

Acquisition Costs:

A. Land	\$0
<b>B. Building</b>	<b>\$70,000</b>

Construction Costs:

A. Renovation or Building Costs:	\$280,150
B. On-Site Improvements:	
Sewer	\$0
Water	\$0
Electric	\$0
Gas	\$0
Public Streets/Sidewalks	\$0
Private Streets	\$0
Trails	\$0
Grading/Dirtwork/Fill	\$0
Demolition	\$0
Other: Parks/Public Space	\$0
Total	\$280,150

Soft Costs:

A. Architectural & Engineering Fees:	\$1,724
B. Financing Fees: Construction	\$8,232
C. Legal	\$12,500
D. Developer Fees:	\$0
E. Audit Fees	\$0
F. Contingency Reserves:	\$14,008
G. Other: TIF fees/Misc fees	\$0
TOTAL	\$36,464

Total Estimated Market Value at Completion: \$324,552

Source of Financing:

A. Developer Equity:	\$	64,910
B. Commercial Bank Loan:		\$261,920
E. Tax Increment Assistance:	\$	-
H. Other: Façade grant	\$	59,783
Total	\$	386,614

**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF GRAND ISLAND, NEBRASKA**

**RESOLUTION NO. 381**

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY  
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED  
REDEVELOPMENT CONTRACT TO THE HALL COUNTY REGIONAL PLANNING  
COMMISSION FOR ITS RECOMMENDATION

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 9<sup>th</sup> day of February, 2022

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
GRAND ISLAND, NEBRASKA.

By   
Chairperson

ATTEST:

  
Secretary

Left Click Properties CRA Area #1

**Resolution Number 2022-08**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

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

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

**WHEREAS**, the Commission held a public hearing on the proposed plan on March 2, 2022, and

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

**WHEREAS**, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday February 12<sup>th</sup> and Saturday February 19<sup>th</sup>, and

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

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

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

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

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

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

**DATED:** March 2, 2022

**HALL COUNTY REGIONAL PLANNING COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022  
Regular Meeting**

## **Item F2**

**Public Hearing - Redevelopment Plan - Grand Island - Concerning  
a redevelopment plan for CRA Area No. 36 to allow for  
redevelopment of property located south of Nebraska Highway 2  
and west of Independence Ave**

**Staff Contact:**

## Agenda Item #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 21, 2022

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area 36 located south of Nebraska Highway 2 and west of Independence Avenue platted as Highland North First and Second Subdivisions and proposed for platting as Highland North Subdivision, in Hall County, Nebraska to support this development. (C-19--22GI)*

#### PROPOSAL:

A & H Holdings is proposing to develop the properties described above for commercial, residential and recreational purposes with neighborhood commercial at the northeast corner and a mix of single family detached homes, single family attached homes, row houses and residential condominium units. The property is zoned a combination of R-3 Medium Density Residential R3-SL Medium Density Small Lot Residential and RO Residential Office and B-2 General Business the proposed uses are permitted in this zoning district. This property was rezoned for this development in 2021.

#### OVERVIEW:

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

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the existing zoning districts and fact that the property was rezoned for these uses in 2021. This development will promote housing construction in Grand Island.

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

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

**RECOMMENDATION:**

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment  
Grand Island CRA Area 36  
February 2022**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 36 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 36.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT APPROXIMATELY 25 ACRES OF PROPERTY LOCATED BETWEEN SOUTH OF NEBRASKA HIGHWAY 2 AND WEST OF INDEPENDENCE AVENUE IN NORTHWEST GRAND ISLAND FOR A MIXED USE DEVELOPMENT INCLUDING COMMERCIAL OFFICE AND RETAIL PROPERTIES AND 142 UNITS OF HOUSING INCLUDING: SINGLE FAMILY DETACHED AND ATTACHED, ROW HOUSES, CONDOMINIUM UNITS.

The use of Tax Increment Financing to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sanitary sewer, water, and storm sewer) and public amenities (trails with associated lighting, benches and similar amenities and dog park and private park space) for the development of 142 units of housing along with some commercial/office property. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The 2020 Housing Study for the City of Grand Island identified a need of 1361 new rental and owner occupied housing units by 2024.

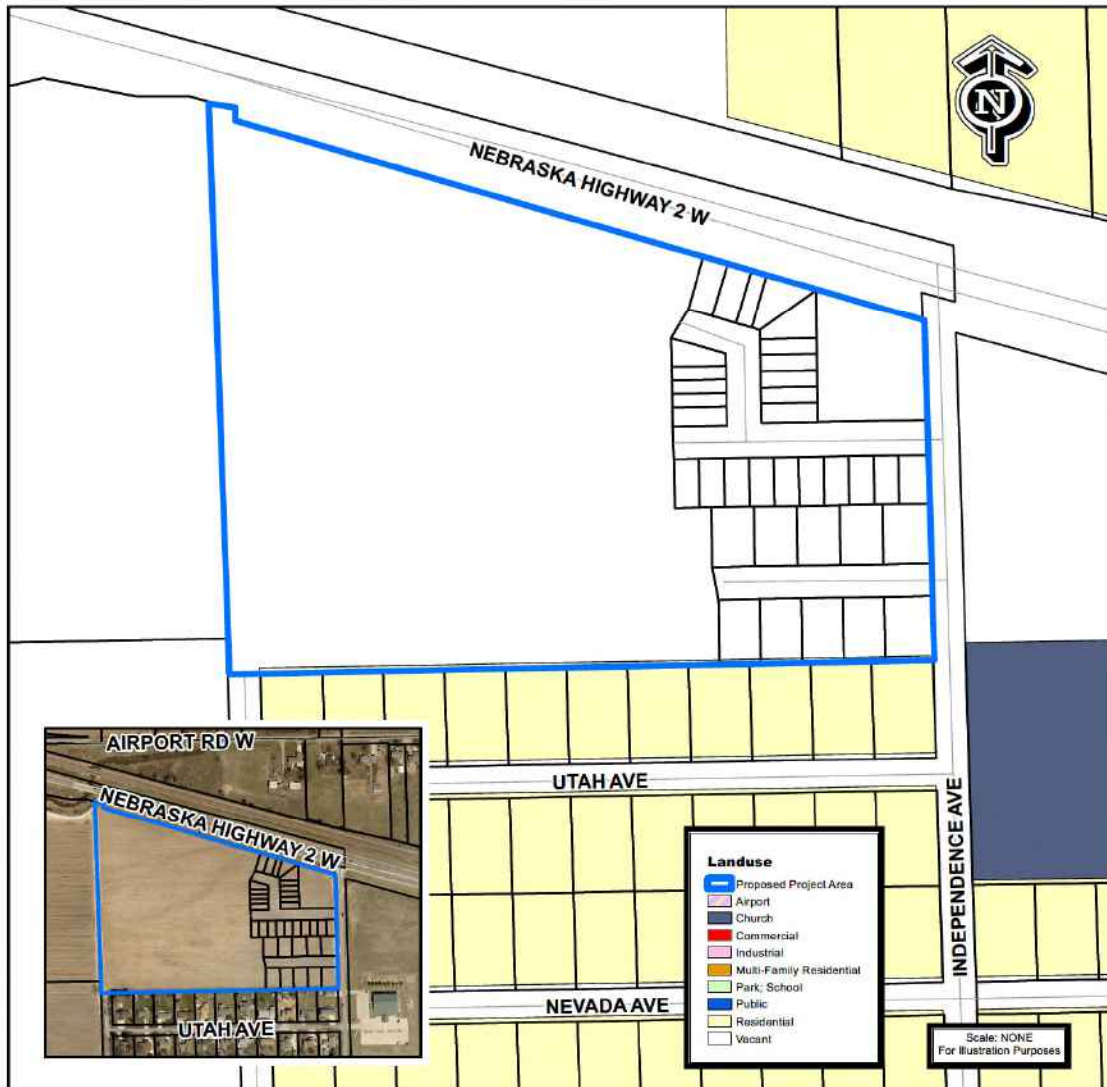
A & H Holdings has purchased this property and began development in early 2021. Changes in the cost of construction, availability of materials and the approval of several other housing projects using Tax Increment Financing have led to this application for assistance with the project. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the construction of units. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over multiple 15 year periods beginning January 1, 2023 towards the allowable costs and associated financing for the development of this property.

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

Property Description (the “Redevelopment Project Area”)

**Legal Descriptions:** Property platted as Highland North First Subdivision, Highland North Second Subdivision and proposed for platting as further parts of the Highland North Subdivision development (Parcel Number 400149664) in the City of Grand Island, Hall County, Nebraska.

## TAX INCREMENT FINANCING - PROJECT SITE EXISTING LANDUSE MAP



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Albia, Cairo and Dorisban, Nebraska.

**Existing Land Use and Subject Property**

**The tax increment will be captured for the tax years the payments for which become delinquent in years 2023 through 2047 inclusive. The TIF contract will be structured so it can be amended each year for up to ten years to add the housing units to be completed during that year. No single property will be eligible for TIF for a period of more than 15 years.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of the property for residential and commercial uses as previously described.**

**Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract or any amendment to the redevelopment contract, consistent with this Redevelopment Plan. The plan anticipates that each phase of the development will constitute new effective date for the purposes of determining the period of fifteen years. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on January 25, 2022.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

**2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on March 2, 2022 and passed Resolution 2022-XX confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment prior to it being submitted to the CRA for initial consideration.

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

***a. Land Acquisition:***

This Redevelopment Plan for Area 36 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

***b. Demolition and Removal of Structures:***

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for low to medium density residential development. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

## TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



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

City of Grand Island Future Land Use Map

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

The area is zoned R3 Medium Density Residential along the southern portion, B2 General Business in the northeast corner at the intersection of Nebraska Highway 2 and Independence Avenue and R3-SL Medium Density Small Lot and RO Residential office on the remainder of the property. The future land use map calls for mixed use commercial development across this entire site. New public streets and utilities are anticipated and needed to support this project and it is anticipated that TIF revenues will offset the costs of those improvements. No changes are anticipated in building codes or other ordinances. No other planning changes contemplated. [§18-2103(b) and §18-2111]



Current Zoning on the Site

***e. Site Coverage and Intensity of Use***

The R3 zoning district allows for one dwelling unit per 3000 square feet of lot space with a 6000 square foot minimum lot size. The R3-SL zoning district allows for one dwelling unit per 3000 square feet of lot space with a 3000 square foot minimum lot size for single family detached units and a 2100 square foot minimum lot size for row houses. The RO zoning district does not limit the density of housing units but does require minimum 6000 square foot lot. The B2 zone allow for a variety of commercial development on a minimum lot size of 3000 square feet with. Residential uses are allowed in the B2 zone at a density one unit per 1000 square feet of lot space. The development as proposed will have a residential density of 5.66 units per acre. *Appendix A of this plan includes the developer's vision for the development along with the approved preliminary plat for development.* [§18-2103(b) and §18-2111]

*f. Additional Public Facilities or Utilities*

Sanitary sewer and water are available to support this development. Both sanitary sewer and water will need to be extended throughout the site. TIF revenues will be used to offset the cost of these public utility improvements.

Electric utilities are sufficient for the proposed use of this property. Electric lines, transformers, and conduit will need to be extended throughout the property.

No other publicly owned utilities would be impacted by the development. §18-2103(b) and §18-2111]

**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]**

**5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]** No members of the authority or staff of the CRA have any interest in this property.

**6. Section 18-2114 of the Act requires that the Authority consider:**

*a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.*

The purchase price of the property is \$422,110 as an eligible expense. The estimated costs of utilities including sewer, water and electric is \$1,891,059. The cost of grading, site prep and dirt work is \$4,183,685. Streets/trail/sidewalks and drainage are estimated at \$2,026,937. Planning activities including engineering, architecture, legal fees and government fees are estimated at \$1,720,000. The total of the eligible expenses for this project is estimated by the developer at over \$14,631,000.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

*b. Statement of proposed method of financing the redevelopment project.*

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$14,590,251 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2023 through December 2047.

*c. Statement of feasible method of relocating displaced families.*

No families will be displaced as a result of this plan.

**7. Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of increasing the number of residential units within the City of Grand Island and encouraging infill development.

**8. Time Frame for Development**

Development of this project is anticipated to begin in the 2022 year. The build out of the subdivision is planned in five phases between 2022 and 2030. It is anticipated that the units in this development will be fully built out by 2032 with the tax increment on those homes extending to 2047. Excess valuation should be available for the first homes built with this project for 15 years beginning with the 2023 tax year.

**9. Justification of Project**

The 2020 housing study for the City of Grand Island projected that by 2024 we would need an additional 1361 new housing units. There should be 902 non-age restricted units with 518 owner occupied and with 384 rental units. There should be 459 age restricted unit 459 with 222 as 55+ owner occupied and with 237 as 55+ rental units. Between January 1 of 2020 and December of 2021 the city issued permits for 430 new housing units including both restricted and unrestricted units leaving a need for 931 additional units by 2024. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs.

This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for all citizens and potential citizens of Grand Island and will likely result in the sale of existing homes around the city.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$14,590,251 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$54,781,866 in private sector financing; a private investment of \$3.75 for every TIF dollar invested.

<b>Use of Funds</b>		<b>Source of funds</b>	
<b>Description</b>	<b>TIF Funds</b>	<b>Private Funds</b>	<b>Total</b>
Site Acquisition	\$422,110		\$422,110
Building Costs		\$53,511,284	\$53,511,284
Sewer	\$481,939	\$126,908	\$608,847
Water	\$716,175	\$81,380	\$797,555
Electric	\$692,945		\$692,945
Public Streets/ sidewalks	\$1,659,480		\$1,659,480
Trails	\$367,457		\$367,457
Site prep/ Dirt work	\$4,177,685	\$6,000	\$4,183,685
Planning (Arch. & Eng.)	\$1,585,000	\$35,000	\$1,620,000
Financing fees/ audit	\$0	\$991,294	\$991,294
Legal/ TIF contract	\$100,000		\$100,000
Other	\$4,387,460	\$30,000	\$4,417,460
			\$0
<b>Total</b>	<b>\$14,590,251</b>	<b>\$54,781,866</b>	<b>\$69,372,117</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2022 valuation of approximately \$322,019. Based on the 2021 levy this would result in a real property tax of approximately \$6,983. It is anticipated that the assessed value will increase by \$48,181,113 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$1,044,750 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2022 assessed value:	\$ 322,019
Estimated value after completion	\$ 48,503,152
Increment value	\$ 48,181,133
Annual TIF generated (estimated)	\$ 1,044,750
TIF bond issue	\$ 14,590,251

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

The redevelopment project area currently has an estimated valuation of \$322,019. The proposed redevelopment will create additional valuation of \$48,503,152 over the course of the next ten years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 142 additional housing units, a neighborhood commercial node, and trails to enhance the walkability of the City of Grand Island and northwest Grand Island in particular and area largely developed in the 60's through 80's with rural section roads and no sidewalks. The tax shift from this project will be equal to the total of the bond principal of \$14,590,251 if fully funded and any associated interest on the bond to be assigned with contract approval.

***(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;***

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This is infill development with services connecting to existing line with capacity. This development will result in a larger number of students in the Engleman Elementary School service area. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

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

This will provide additional housing options for the residents of Grand Island. The National Homebuilders Association estimated in a 2014 study<sup>1</sup> that each unit of single family housing resulted in 2.97 full time equivalent jobs so this development at 18 units per year would represent an additional 53 FTE's within the city for the next eight years.

***(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and***

This project will not have a negative impact on other employers different from any other expanding business within the Grand Island area. Grand Island does have tight

---

<sup>1</sup> <https://www.nahb.org/news-and-economics/housing-economics/housings-economic-impact/impact-of-home-building-and-remodeling-on-the-us-economy>

labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

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

**This development will have an impact on the Grand Island School system and will likely result in additional students at the elementary and secondary school levels.**

The average number of persons per household in Grand Island for 2015 to 2019 according to the American Community Survey is 2.61. 142 additional households would house 371 people. According to the 2010 census 19.2% of the population of Grand Island was over 4 years old and under 18 years old. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it would be expected that there would be an additional 71 school age children generated by this development. If this develops at a rate of 18 units per year for 8 years approximately 9 children could be added to the school age population every year with this development. These 9 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics<sup>2</sup> the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally.

The Grand Island Public School System was notified on January 31, 2022 that the CRA would be considering this application at their February 9, 2022 meeting.

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

This project is consistent with the goals of the 2020 Housing Study for the City of Grand Island to create more than 1361 new housing units. Between January of 2020 and December of 2021 the City of Grand Island has issued permits for 430 housing units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

**Time Frame for Development**

Development of this project is anticipated to be completed during between Fall of 2022 and the end of 2032. The base tax year should be calculated on the value of the property as of January 1, 2022 for the first phase with each phase based on the preceding year's valuation of the property included in the amendment for that year. Excess valuation should be available for this project beginning in 2023 with taxes due in 2024. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each property or an amount not to exceed \$14,590,251 the projected amount of increment based upon

---

<sup>2</sup> [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=3100016](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016)

the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$14,600,000 on TIF eligible activities.



## **BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST**

### **Project Redeveloper Information**

Business Name:

A&H Holdings

Address:

108 E Plum st., Doniphan NE 68832

Telephone No.: 308-390-2455

Fax No.: \_\_\_\_\_

Email: amosanson@empireinspired.com

Contact:

Amos Anson

Application Submission Date: 12/30/21

Brief Description of Applicant's Business:

Land developer.

Legal Description/Address of Proposed Project

HIGHLAND NORTH FIRST SUB, HIGHLAND NORTH SECOND SUB & Parcel 400149664

Community Redevelopment Area Number

36

Present Ownership Proposed Project Site:  
A&H Holdings

Is purchase of the site contingent on Tax Increment Financing Approval? Yes ☐ No ☒

Proposed Project: Building square footage, size of property, description of buildings –  
materials, etc. Please attach site plan, if available.

See attached.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 422,110
B. Building	\$ 0

Construction Costs:

A. Renovation or Building Costs:	\$ 53,511,284
B. On-Site Improvements:	
Sewer	\$ 608,847
Water	\$ 797,555
Electric	\$ 692,945
Gas	\$ 0
Public Streets/Sidewalks	\$ 1,659,480

Private Streets	\$ 0
Trails	\$ 367,457
Grading/Dirtwork/Fill	\$ 4,183,685
Demolition	\$ 0
Other	\$ 4,387,460
<b>Total</b>	<b>\$ 66,208,713</b>

Soft Costs:

A. Architectural & Engineering Fees:	\$ 1,620,000
B. Financing Fees:	\$ 991,294
C. Legal	\$ 100,000
D. Developer Fees:	\$
E. Audit Fees	\$
F. Contingency Reserves:	\$
G. Other (Please Specify)	\$ 30,000
<b>TOTAL</b>	<b>\$ 2,741,294</b>

Total Estimated Market Value at Completion: \$ 53,511,284

Source for Estimated Market Value Nebraska Realty/MLS

Source of Financing:

A. Developer Equity:	\$ 7,048,623
B. Commercial Bank Loan:	\$ 47,733,243
C. Tax Credits:	
1. N.I.F.A.	\$ 0
2. Historic Tax Credits	\$ 0
3. New Market Tax Credits	\$ 0
4. Opportunity Zone	\$ 0
D. Industrial Revenue Bonds:	\$ 0
E. Tax Increment Assistance:	\$ 14,590,251
F. Enhanced Employment Area	\$ 0

G. Nebraska Housing Trust Fund

\$ 0

H. Other

\$ 0

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Brian Degen- Olsson, 201 E 2nd st, Grand Island NE 68801, 308-384-8750

Amos Anson- FAmos Construction Inc., PO Box 1665 Grand Island NE 68802  
308-390-2455

Estimated Real Estate Taxes on Project Site Upon Completion of Project:  
(Please Show Calculations)

See attached

Project Construction Schedule:

Construction Start Date:

Q1- 2022

Construction Completion Date:

2030

If Phased Project:

<u>2023</u>	Year	<u>20</u>	% Complete
<u>2025</u>	Year	<u>40</u>	% Complete
<u>2027</u>	Year	<u>60</u>	% Complete
<u>2028</u>	Year	<u>80</u>	% Complete
<u>2030</u>	Year	<u>100</u>	% Complete
<u>          </u>	Year	<u>          </u>	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma  
(With Appropriate Schedules)

### **TAX INCREMENT FINANCING REQUEST INFORMATION**

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

A&H Holdings is applying for \$14,590,251 in TIF. The TIF will be used to pay for infrastructure, soft costs, hike and bike trails & public spaces including a dog park, small pocket park and a large green space.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing  
for Proposed Project:

The Highland North development is designed to provide a lifestyle that is highly sought after by a diverse range of future and current Grand Island residents. The housing options range from one bedroom condos to row houses to 1-3 bedroom single family homes to larger 3 car garage ranch style houses. The neighborhood is geared toward individuals and families that desire an active, walkable, community oriented daily experience. Due to the volatile nature of the world we all live in, in order to achieve this desired lifestyle and be able to compete with other communities, every tool in the developer toolbox is needing to be used. Just as TIF is being used by other real-estate developers in Grand Island, TIF is needed to make this project successful as well.

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

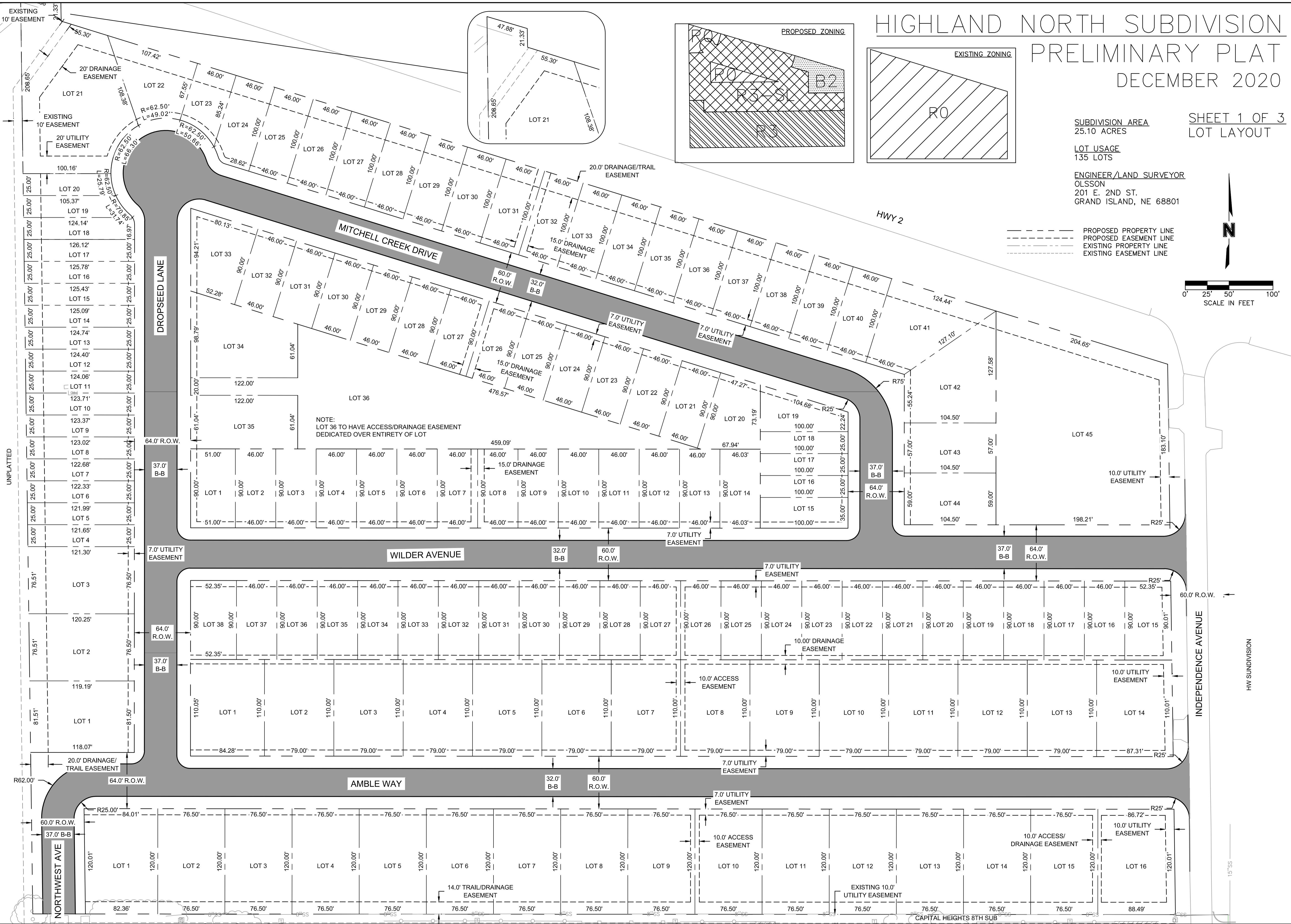
5 Points Bank- Chad Sheffield 308-389-8781

Post Office Box 1968  
Grand Island, Nebraska 68802-1968  
Phone: 308 385-5240  
Fax: 308 385-5423  
Email: cnabity@grand-island.com

	With TIF	Without TIF
Developer Equity	\$ 7,048,623	\$ 7,048,623
Commercial Bank Loan	\$47,733,243	\$47,733,243
Tax Increment Assistance	\$10,146,306	
Funding Gap		\$10,146,306
<b>Total</b>	<b>\$ 64,928,172</b>	<b>\$ 64,928,172</b>

Percentage of Capital	With TIF	Without TIF
Developer Equity	10.2%	10.2%
Commercial Bank Loan	68.8%	68.8%
TIF	21.0%	
Funding Gap		21.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

<b>Net Present Value Calculation</b>	
TIF	\$14,590,251
Discount Due to Time Value of Money	\$4,443,946
<b>Loan Amount</b>	<b>\$10,146,306</b>



# HIGHLAND NORTH SUBDIVISION

---



EXISTING ZONING

## PRELIMINARY PLAT

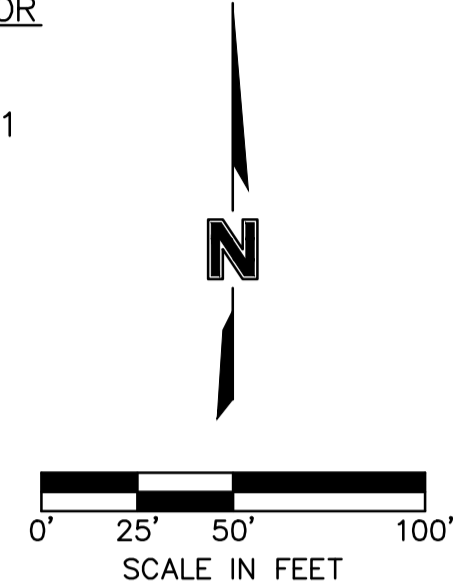
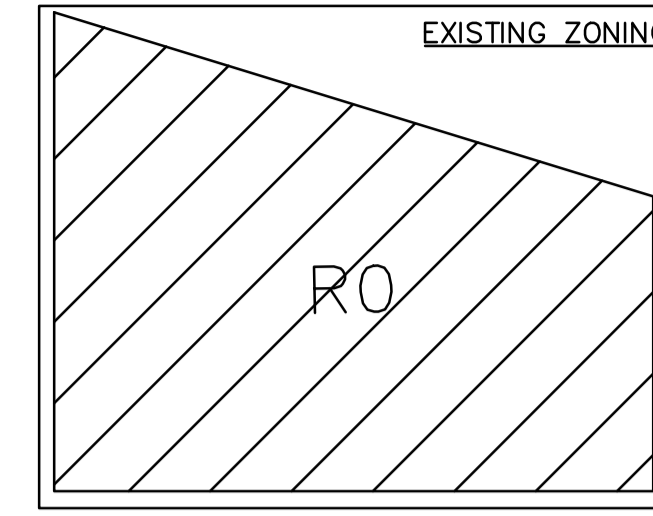
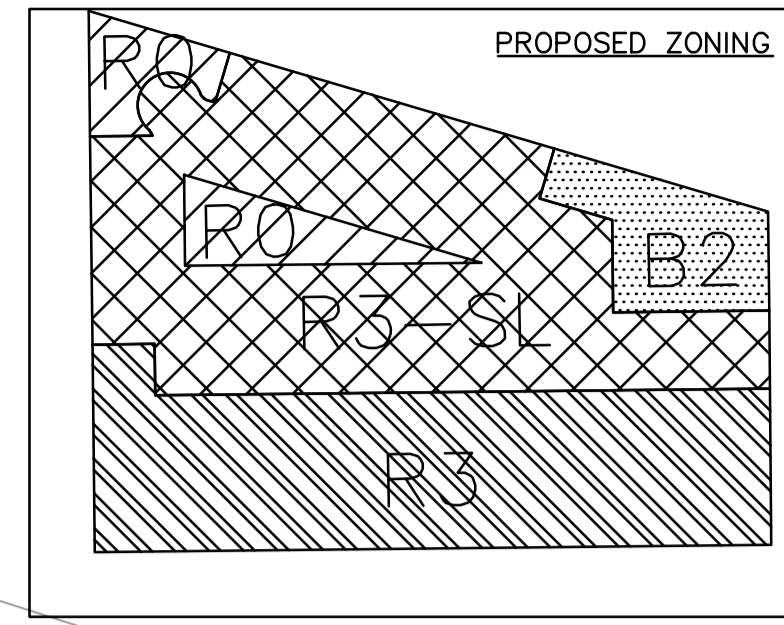
DECEMBER 2020

SUBDIVISION AREA  
25.10 ACRES

LOT USAGE  
135 LOTS

ENGINEER/LAND SURVEYOR  
OLSSON  
201 E. 2ND ST.  
GRAND ISLAND, NE 68801

SHEET 1 OF 3  
LOT LAYOUT



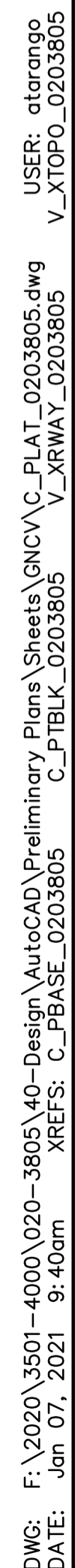
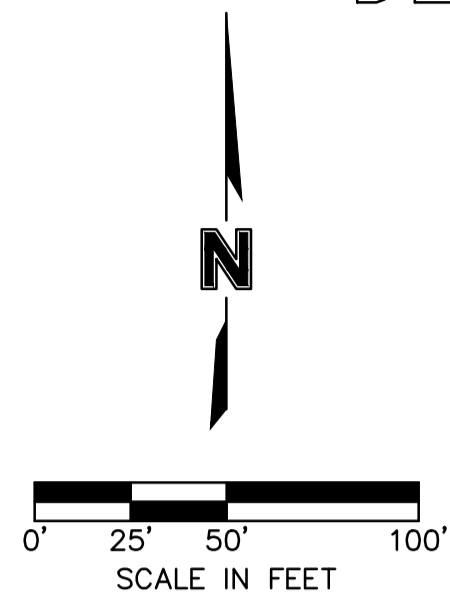
LOT LAYOUT          HIGHLAND NORTH SUBDIVISION PRELIMINARY PLAT          GRAND ISLAND, NE	REV. NO.	DATE	REVISIONS DESCRIPTION
2021		REVISIONS	

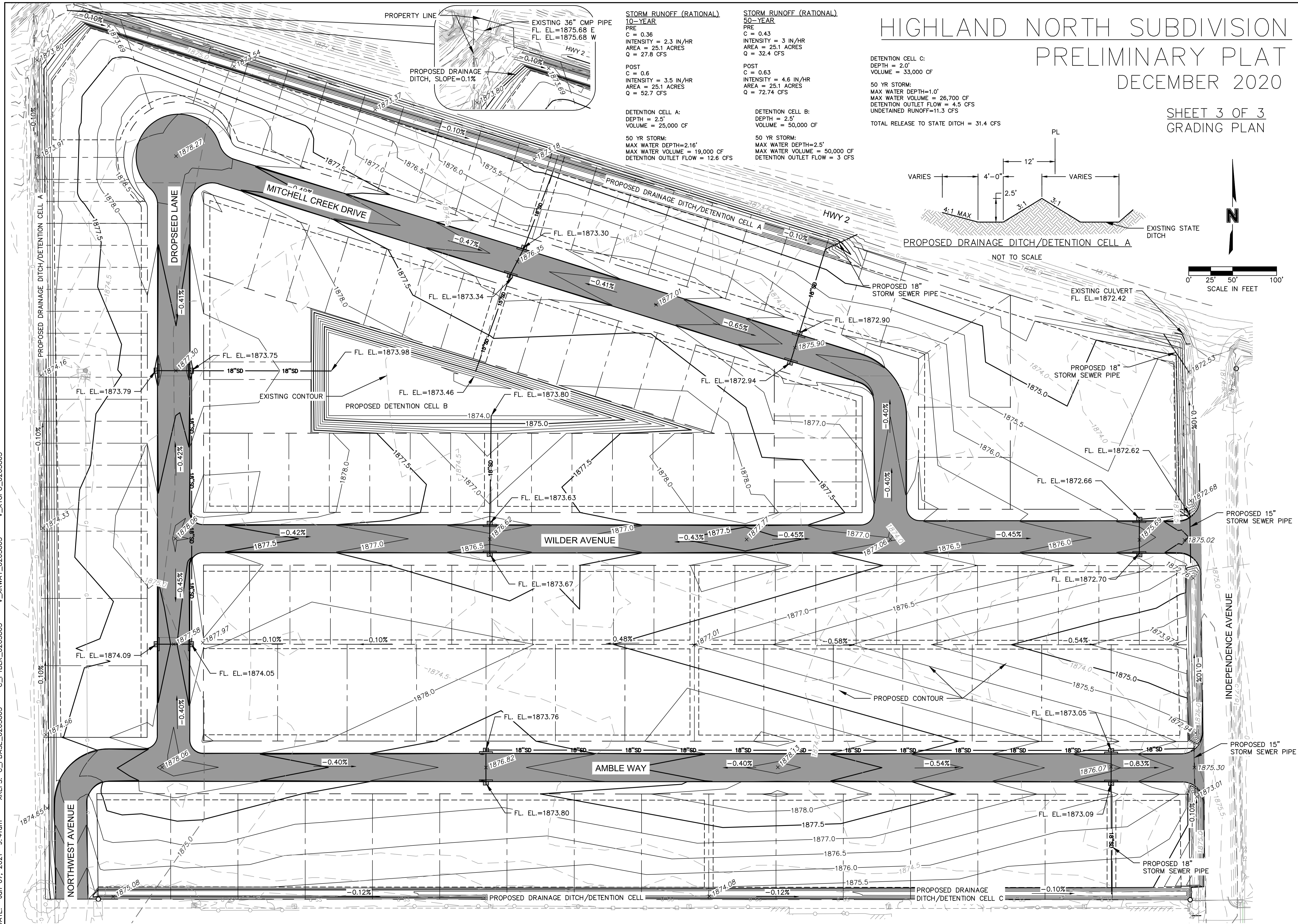
drawn by: \_\_\_\_\_ AT  
 checked by: \_\_\_\_\_ BD  
 approved by: \_\_\_\_\_ BD  
 QA/QC by: \_\_\_\_\_ BD  
 project no.: \_\_\_\_\_ 20-3805  
 drawing no.: \_\_\_\_\_  
 date: \_\_\_\_\_ 1.6.2021

SHEET  
 1 of 3

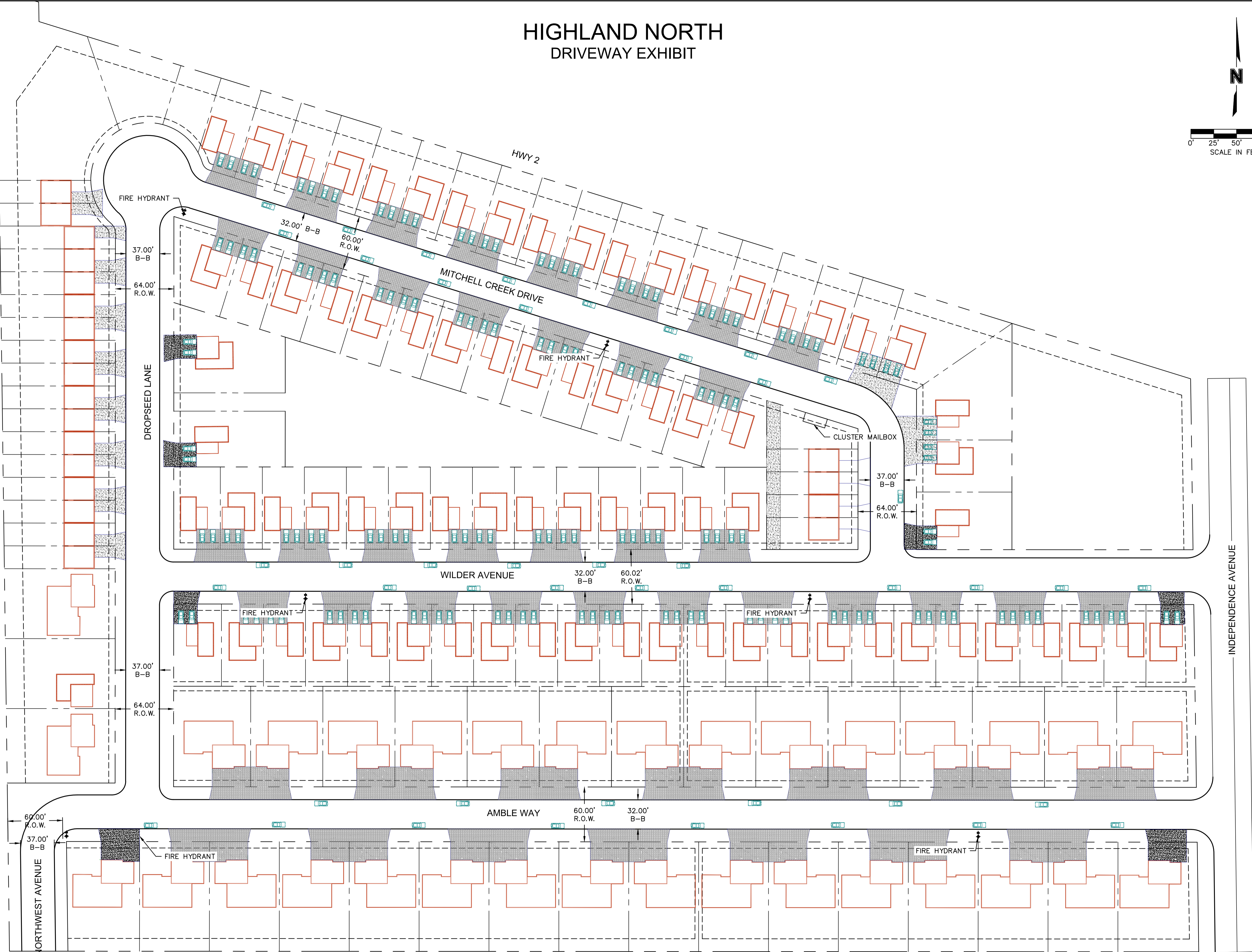
**olson**

Grand Island, NE 68801 TEL 308.384.8750 [www.olsson.com](http://www.olsson.com)

[illegible]

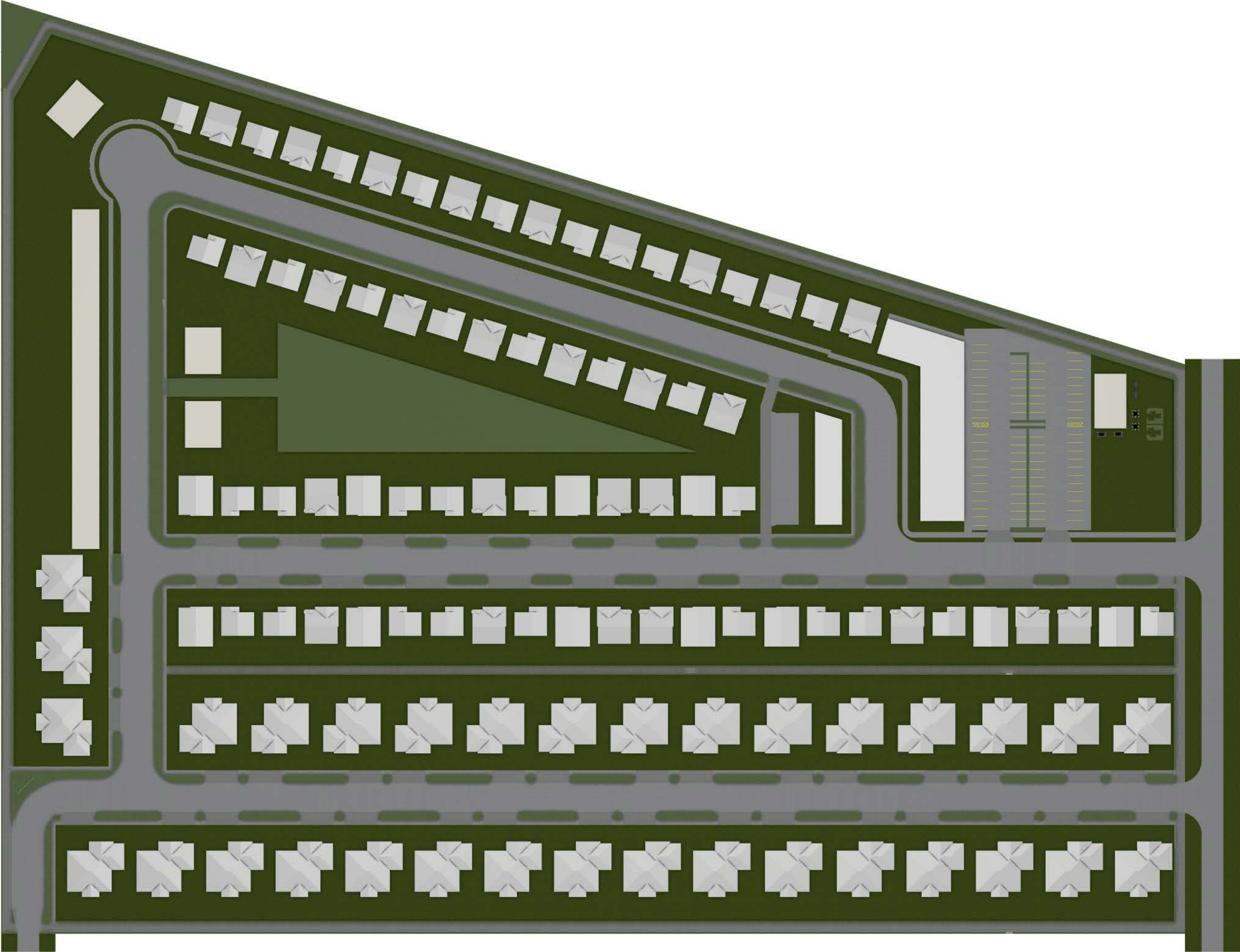


DWG: F:\2020\3501-4000\020-3805\40-Design\Exhibits\Driveway Exhibit.dwg  
DATE: Dec 19, 2020 12:52pm XREFS: C\_PBASE\_0203805 USER: atarango



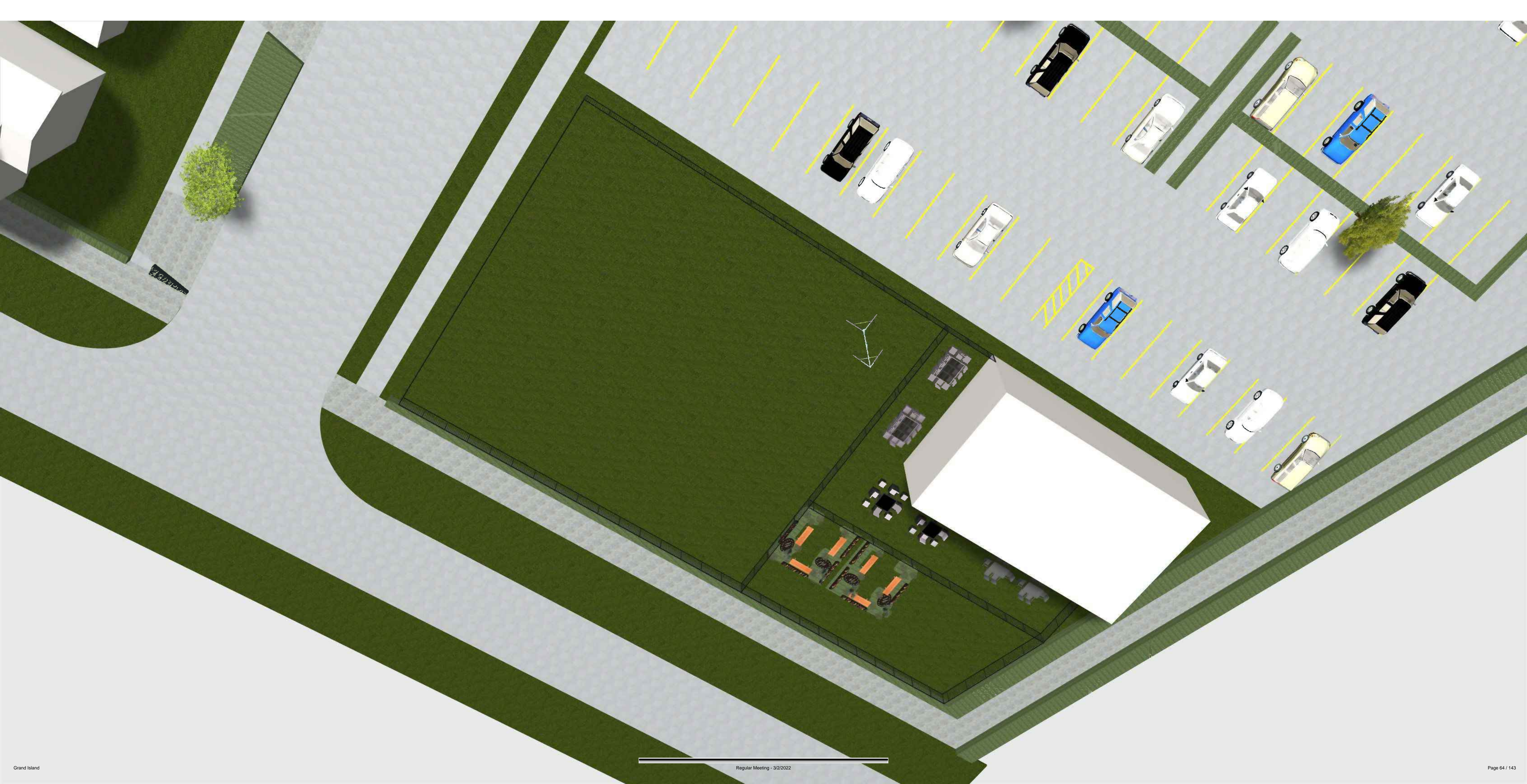
201 East 2nd Street  
Grand Island, NE 68801 TEL 308.384.8750 [www.olsson.com](http://www.olsson.com)

[illegible]











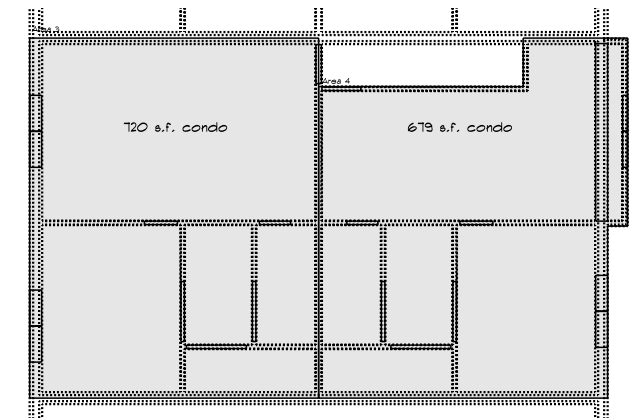
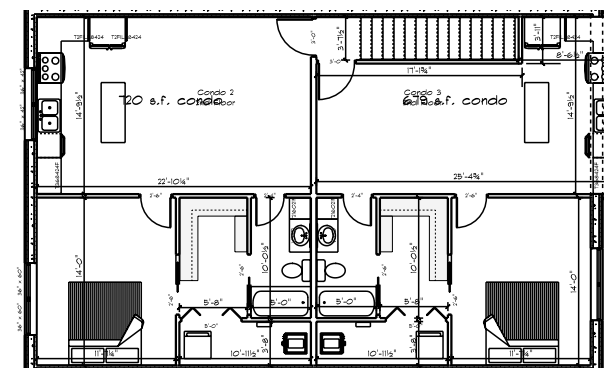
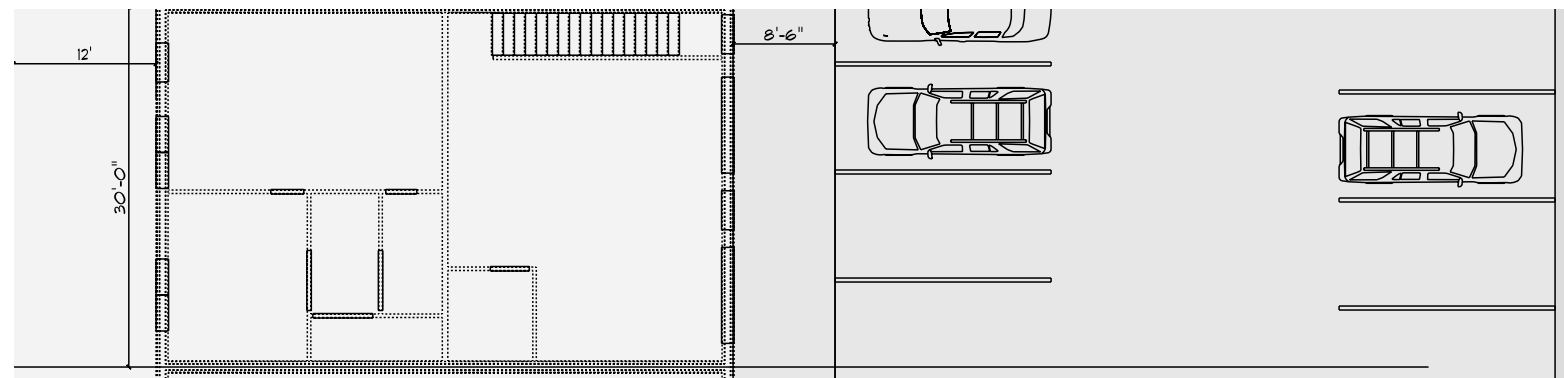










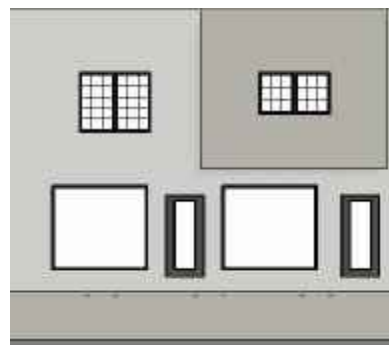


## 4222 Mitchell Creek Plot plan

SCALE: 1/16" = 1'-0"

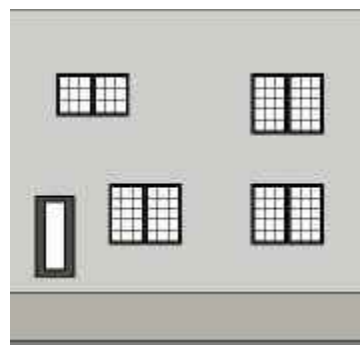
## 2nd Floor

SCALE: 1/16" = 1'-0"



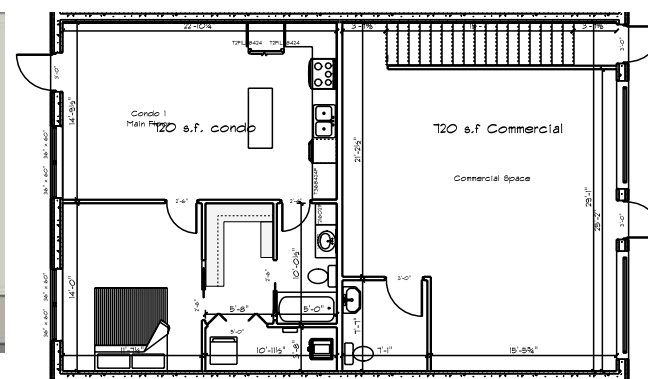
## EAST

SCALE: 1/16" = 1'-0"



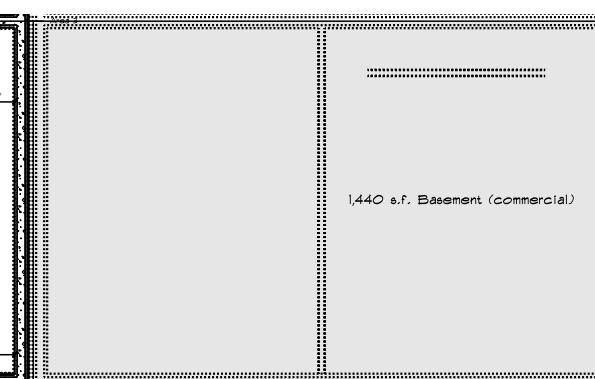
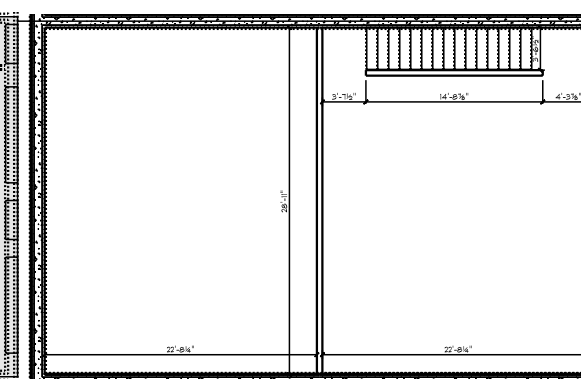
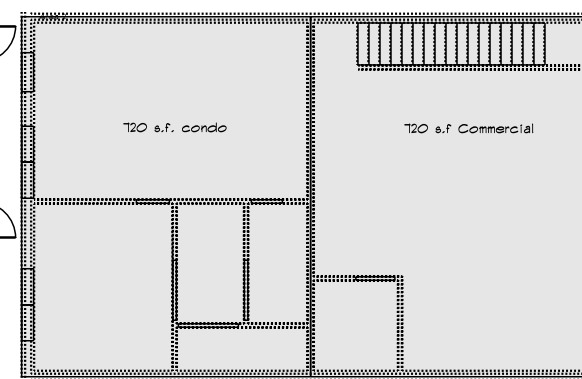
## WEST

SCALE: 1/16" = 1'-0"



## Main Floor

SCALE: 1/16" = 1'-0"



## Basement

SCALE: 1/16" = 1'-0"



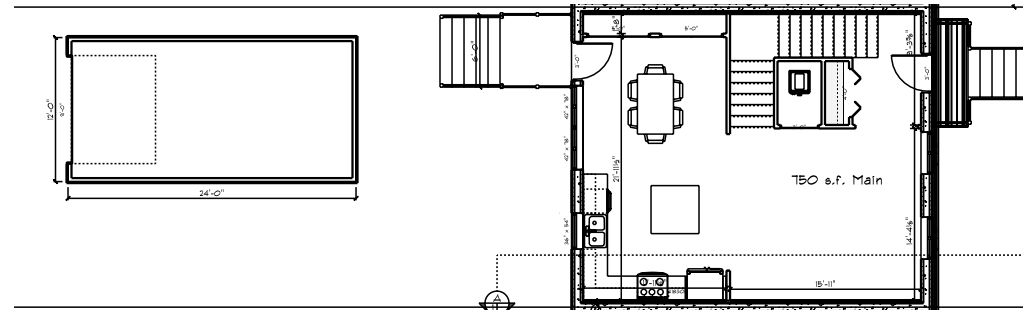
**WEST ELEVATION**

SCALE: 0.0781" = 1'-0"



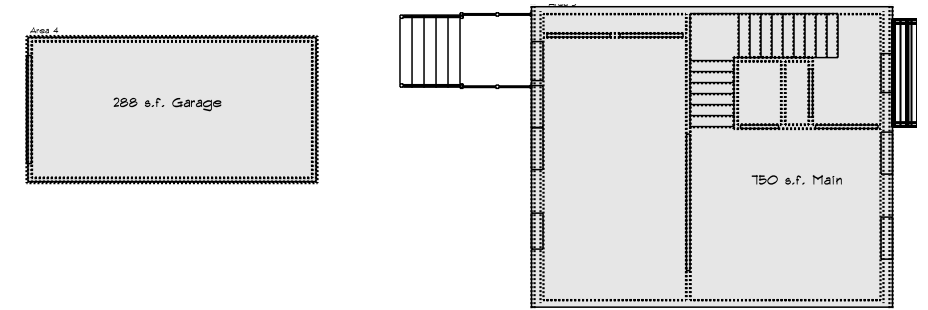
**EAST ELEVATION**

SCALE: 0.0781" = 1'-0"



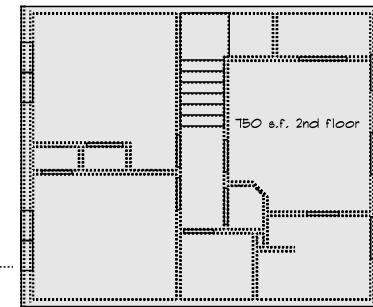
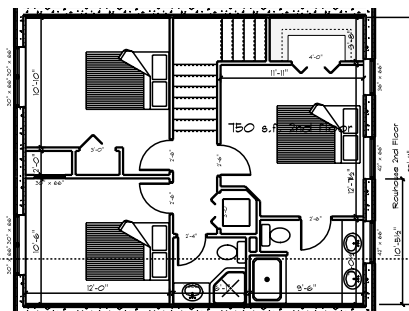
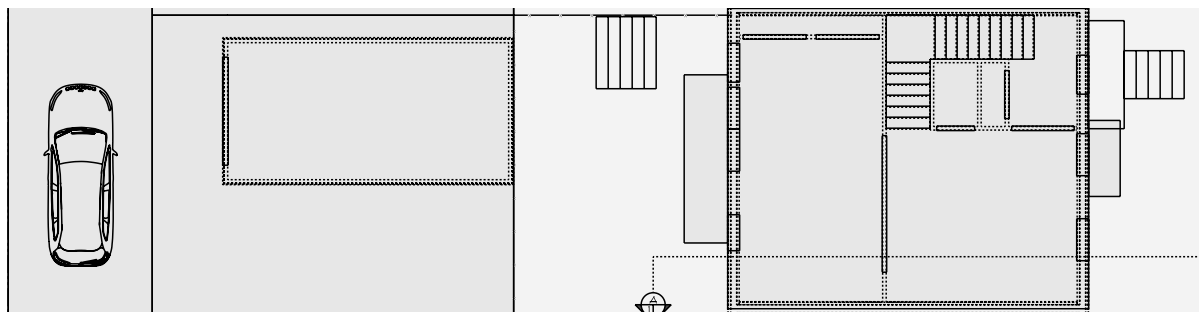
**MAIN FLOOR**

SCALE: 1/16" = 1'-0"



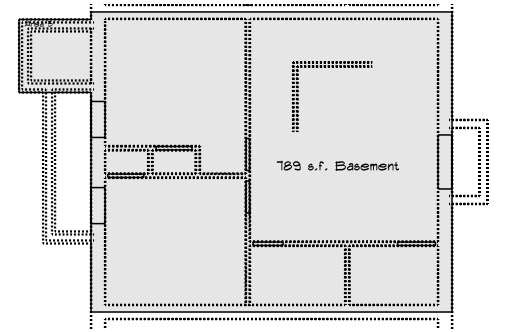
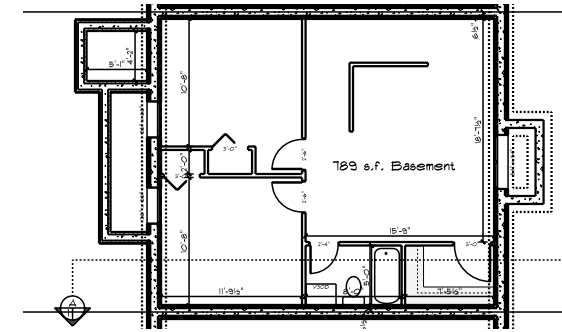
**MAIN FLOOR - AREA**

SCALE: 1/16" = 1'-0"



**2ND FLOOR**

SCALE: 1/16" = 1'-0"



**BASEMENT**

SCALE: 1/16" = 1'-0"

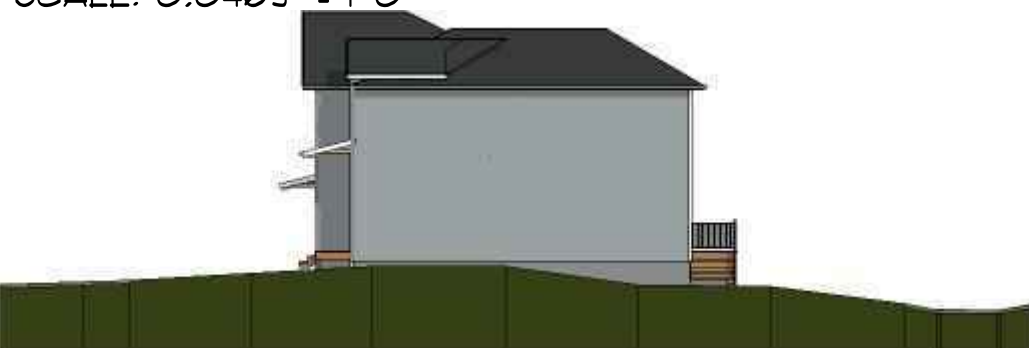
**4223 Mitchell Creek Drive Rowhouse**

SCALE: 1/16" = 1'-0"



## EAST ELEVATION

SCALE: 0.0469" = 1'-0"



## WEST ELEVATION

SCALE: 0.0485" = 1'-0"



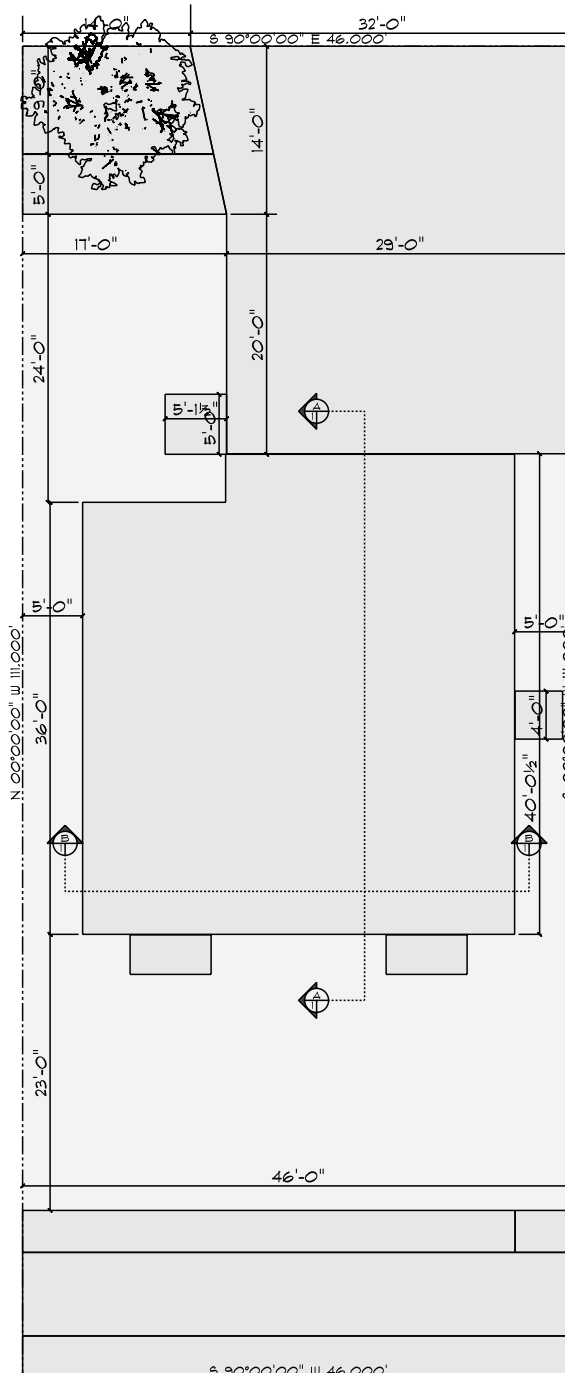
## SOUTH

SCALE: 0.0469" = 1'-0"



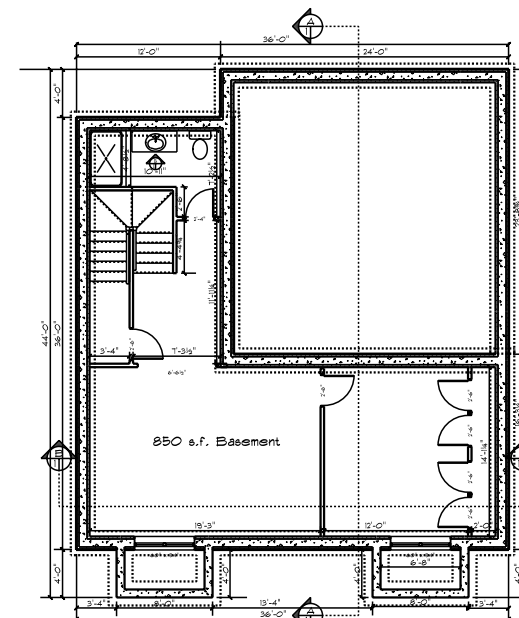
## NORTH

SCALE: 0.0469" = 1'-0"



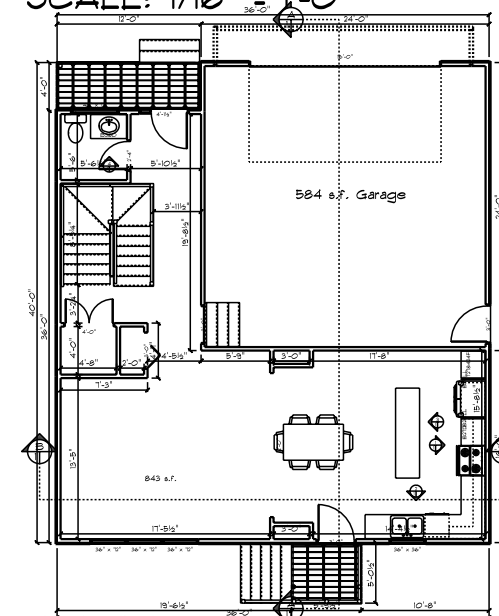
## 4213 Wilder Ave

SCALE: 1/16" = 1'-0"



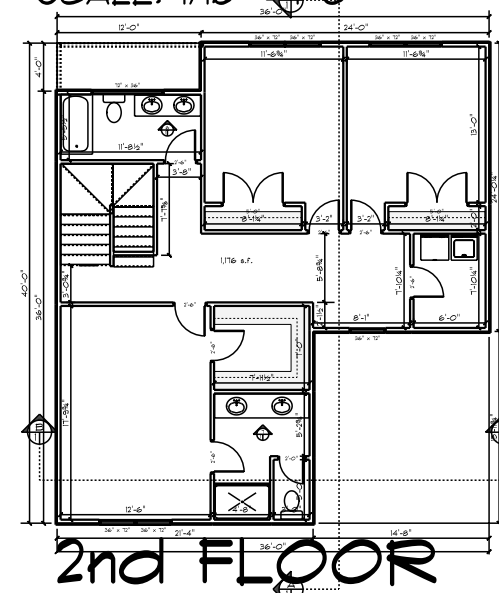
## BASEMENT

SCALE: 1/16" = 1'-0"



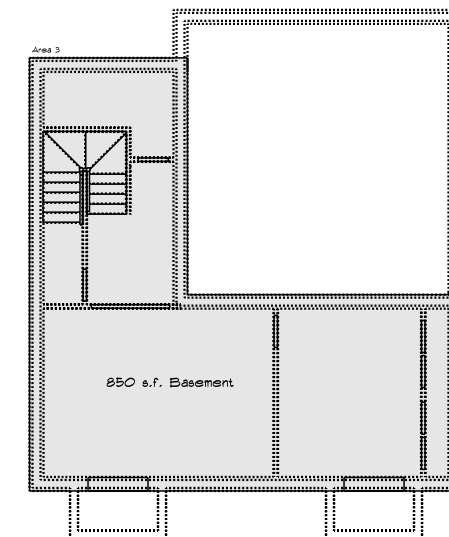
## MAIN FLOOR

SCALE: 1/16" = 1'-0"



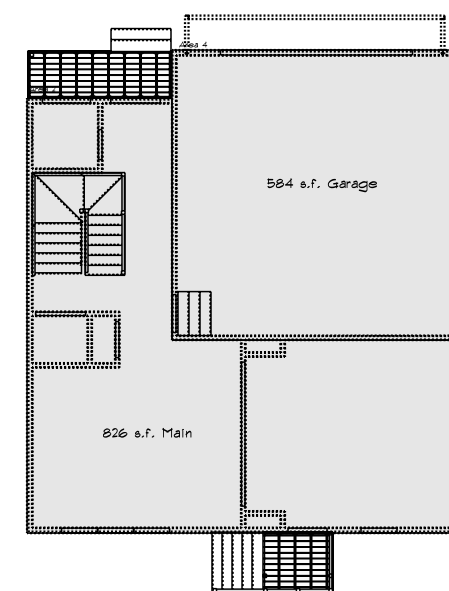
## 2nd FLOOR

SCALE: 1/16" = 1'-0"



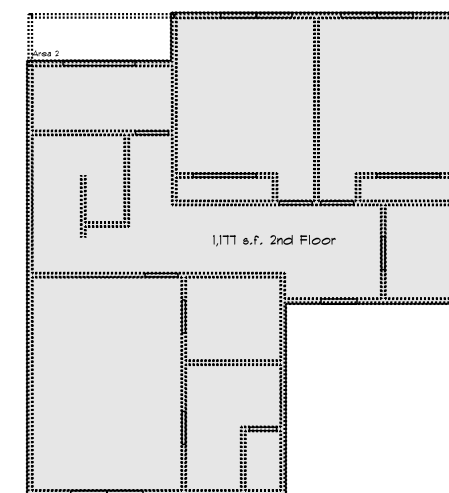
## BASEMENT - AREA

SCALE: 1/16" = 1'-0"



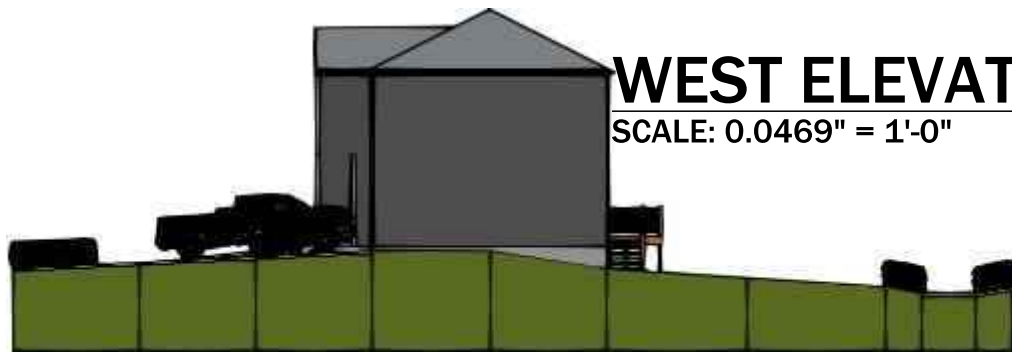
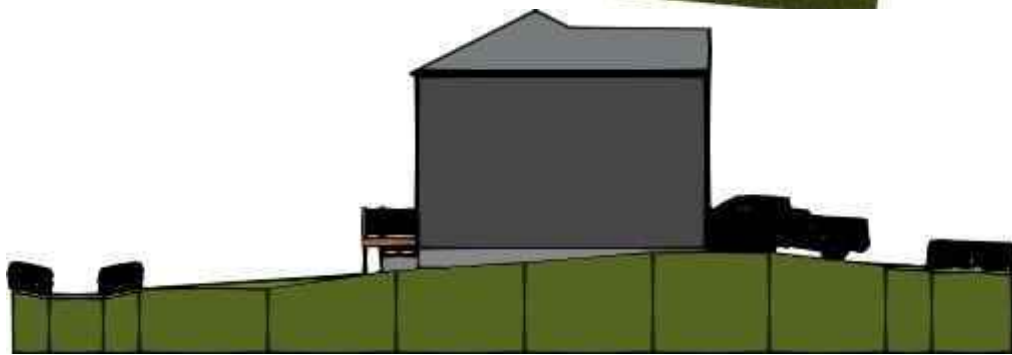
## MAIN FLOOR - AREA

SCALE: 1/16" = 1'-0"



## 2nd FLOOR

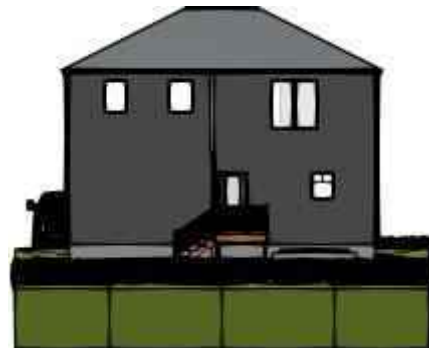
SCALE: 1/16" = 1'-0"



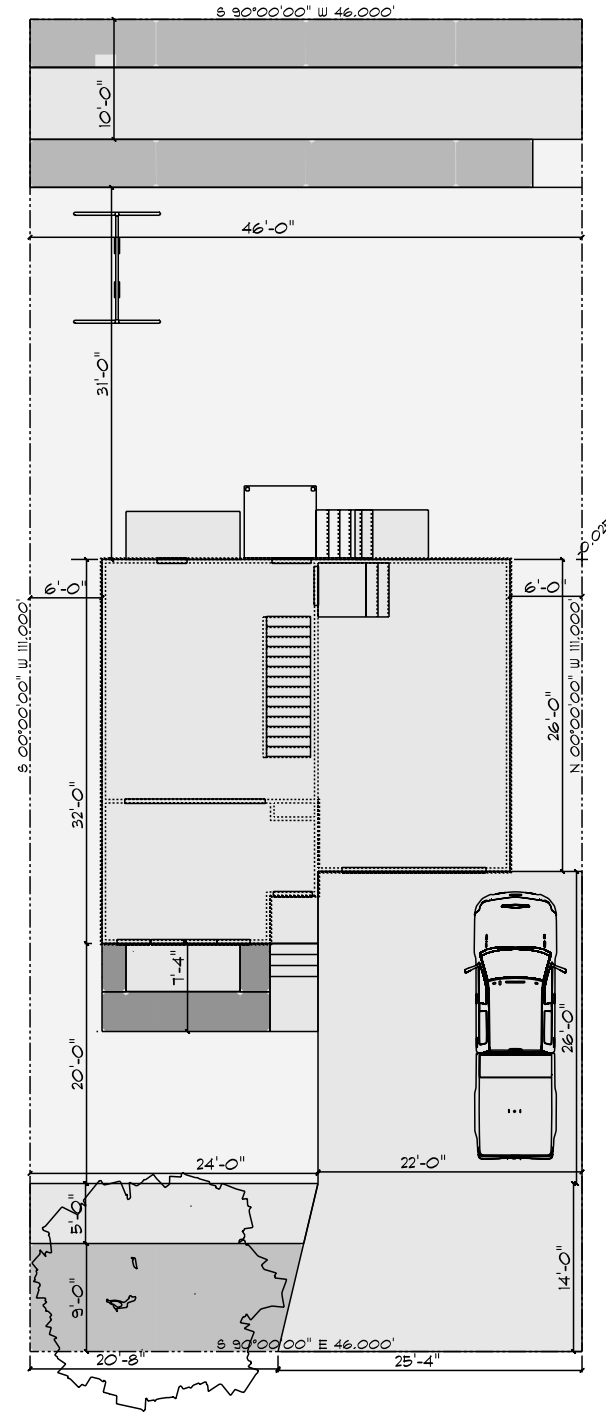
**EAST ELEVATION**  
SCALE: 0.0469" = 1'-0"



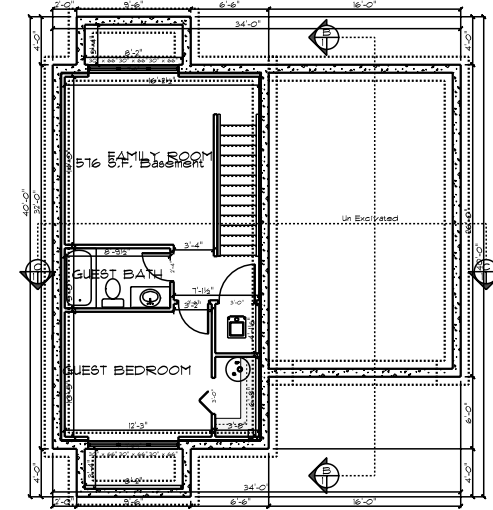
**SOUTH ELEVATION**  
SCALE: 0.0469" = 1'-0"



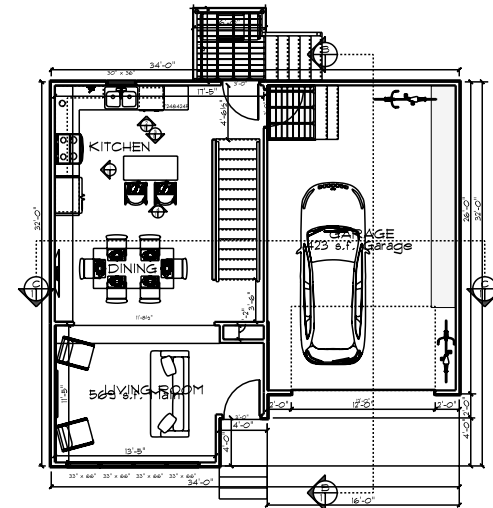
**NORTH ELEVATION**  
SCALE: 0.0469" = 1'-0"



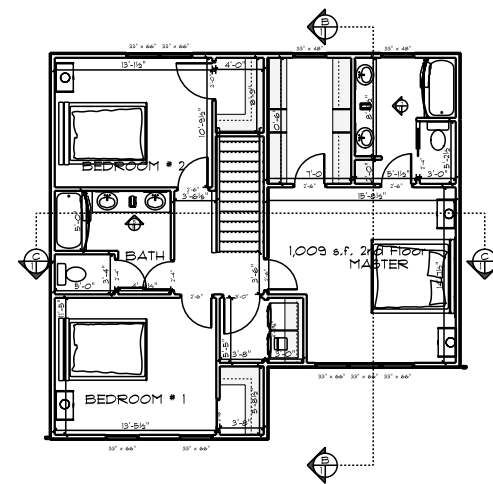
**4209 Wilder Ave**  
SCALE: 1/16" = 1'-0"



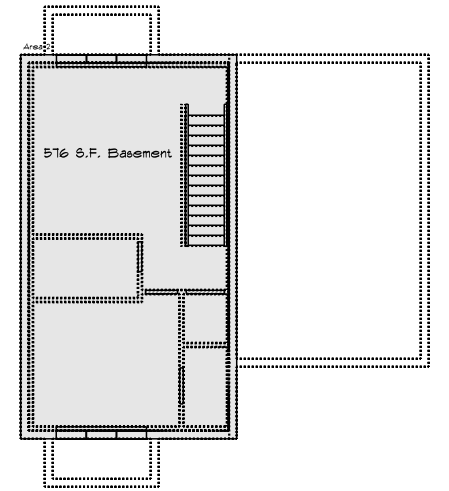
**Basement**  
SCALE: 1/16" = 1'-0"



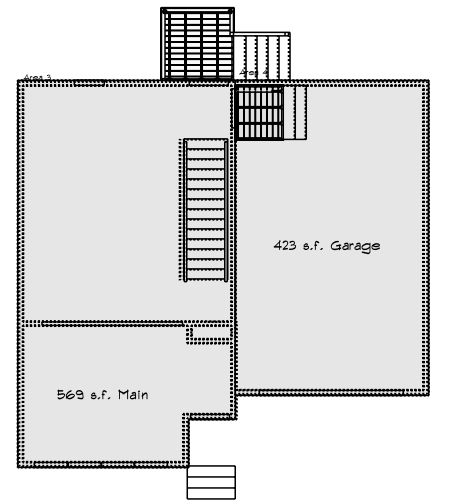
**Main Floor**  
SCALE: 1/16" = 1'-0"



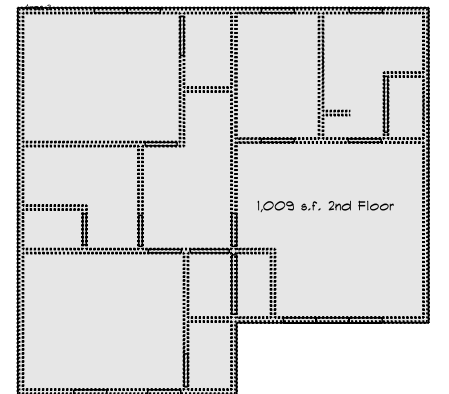
**Second Floor**  
SCALE: 1/16" = 1'-0"



**Basement**  
SCALE: 1/16" = 1'-0"



**Main Floor**  
SCALE: 1/16" = 1'-0"



**Second Floor**  
SCALE: 1/16" = 1'-0"



SCALE: 0.0469" = 1'-0"



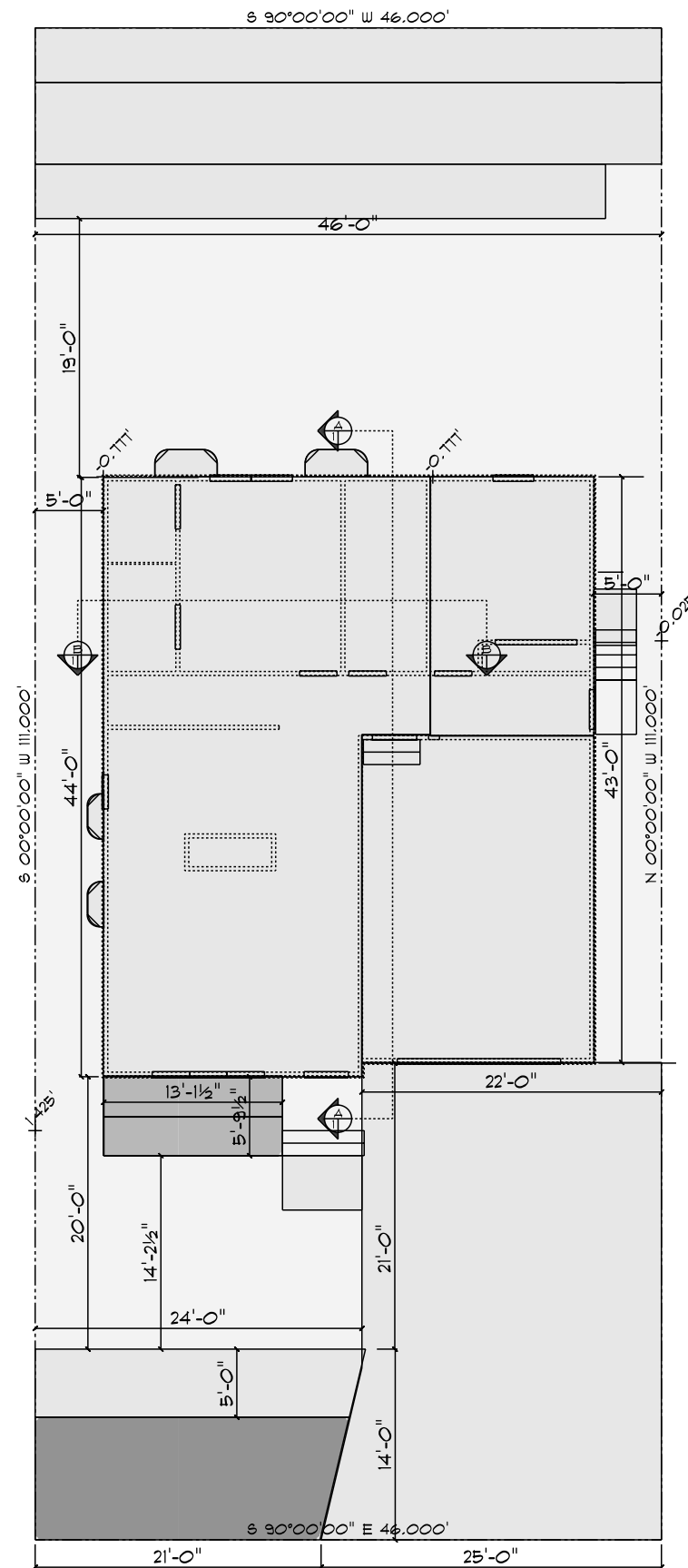
SCALE: 0.0469" = 1'-0"



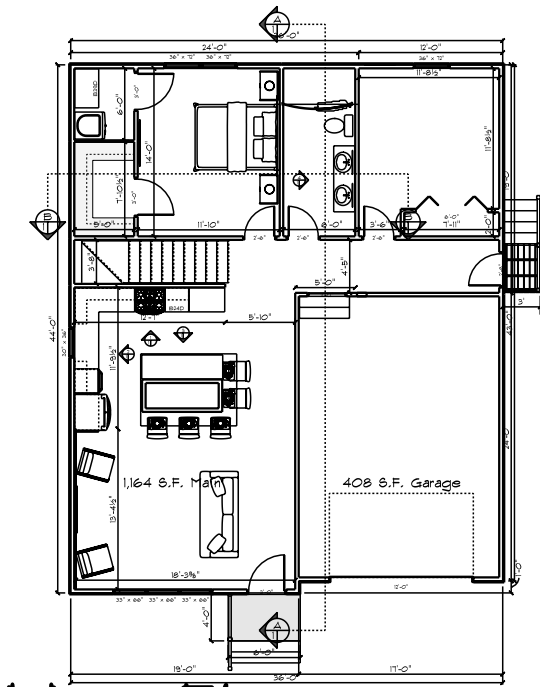
SCALE: 0.0469" = 1'-0"



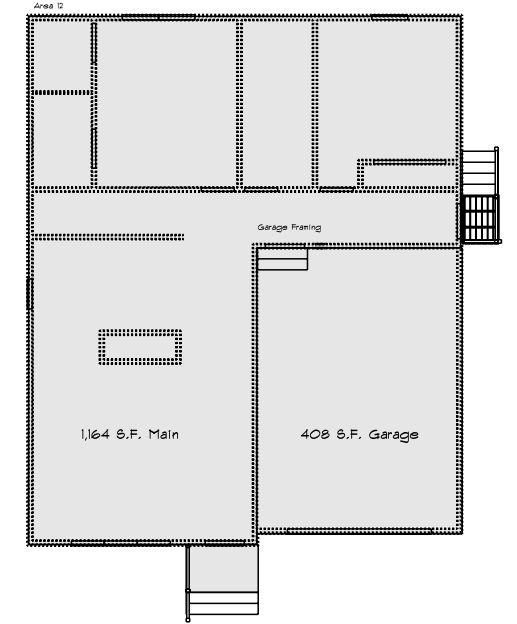
SCALE: 0.0469" = 1'-0"



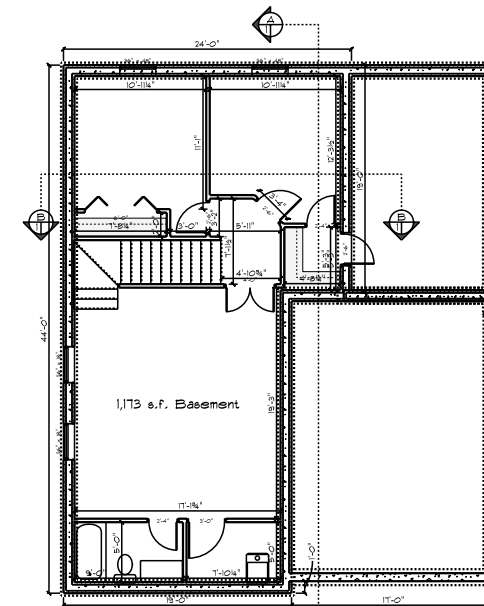
SCALE: 0.0781" = 1'-0"



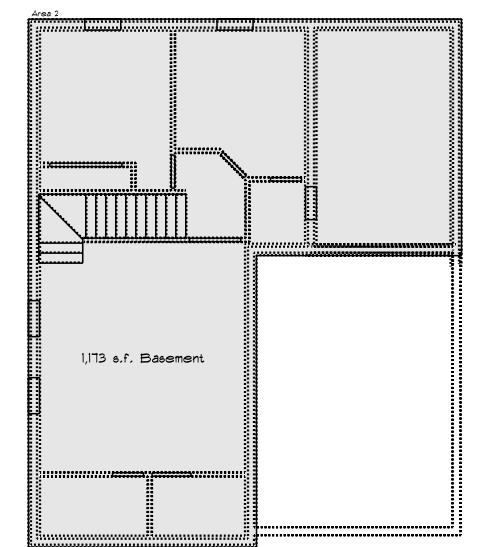
SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF GRAND ISLAND, NEBRASKA**

**RESOLUTION NO. 383**

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY  
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED  
REDEVELOPMENT CONTRACT TO THE HALL COUNTY REGIONAL PLANNING  
COMMISSION FOR ITS RECOMMENDATION**

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

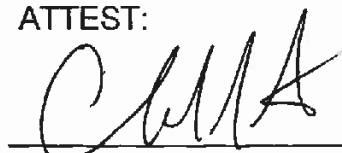
The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 9<sup>th</sup> day of February, 2022

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
GRAND ISLAND, NEBRASKA.

By   
Chairperson

ATTEST:

  
Secretary

A & H Holding Highland North Area 36

**Resolution Number 2022-09**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

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

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

**WHEREAS**, the Commission held a public hearing on the proposed plan on March 2, 2022, and

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

**WHEREAS**, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday February 12<sup>th</sup> and Saturday February 19<sup>th</sup>, and

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

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

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

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

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

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

**DATED:** March 2, 2022

**HALL COUNTY REGIONAL PLANNING COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022  
Regular Meeting**

## **Item F3**

**Public Hearing - Proposed Rezoning - Doniphan - rezoning of  
portion of E1/2 of Section 1, Township 9 North, Range 10 West of  
the 6th P.m.**

**Staff Contact:**

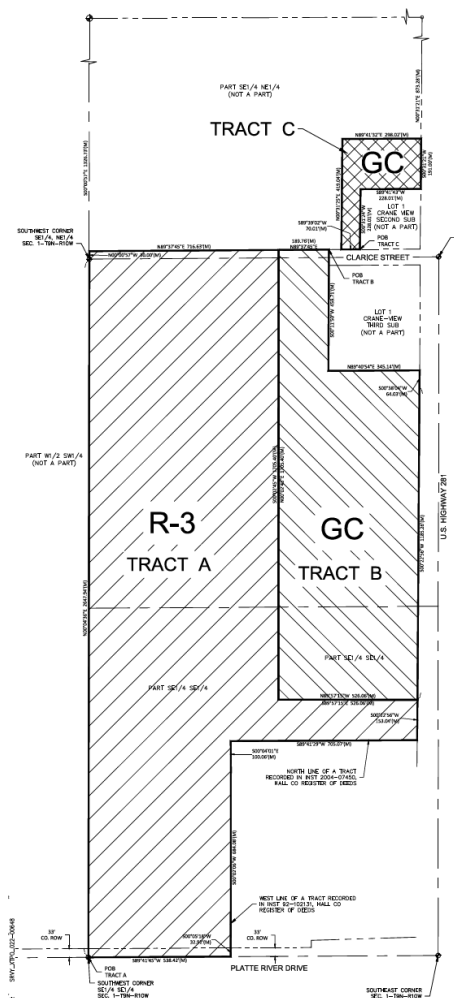
## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 21, 2022

**SUBJECT:** *Concerning change of zoning for property located in part of the Section 1, Township 9, Range 10, North of Clarice Street, and West of U.S. Highway 281, in Doniphan NE The proposed changes include changing property from TA Transitional Agriculture and GC General Commercial to R-3 Multiple Family Residential Zone and from TA Transitional Agriculture and HC Highway Commercial to GC General Commercial. (C-21-22D)*

**PROPOSAL:** This change would allow this property mostly south of Clarice Street to be developed for commercial and residential purposed in conjunction with the expansion of the Doniphan waste water treatment system. The owner of the property intends to connect all of the proposed lots to municipal sewer and water. This parcel has been considered for development multiple times over the past 20+ years but the lack of municipal infrastructure, specifically waste water, has been a deterrent.



## OVERVIEW OF PROPERTY WITH REQUEST TO CHANGE TO R3 MULTIPLE FAMILY RESIDENTIAL TRACT A:

### Site Analysis

<i>Current zoning designation:</i>	TA-Transitional Agriculture District GC-General Commercial HC-Highway Commercial
<i>Permitted and conditional uses:</i>	TA - Agricultural uses, recreational uses and very limited residential uses. GC-Retail trade, business, cultural and social activities marketed to the entire community.
<i>Comprehensive Plan Designation:</i>	Designated for light industrial uses with commercial uses immediately to the south.
<i>Existing land uses.</i>	Farm ground
<i>Requested Zoning District</i>	R3- Multiple Family Residential
<i>Permitted and Conditional Uses</i>	R3 – Residential development including duplex and multifamily development as well as other compatible uses including professional offices and banking.

### Adjacent Properties Analysis

<i>Current zoning designations:</i>	<b>North</b> TA Transitional Agriculture <b>South</b> TA Transitional Agriculture <b>West:</b> TA Transitional Agriculture <b>East</b> GC General Commercial and HC Highway Commercial
<i>Permitted and conditional uses:</i>	TA - Agricultural uses, recreational uses and very limited residential uses. HC – Commercial uses that will benefit the community and enhance the highway corridor without negatively impacting the downtown commercial district. GC-Retail trade, business, cultural and social activities marketed to the entire community.
<i>Comprehensive Plan Designation:</i>	<b>North:</b> Designated for Residential and Commercial Development <b>South:</b> Designated for Residential Development. <b>West:</b> Designated for Recreational Uses <b>East:</b> Designated for Commercial Uses
<i>Existing land uses:</i>	<b>North:</b> Farm Ground <b>East:</b> vacant property and U.S. Highway 281, NPPD Offices <b>South:</b> Platte River Drive and Farm Ground <b>West:</b> Farm Ground

## EVALUATION:

### Positive Implications:

- *Consistent with the Village's Comprehensive Land Use Plan:* This change of zone is generally consistent with the comprehensive plan. The future land use map indicates residential development along this section of property and the R3 provides a buffer between the commercial on the east and lower density residential to the west.
- *Village infrastructure Will Be Available:* This property will be capable of being served by the Village of Doniphan as they complete their sewer lagoon expansion. Village water can be extended and streets will be designed and built as directed by the Village and their engineer.
- *Increased opportunity to for residential construction:* Doniphan has been limited in growth for many years by their ability to treat additional sewage. The current expansion project will provide the ability to serve additional residents if the housing is constructed.

### Negative Implications:

- *None foreseen:*

## OVERVIEW OF PROPERTY WITH REQUEST TO CHANGE TO GC GENERAL COMMERCIAL TRACT B:

### Site Analysis

<i>Current zoning designation:</i>	GC General Commercial and HC Highway Commercial
<i>Permitted and conditional uses:</i>	GC-Retail trade, business, cultural and social activities marketed to the entire community. HC – Commercial uses that will benefit the community and enhance the highway corridor without negatively impacting the downtown commercial district.
<i>Comprehensive Plan Designation:</i>	Designated commercial
<i>Existing land uses.</i>	Farm ground
<i>Requested Zoning District</i>	GC General Commercial
<i>Permitted and Conditional Uses</i>	GC-Retail trade, business, cultural and social activities marketed to the entire community.

### Adjacent Properties Analysis

*Current zoning designations:*  
**North** HC-Highway Commercial  
**South** HC-Highway Commercial  
**West:** General Commercial Proposed R3-Multiple Family Residential  
**East** R3-Multiple Family Residential and HC-Highway Commercial

*Permitted and conditional uses:* TA - Agricultural uses, recreational uses and very limited residential uses.  
 GC-Retail trade, business, cultural and social activities marketed to the entire community.  
 R3 – Residential development including duplex and multifamily development as well as other compatible uses including professional offices and banking  
 HC – Commercial uses that will benefit the community and enhance the highway corridor without negatively impacting the downtown commercial district.

*Comprehensive Plan Designation:* **North:** Designated for Commercial uses  
**South:** Designated for Commercial Development.  
**West:** Designated for Residential Development  
**East:** Designated for Commercial Uses

*Existing land uses:* **North:** Ummel's and Dollar General  
**East:** U.S. Highway 281  
**South:** NPPD Offices.  
**West:** Farm Ground

## **EVALUATION:**

### **Positive Implications:**

- *Largely Consistent with the Village's Comprehensive Land Use Plan:* This change of zone is generally consistent with the comprehensive plan.
- *Adjacent to U.S. Highway 281:* This property has good visibility and almost all traffic impacts will occur with the jurisdiction of the State of Nebraska.
- *Existing infrastructure:* This property will be served with extended village infrastructure including street and sewer and water.
- *Increased opportunity to collect sales tax:* The proposed development will increase the availability of commercial space in Doniphan.
- *One Commercial Zoning District for New Development:* this will result in one zoning district with identical uses permitted and regulations for all new lots created with this development making it easier for administer and enforce the zoning regulations.

### **Negative Implications:**

- *None foreseen:*

## **OVERVIEW OF PROPERTY WITH REQUEST TO CHANGE TO GC GENERAL COMMERCIAL TRACT C:**

### **Site Analysis**

*Current zoning designation:* TA-Transitional Agriculture District  
*Permitted and conditional uses:* TA - Agricultural uses, recreational uses and very limited residential uses.  
*Comprehensive Plan Designation:* Designated for light industrial uses with commercial uses immediately to the south.

<i>Existing land uses.</i>	Farm ground
<i>Requested Zoning District</i>	GC General Commercial
<i>Permitted and Conditional Uses</i>	GC-Retail trade, business, cultural and social activities marketed to the entire community.

**Adjacent Properties Analysis**

*Current zoning designations:*

<b>North</b>	TA Transitional Agriculture
<b>South</b>	GC-General Commercial
<b>West:</b>	TA Transitional Agriculture
<b>East</b>	I-1 Light Industrial

*Permitted and conditional uses:*

TA - Agricultural uses, recreational uses and very limited residential uses.  
 GC-Retail trade, business, cultural and social activities marketed to the entire community.  
 I-1 Light Industrial – Limited industrial, wholesale and storage activities.

*Comprehensive Plan Designation:*

**North:** Designated for Industrial uses  
**South:** Designated for Commercial Development.  
**West:** Multifamily Residential Development  
**East:** Designated for Industrial Uses

*Existing land uses:*

**North:** Farm Ground  
**East:** U.S. Highway 28, Doniphan Gun Club  
**South:** Dollar General.  
**West:** Farm Ground

**EVALUATION:**

**Positive Implications:**

- *Consistent with the Village's Comprehensive Land Use Plan:* This change of zone is generally consistent with the comprehensive plan. The future land use map indicates commercial development all around this property.
- *Adjacent to U.S. Highway 281:* This property has good visibility and almost all traffic impacts will occur with the jurisdiction of the State of Nebraska.
- *Existing infrastructure:* This property will be served with extended village infrastructure including street and sewer and water.
- *Increased opportunity to collect sales tax:* The proposed development will increase the availability of commercial space in Doniphan.

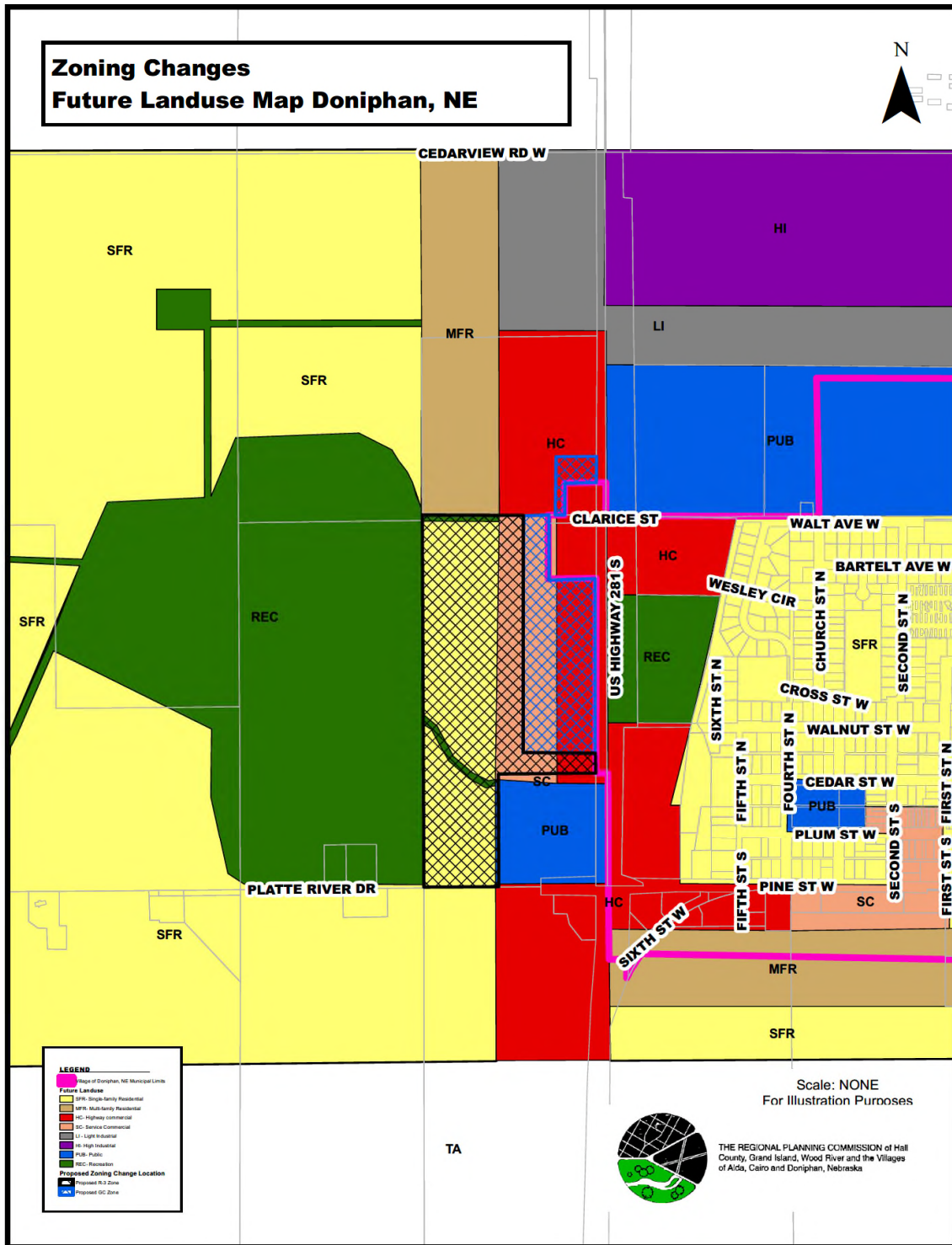
**Negative Implications:**

- *None foreseen:*

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Village of Doniphan amend the zoning on the subject property parcels A, B and C as requested and pass an ordinance to show these changes on the Official Zoning Map for the Village of Doniphan.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



DWG: F:\2022\00501-01000\022-00648\40-Design\Survey\SRV\Draw\RZN\_02200648.dwg  
DATE: Feb 17, 2022 12:28pm  
USER: jimeniez  
SRV\_XTP0\_022-00648  
XREFS: 022-00648\_PBASE\_PrefPlat

PROJECT NO: 2022-00648  
DRAWN BY: JMJ  
Grand Island  
DATE: 2022.02.17

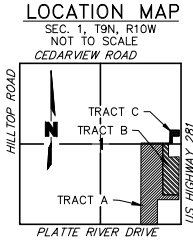
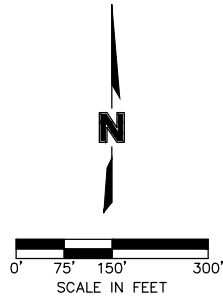
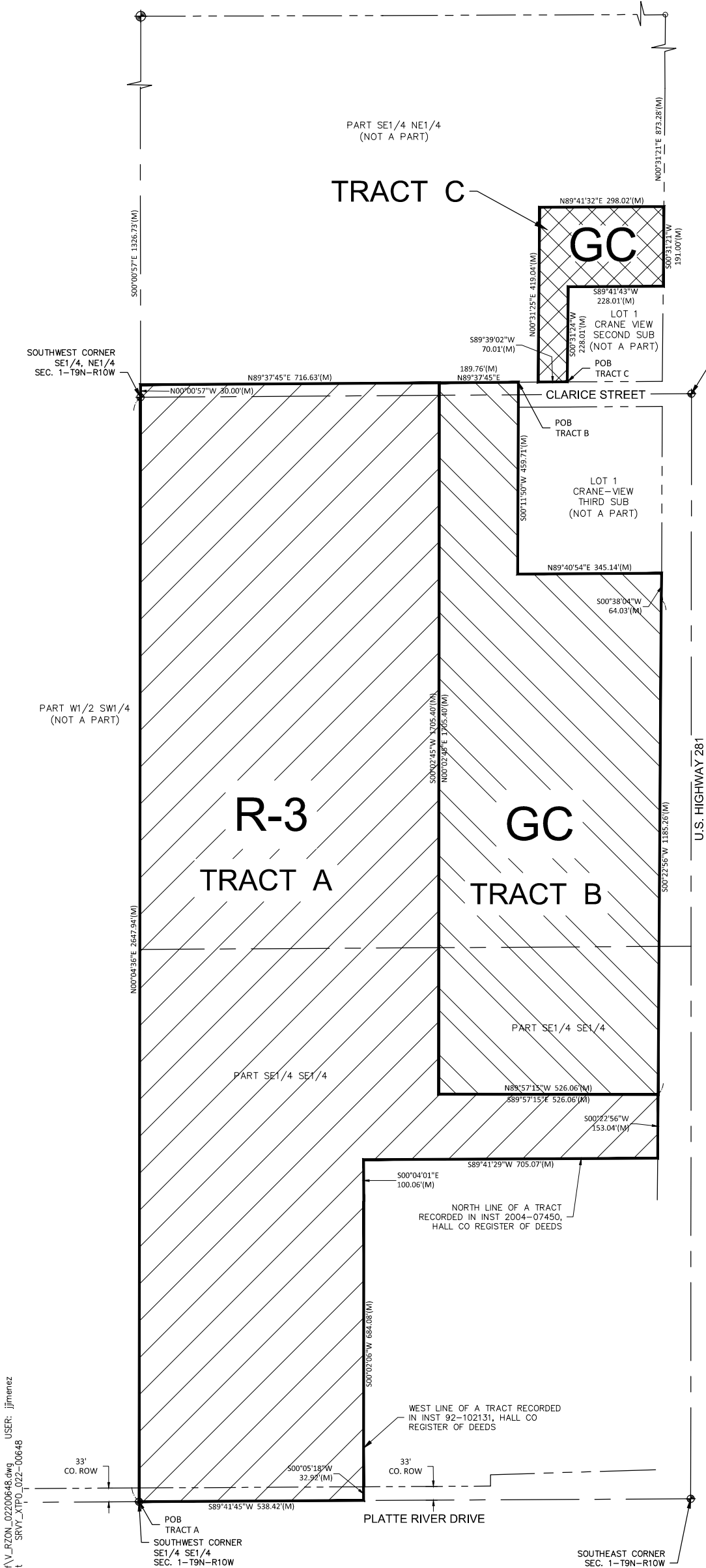
REZONING Regular Meeting - 3/2/2022

oisson

Grand Island, NE 68801  
TEL 308.384.8750

EXHIBIT

1 Page 86 / 143



LEGEND

- SECTION CORNER
- FOUND CORNER (3/4" IRON PIPE)
- EXISTING PROPERTY LINE
- ROW LINE
- SECTION LINE
- MEASURED DISTANCE

DESCRIPTION - TRACT A

A TRACT OF LAND CONSISTING OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2,SE1/4) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 1-T9N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°04'36"E, ALONG THE WEST LINE OF THE E1/2, SE1/4, A DISTANCE OF 2647.94 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 1-T9N-R10W; THENCE N00°00'57"W, ALONG THE WEST LINE OF SAID SE1/4, NE1/4, A DISTANCE OF 30.00 FEET; THENCE N89°37'45"E A DISTANCE OF 716.63 FEET; THENCE S00°02'45"W A DISTANCE OF 1705.40 FEET; THENCE S89°57'15"E A DISTANCE OF 526.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°22'56"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 153.04 FEET TO THE NORTHEAST CORNER OF A TRACT RECORDED IN INST. NO. 2004-07450, HALL CO REGISTER OF DEEDS; THENCE S89°41'29"W, ALONG THE NORTH LINE OF SAID INST. NO. 2004-07450, A DISTANCE OF 705.07 FEET; THENCE S00°04'01"E, ALONG THE WEST LINE OF SAID INST. NO. 2004-07450, A DISTANCE OF 100.06 FEET TO THE NORTHWEST CORNER OF A TRACT RECORDED IN INST. NO. 92-102131, HALL CO REGISTER OF DEEDS; THENCE S00°02'06"W, ALONG THE WEST LINE OF SAID INST. NO. 92-102131, A DISTANCE OF 684.08 FEET; THENCE S00°05'18"W A DISTANCE OF 32.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4, SE1/4; THENCE S89°41'46"W A DISTANCE OF 538.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1855629.73 SQUARE FEET OR 42.599 ACRES MORE OR LESS.

DESCRIPTION - TRACT B

A TRACT OF LAND CONSISTING OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2,SE1/4) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF CRANE-VIEW THIRD SUBDIVISION AND ON THE NORTH RIGHT-OF-WAY LINE OF CLARICE STREET, AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°11'50"W, ALONG THE WEST LINE OF SAID CRANE-VIEW THIRD SUBDIVISION, A DISTANCE OF 459.71 FEET TO THE SOUTHWEST CORNER OF LOT 1, CRANE-VIEW THIRD SUBDIVISION; THENCE N89°40'54"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 345.14 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°38'04"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 64.03 FEET; THENCE S00°22'56"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 1185.26 FEET; THENCE N89°57'15"W A DISTANCE OF 526.06 FEET; THENCE N00°02'45"E A DISTANCE OF 1705.40 FEET; THENCE N89°37'45"E A DISTANCE OF 189.76 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 747812.84 SQUARE FEET OR 17.167 ACRES MORE OR LESS.

DESCRIPTION - TRACT C

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) 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 1, CRANE VIEW SECOND SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°41'46"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.00 FEET; THENCE S00°31'25"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 227.99 FEET TO A POINT OF THE NORTH RIGHT-OF-WAY LINE OF CLARICE STREET AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°39'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE. A DISTANCE OF 70.00 FEET; THENCE N00°31'23"E A DISTANCE OF 419.04 FEET; THENCE N89°41'32"E A DISTANCE OF 298.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°31'21"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 191.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 72874.31 SQUARE FEET OR 1.673 ACRES MORE OR LESS.

# 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

900.00

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Elsbury Construction LLC Phone (h) \_\_\_\_\_ (w) 308-390-3282

Applicant Address 2920 W Old Hwy 30, Grand Island NE 68801

Registered Property Owner (if different from applicant) Greg W Robb

Address 327 Amick Ave, Doniphan NE 68832 Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address none

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

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_, and/or

All/Part SE  $\frac{1}{4}$  of Section 1 TWP 9 RGE 10 W6PM

## C. Requested Zoning Change:

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

From TA TRANSITIONAL AGRICULTURE ZONE & GC General Commercial Zone to R3 - Multiple-Family Residential Zone

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

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

New Development

**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 \_\_\_\_\_

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

# 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

900

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Elsbury Construction LLC Phone (h) \_\_\_\_\_ (w) 308-390-3282

Applicant Address 2920 W Old Hwy 30, Grand Island NE 68801

Registered Property Owner (if different from applicant) Greg W Robb

Address 327 Amick Ave, Doniphan NE 68832 Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address none

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

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_, and/or

All/Part SE  $\frac{1}{4}$  of Section 1 TWP 9 RGE 10 W6PM

## C. Requested Zoning Change:

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

From TA TRANSITIONAL AGRICULTURE ZONE to GC General Commercial Zone

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

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

New Development

**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 \_\_\_\_\_

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



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022**

**Regular Meeting**

## **Item F4**

**Public Hearing - Proposed Rezoning - Wood River - Rezoning of  
property located 411 W. 8th Street in Wood River**

**Staff Contact:**

## Agenda Item # 7

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

February 21, 2022

**SUBJECT:** *Zoning Change (C-22-22WR).* An application was received requesting that property at 411 W. Eighth Street at the southwest corner of Eighth and Dodd be rezoned from BG General Business to R-6 Medium Density Residential with an RM Mobile Home Overlay.

**REZONING PROPOSAL:** To rezone 411 W. 8<sup>th</sup> Street (Lots 1-5 Block 3 of Clarks Addition ) in Wood River from BG General Commercial to R6-Medium Density Residential with a Mobile Home Overlay in the City of Wood River. The owner of the existing Mobile Home Park at this location would like to replace existing mobile homes with newer models. Currently and since 2004 this property has been zoned for General Business uses but it has been a mobile home parks since at least 1975 based on aerial photography.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

*Permitted and conditional uses:*

*Comprehensive Plan Designation:*

*Existing land uses.*

**BG-** General Business District

**BG-** Commercial, Retail, Office and Storage uses and housing

Mobile Home

Mobile Home Park

##### Adjacent Properties Analysis

*Current zoning designations:*

*Permitted and conditional uses:*

*Comprehensive Plan Designation:*

*Existing land uses:*

**North: R-6 RM** Medium Density Residential with a Mobile Home Overlay

**South East and West:** BG-General Commercial Transitional Agriculture District

**R-6 RM** Residential uses including Single Wide Mobile Homes

**BG-** Commercial, Retail, Office and Storage uses and housing.

**North:** Mobile Home

**South, East and West:** Industrial

**North:** Mobile Homes

**East:** Gas Company Buildings

**West:** House

**South:** County Road Shop

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the Wood River Comprehensive Plan:* This property is planned for Mobile Home Use.
- *Is adjacent to a similar uses:* The same owners operate this and mobile home park and the one immediately across the street to the north.
- *Provides Affordable Housing:* Mobile homes provide a form of affordable housing that is needed across the County. This change will allow the owners to update the homes and replace older ones with newer ones.
- *Municipal Infrastructure is Available:* This property currently served with city sewer and water and is set up to support mobile homes.

### **Negative Implications:**

- *None Foreseen*

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council change the zoning on this site (411 W. 8<sup>th</sup> Street Lots 1-5 Block 3 of Clarks Addition ) in Wood River from BG General Commercial to R6- Medium Density Residential with an RM Mobile Home Overlay in the City of Wood River

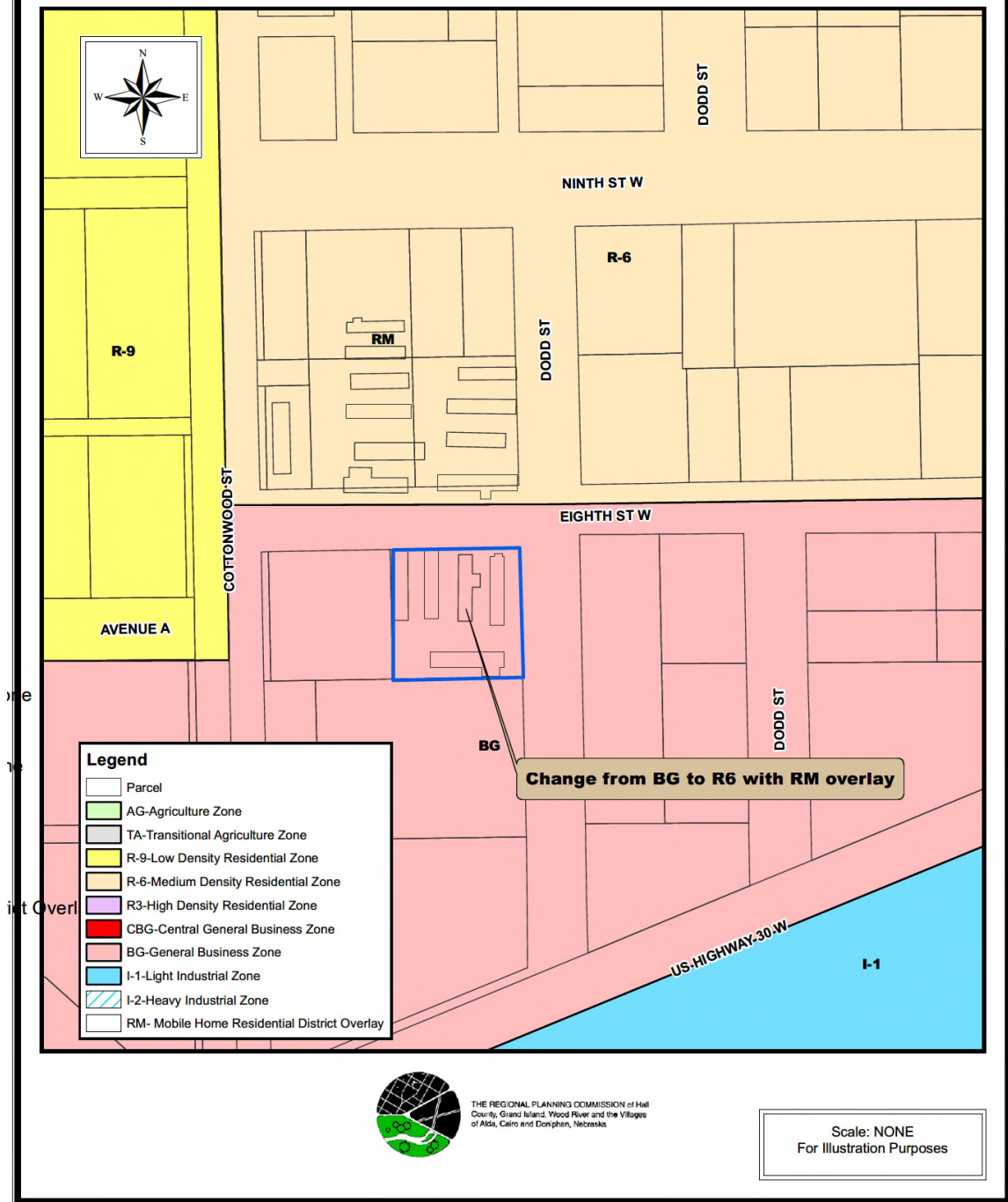
**LEGEND**

- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY & DUPLEX)
- RESIDENTIAL (TRIPLEX & FOUR-PLEX)
- RESIDENTIAL (MULTIFAMILY)
- RESIDENTIAL (MOBILE HOME)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF WOOD RIVER CORPORATE LIMITS



From the 2015 Wood River Comprehensive Plan SW Corner of Eighth and Dodd planned for Mobile Homes

## PROPOSED ZONING CHANGES LOCATION MAP



# 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 Grant Packer Phone (h) 583-2381 (w) (308) 227-8809  
Applicant Address 901 East 11<sup>th</sup> St. Wood River, NE 68883 P.O. Box 155  
Registered Property Owner (if different from applicant) JP Trailer Park, LLC  
Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address 411 ~~South~~ West 8<sup>th</sup> Street  
Legal Description: (provide copy of deed description of property)  
Lot 1-5 Block 3 Subdivision Name Clarks Addition, 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 BG General Business Zone to B-6 Medium Density Residential Zone  
RM Mobile Home Overlay
2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☐)  
(describe nature of requested change to text of Zoning Ordinance)

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

In order to further improve the trailer park located in Wood River, a mobile home overlay must be granted for the stated property above. This will grant me the ability to move outdated and run-down mobile homes off the premises and replace them with newer models that will continue to bring affordable housing to the city of Wood River. The trailers have been on these lots for 50+ years and Wood River passed a comprehensive plan in 2015 to allow trailers on these lots.

- 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 Grant Packer Date 2/08/22

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



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022  
Regular Meeting**

## **Item F5**

### **Public Hearing - Readoption of the Grand Island Zoning**

**Staff Contact:**

## **Agenda Item # 8**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 21, 2022**

**SUBJECT:** Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-20-2022GI)

#### **PROPOSAL:**

On December 22, 2020 the Grand Island City Council approved a map produced using the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through November 11, 2020. As a matter of course, the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits, and 2-mile extraterritorial jurisdiction, is as shown on the map.

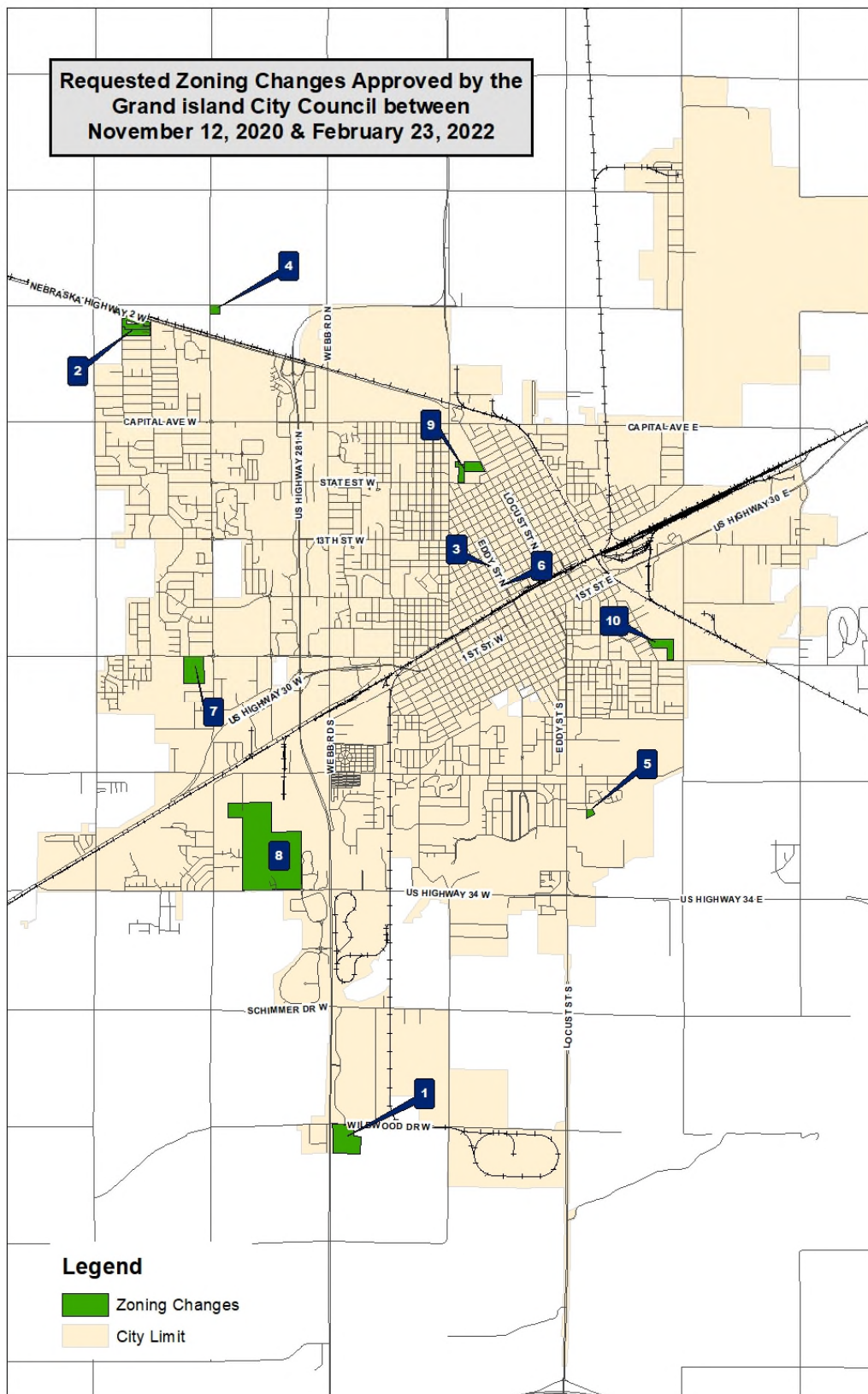
#### **BACKGROUND:**

#### **ZONING CHANGES**

The following chart shows the requested changes that have been approved by the Regional Planning Commission and the Grand Island City Council since November 11, 2020. See Below Chart.

ID	Ord	Change	Legal	Case
1	9814	TA & B2 Zones to ME Zone	Lot 1 in the Lewis Acres Subdivision	C-06-2021GI
2	9816	RO Zone to R3, R3-SL & B2 Zones	Tract of land comprising a part of the Northwest Quarter (NW 1/4) of Section Two (2), Township. Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska	C-09-2021GI
3	9821	R4 Zone to B2 Zone	Lots 3 and 4 of H.G. Clarks Addition	C-11-2021GI
4	9822	AG-2 Zone to LLR Zone	A tract of land located in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska	C-12-2021GI
5	9827	R2 Zone to B2 Zone	Part of Lot 31 Matthews Subdivision	C-15-2021GI
6	9855	R4 Zone to B2 Zone	Lot 3 in Block 16 of Rollins Addition	C-06-2022GI
7	9856	LLR Zone to RD Zone	A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 23, Township 11 North, Range 10 west of the 6th P.M., Hall County, Nebraska	C-02-2022GI
8	9864	R2 Zone to RD Zone	A tract of land located in part of the east half of the Southwest Quarter (E1/2, SW1/4) and Part of the west half of the Southeast Quarter (W1/2, SE1/4) of Section twenty-five (25), Township eleven (11) north, Range ten (10) west of the 6th P.M., City of Grand Island, Hall County, Nebraska	C-08-2022GI
9	9868	R2 & R3 Zones to R3-SL Zone	<b>Area 1:</b> A tract of land consisting of lot 2 Skag-way Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska <b>Area 2:</b> A tract of land consisting of lot one (1) and two (2) Natrass Subdivision Grand Island, Hall County, Nebraska and lot nine (9), in Home Subdivision, in the City of Grand Island, Hall County, Nebraska.	C-14-2022GI
10	9869	RD Zone to R3 Zone	A tract of land consisting of all of lot 2 Nikodym Second Subdivision, in the City of Grand Island, Hall County, Nebraska	C-15-2022GI

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.



## ANNEXATIONS

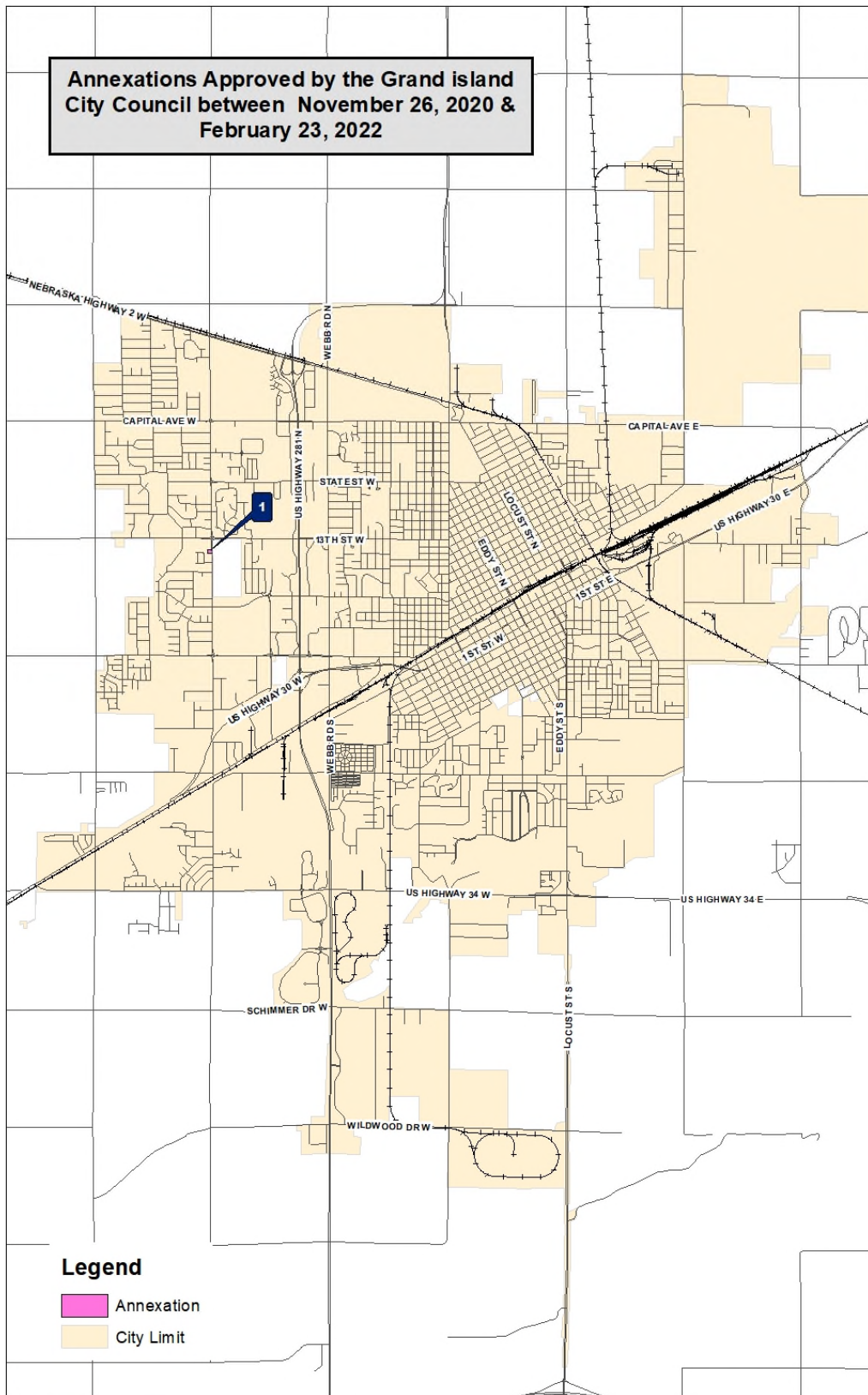
A total of 1 area and adjacent R.O.W (0.925723 Acre) were annexed into the City of Grand Island between November 11, 2020 and February 28, 2022. This map will not be adopted until the March 22, 2022 council meeting with an effective date of April 15, 2022

Id	Ord	Date	Location
1	9850	10/12/2021	Lot 1 Hanover Second Subdivision

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

The changes shown on this chart are represented on a new version of the Grand Island Municipal Boundary as additions. A map delineating the location of these changes is attached.

**Annexations Approved by the Grand Island  
City Council between November 26, 2020 &  
February 23, 2022**



## **OTHER PROPOSED CHANGES**

Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning staff is recommending the changes below for adoption as part of the new zoning map.

Staff is suggesting the following change:

1. Staff is suggesting realigning the B2 General Business District, M1 Light Manufacturing and M2 heavy Manufacturing Zones which all split Lot 7 of Westgate Industrial Park 2nd Subdivision. Staff is also recommending realigning the B2 General Business District and M2 heavy Manufacturing Zones which both split Lot 8 of Westgate Industrial Park 2nd Subdivision in accordance with city code of following lot lines or the center of R.O.W.

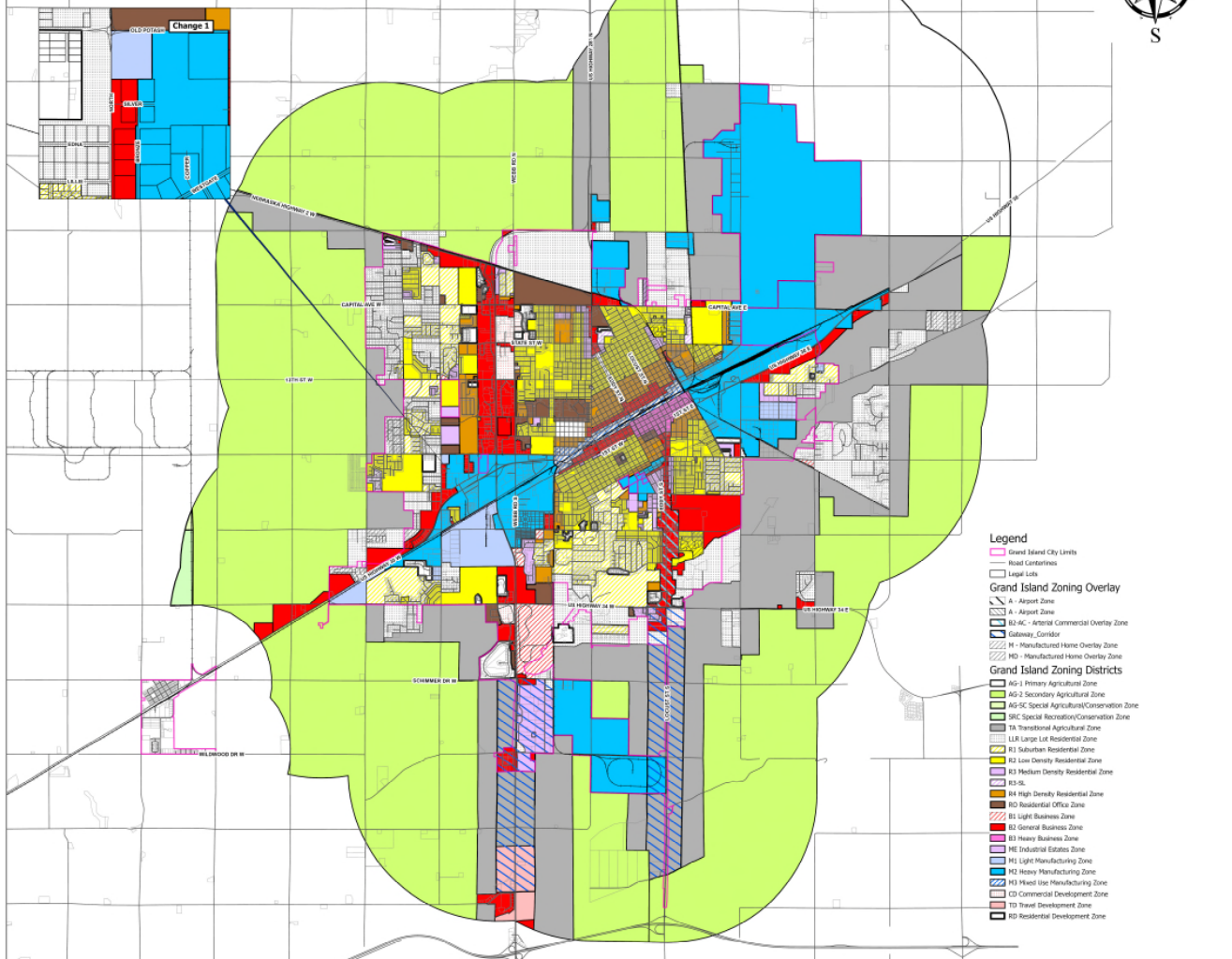
The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council and an attached map shows the zoning district as it stands today. The proposed effective date for this map is April 15, 2022. It is expected that the Grand Island City Council will consider approval of the map at their meeting on March 22, 2022.

## **RECOMMENDATION:**

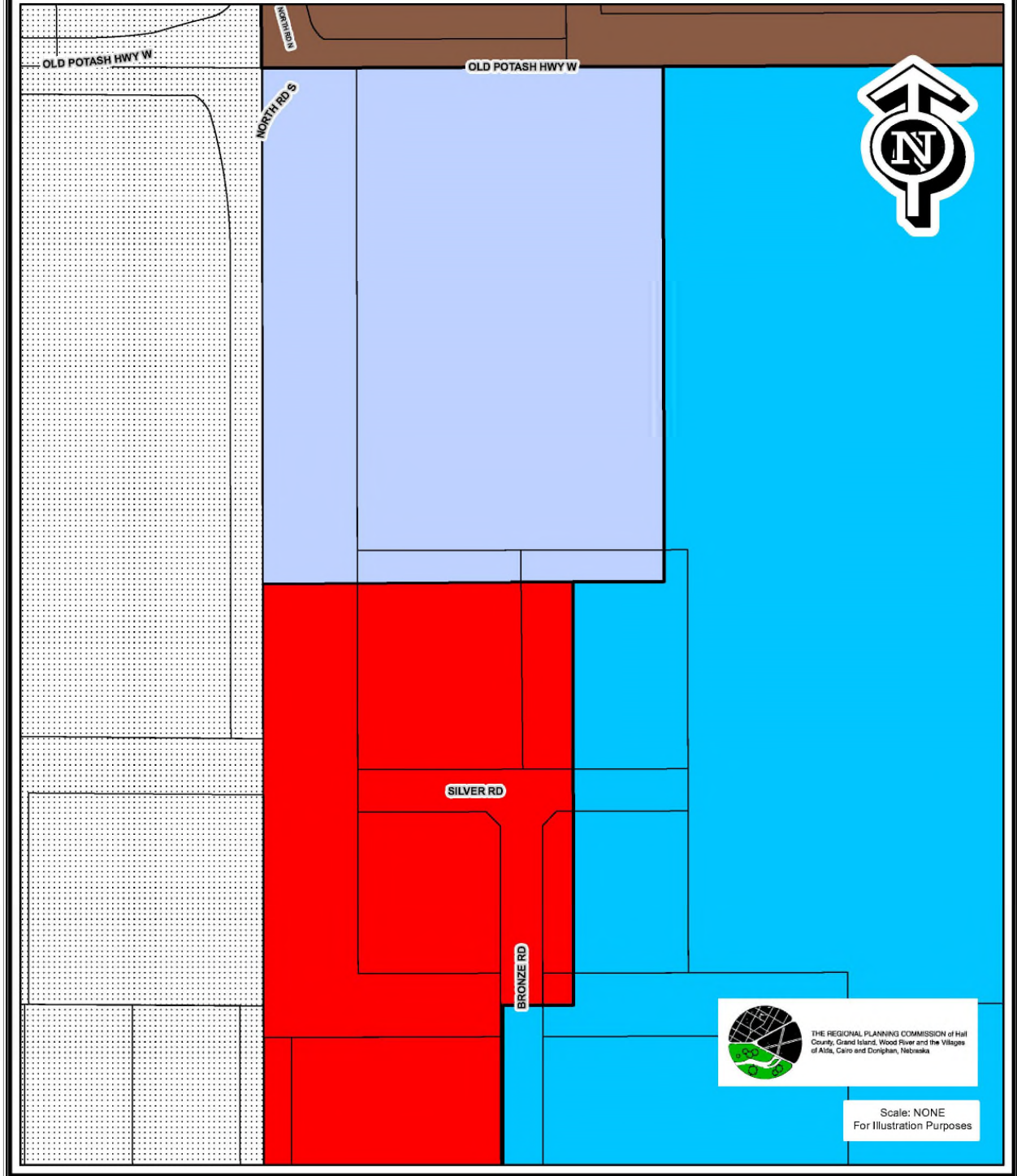
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

**Proposed Changes for Adoption of the New Zoning Map for  
Grand Island, Nebraska  
Effective: April 6, 2022**



## Proposed Zoning Map Change Current Zone Alignment



## **Agenda Item # 8**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 21, 2022**

**SUBJECT:** Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-20-2022GI)

#### **PROPOSAL:**

On December 22, 2020 the Grand Island City Council approved a map produced using the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through November 11, 2020. As a matter of course, the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits, and 2-mile extraterritorial jurisdiction, is as shown on the map.

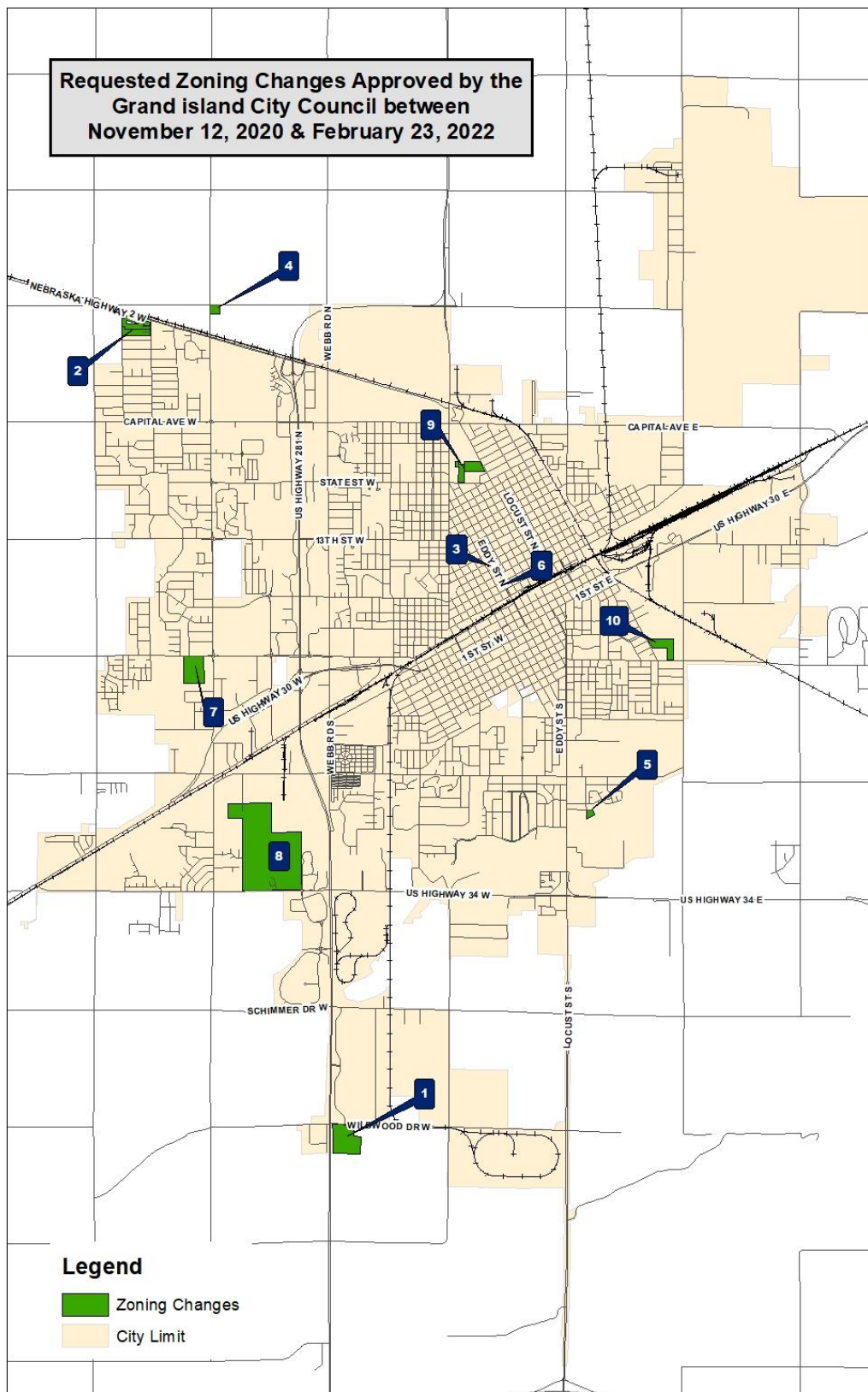
#### **BACKGROUND:**

#### **ZONING CHANGES**

The following chart shows the requested changes that have been approved by the Regional Planning Commission and the Grand Island City Council since November 11, 2020. See Below Chart.

ID	Ord	Change	Legal	Case
1	9814	TA & B2 Zones to ME Zone	Lot 1 in the Lewis Acres Subdivision	C-06-2021GI
2	9816	RO Zone to R3, R3-SL & B2 Zones	Tract of land comprising a part of the Northwest Quarter (NW 1/4) of Section Two (2), Township. Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska	C-09-2021GI
3	9821	R4 Zone to B2 Zone	Lots 3 and 4 of H.G. Clarks Addition	C-11-2021GI
4	9822	AG-2 Zone to LLR Zone	A tract of land located in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska	C-12-2021GI
5	9827	R2 Zone to B2 Zone	Part of Lot 31 Matthews Subdivision	C-15-2021GI
6	9855	R4 Zone to B2 Zone	Lot 3 in Block 16 of Rollins Addition	C-06-2022GI
7	9856	LLR Zone to RD Zone	A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 23, Township 11 North, Range 10 west of the 6th P.M., Hall County, Nebraska	C-02-2022GI
8	9864	R2 Zone to RD Zone	A tract of land located in part of the east half of the Southwest Quarter (E1/2, SW1/4) and Part of the west half of the Southeast Quarter (W1/2, SE1/4) of Section twenty-five (25), Township eleven (11) north, Range ten (10) west of the 6th P.M., City of Grand Island, Hall County, Nebraska	C-08-2022GI
9	9868	R2 & R3 Zones to R3-SL Zone	<b>Area 1:</b> A tract of land consisting of lot 2 Skag-way Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska <b>Area 2:</b> A tract of land consisting of lot one (1) and two (2) Natrass Subdivision Grand Island, Hall County, Nebraska and lot nine (9), in Home Subdivision, in the City of Grand Island, Hall County, Nebraska.	C-14-2022GI
10	9869	RD Zone to R3 Zone	A tract of land consisting of all of lot 2 Nikodym Second Subdivision, in the City of Grand Island, Hall County, Nebraska	C-15-2022GI

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.



## ANNEXATIONS

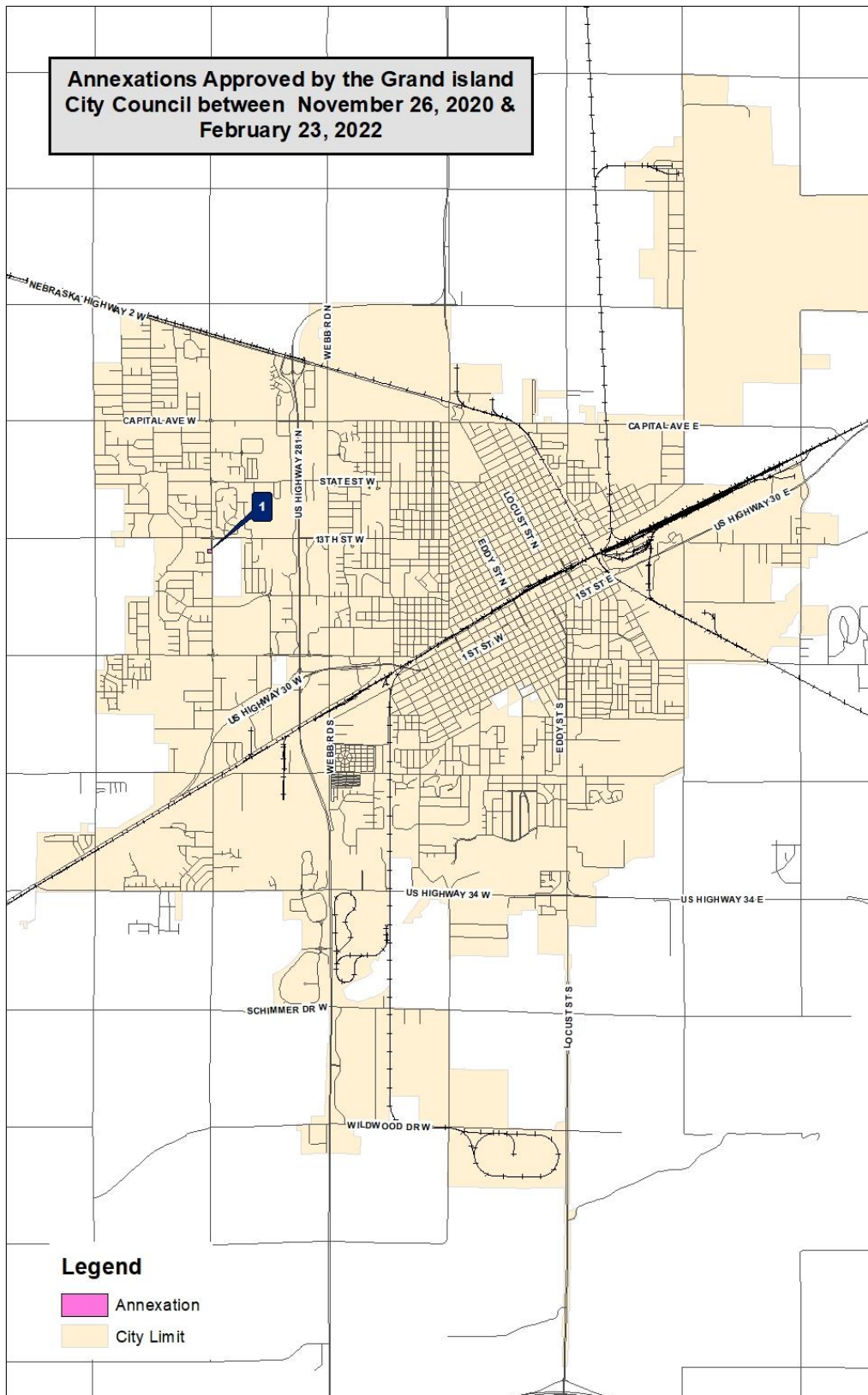
A total of 1 area and adjacent R.O.W (0.925723 Acre) were annexed into the City of Grand Island between November 11, 2020 and February 28, 2022. This map will not be adopted until the March 22, 2022 council meeting with an effective date of April 15, 2022

Id	Ord	Date	Location
1	9850	10/12/2021	Lot 1 Hanover Second Subdivision

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

The changes shown on this chart are represented on a new version of the Grand Island Municipal Boundary as additions. A map delineating the location of these changes is attached.

**Annexations Approved by the Grand Island  
City Council between November 26, 2020 &  
February 23, 2022**



## **OTHER PROPOSED CHANGES**

Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning staff is recommending the changes below for adoption as part of the new zoning map.

Staff is suggesting the following change:

1. Staff is suggesting realigning the B2 General Business District, M1 Light Manufacturing and M2 heavy Manufacturing Zones which all split Lot 7 of Westgate Industrial Park 2nd Subdivision. Staff is also recommending realigning the B2 General Business District and M2 heavy Manufacturing Zones which both split Lot 8 of Westgate Industrial Park 2nd Subdivision in accordance with city code of following lot lines or the center of R.O.W.

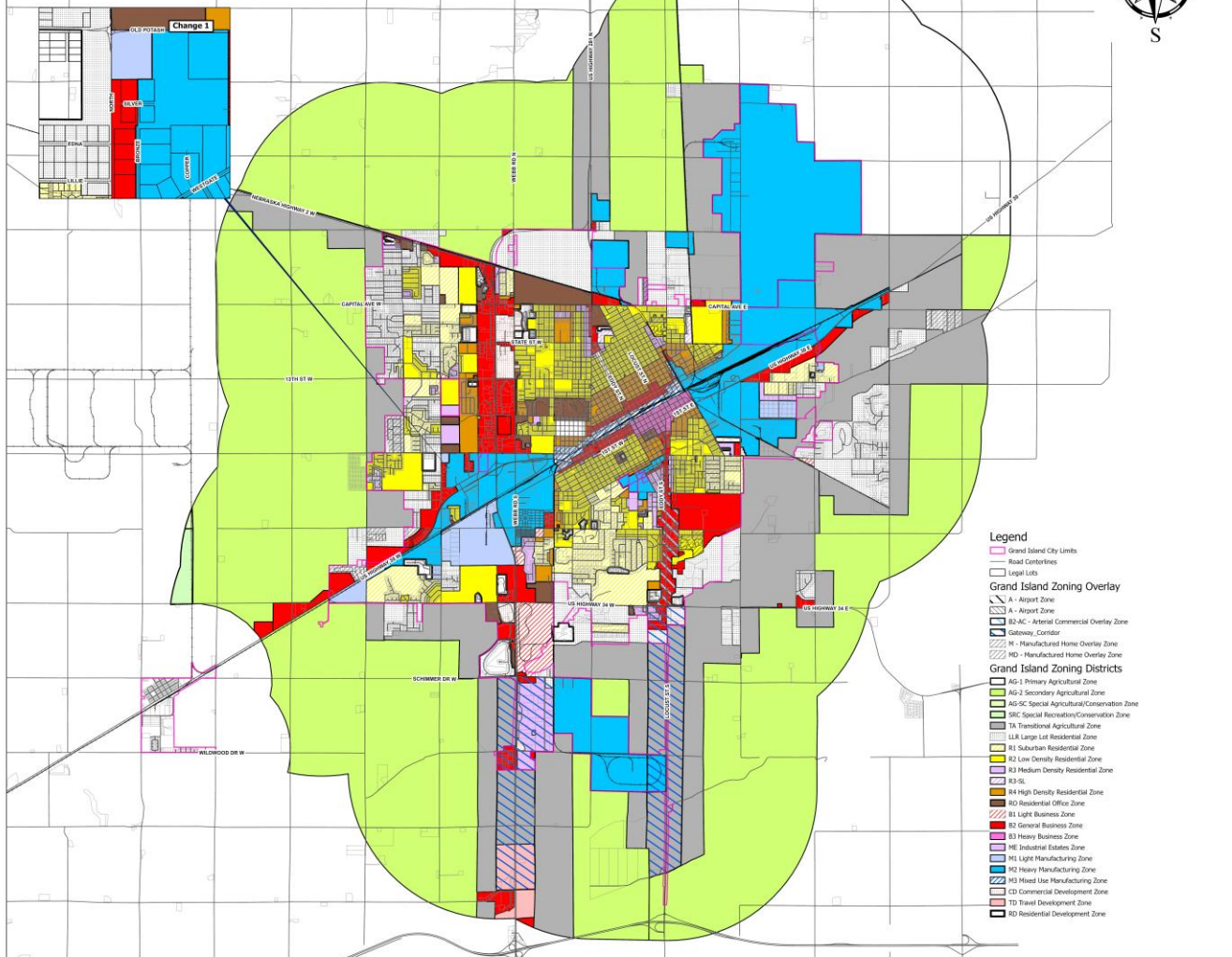
The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council and an attached map shows the zoning district as it stands today. The proposed effective date for this map is April 15, 2022. It is expected that the Grand Island City Council will consider approval of the map at their meeting on March 22, 2022.

## **RECOMMENDATION:**

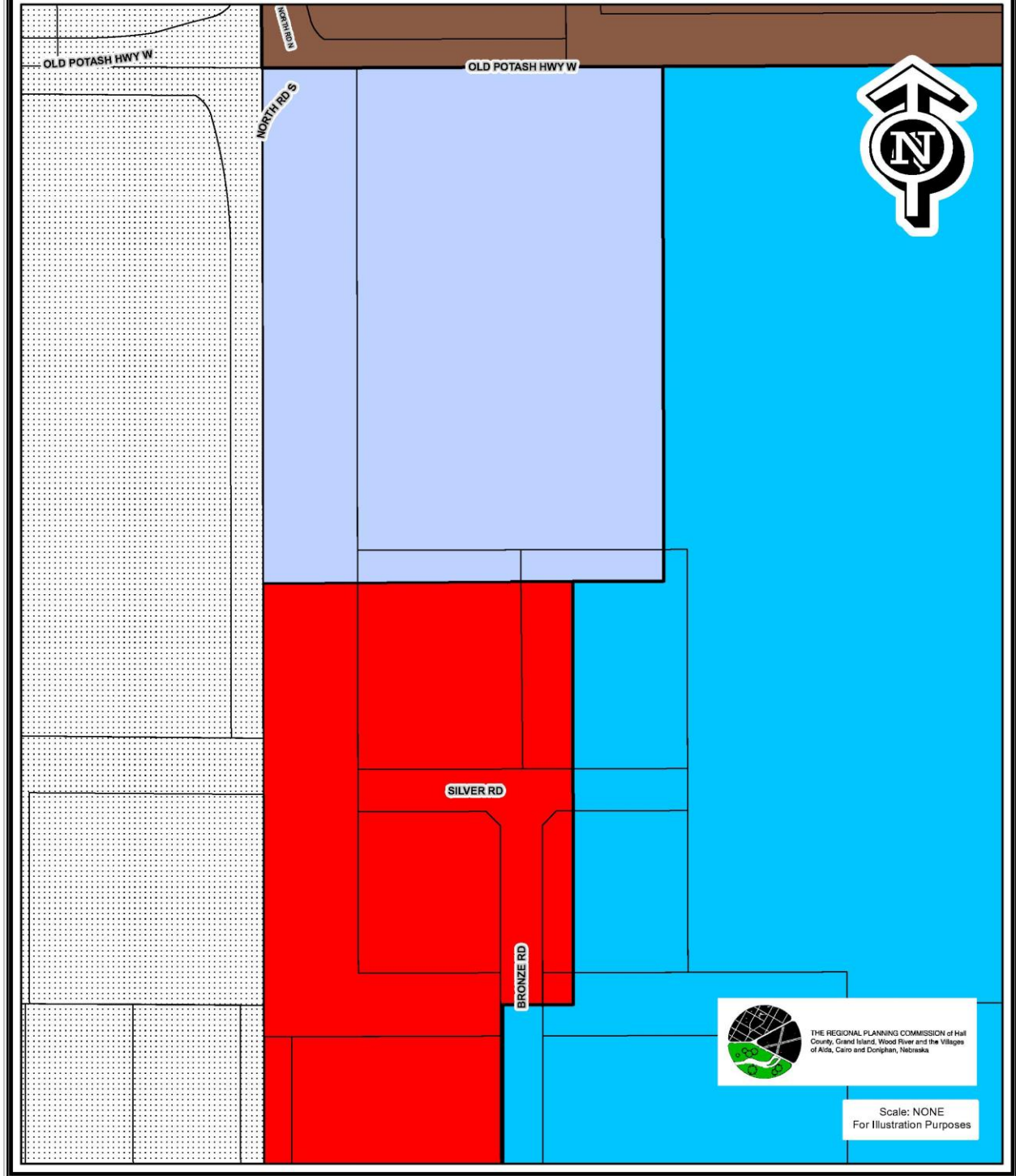
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

**Proposed Changes for Adoption of the New Zoning Map for  
Grand Island, Nebraska  
Effective: April 6, 2022**



## Proposed Zoning Map Change Current Zone Alignment





# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022**

**Regular Meeting**

## **Item J1**

**Final Plat - Hall County Home Place Subdivision - Hall County -  
Located east of U.S. Highway 281 and south of Prairie Road**

**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 Holmes Farms Inc.  
Address 1107 West 12<sup>th</sup> Street  
City Hastings, State NE Zip 68901  
Phone 402-469-0647

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: Meg A. Powell (Applicant) Date: 07-10-2022

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Initial Point Surveying  
Address 1811 W. 2<sup>nd</sup> St Suite 280  
City Grand Island, State NE Zip 68803  
Phone 308-675-4141

Surveyor/Engineer Name Brent D Cyboron License Number 727

**SUBDIVISION NAME:** Hall County Home Place 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 2.871

**Checklist of things Planning Commission Needs**

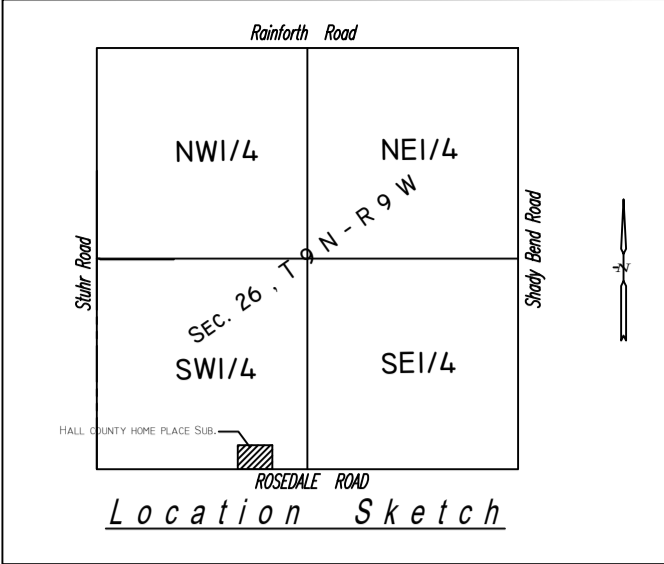
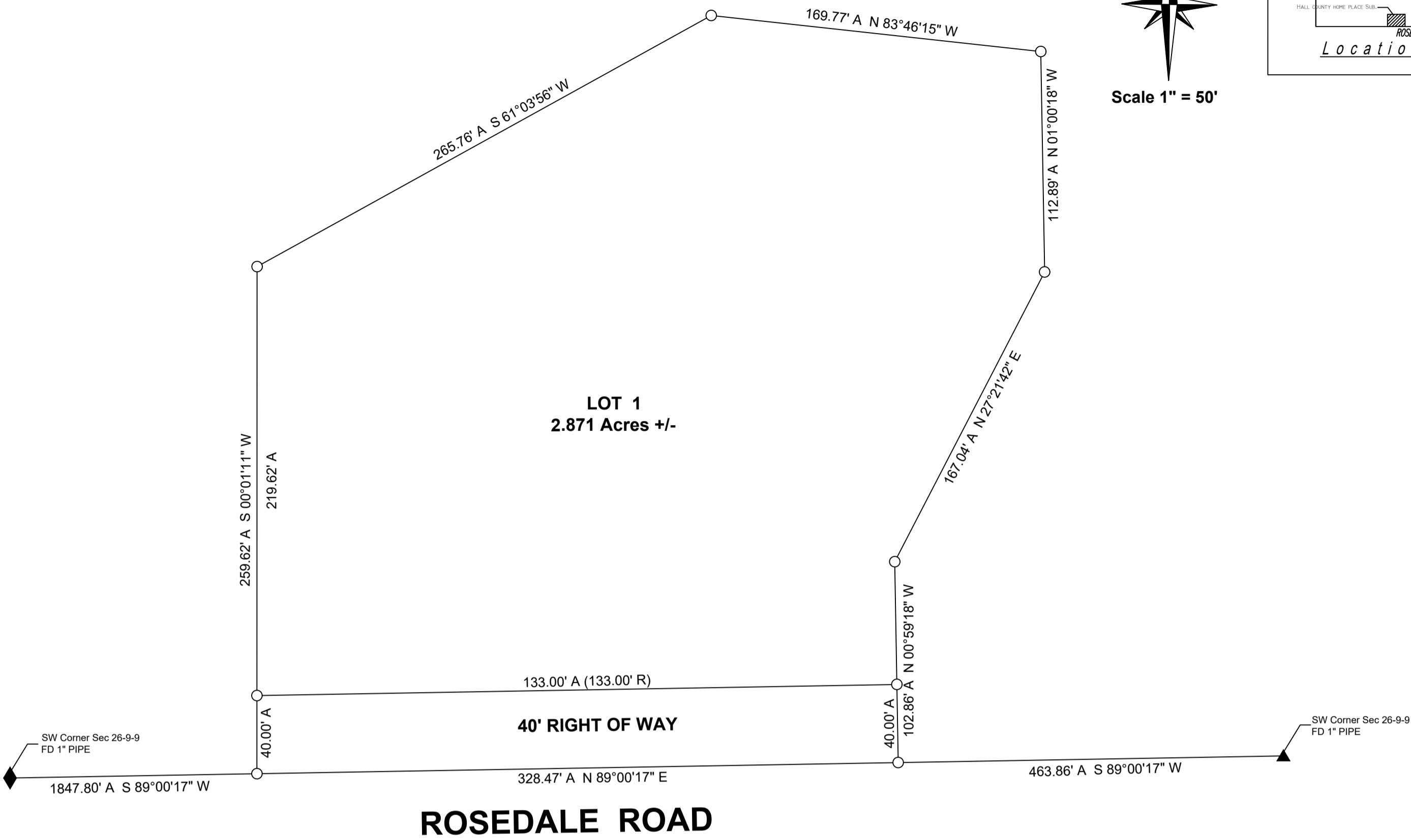
- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com  
☐ 10 + 15\* copies if in City limits or the two mile jurisdiction of Grand Island  
☒ 5 + 15\* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.  
☒ Closure Sheet  
☒ Utilities Sheet  
☒ Receipt for Subdivision Application Fees in the amount of \$ 1480<sup>00</sup>

\* 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 HOME PLACE SUBDIVISION
HALL COUNTY, NEBRASKA

PT. OF THE SW1/4SW1/4 SEC 26 T 9 N - R 9 W



SURVEYOR'S CERTIFICATE

I hereby certify that on January 24, 2022, I completed an accurate survey of 'HALL COUNTY HOME PLACE SUBDIVISION', in Hall, Nebraska, as shown on the accompanying plat thereof; that the lots, block, 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, Reg. Land Surveyor No. 727

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that "KRISTIN POWELL - PRESIDENT, HOLMES FARMS INC" being the owner of the land described hereon have caused same to be surveyed, subdivided, platted and designated as 'HALL COUNTY HOME PLACE SUBDIVISION', in Hall, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska this \_\_\_day of \_\_\_, 2022

Kristin Powell - President, Holmes Farms Inc.

Date

ACKNOWLEDEGEMENT

State Of Nebraska
County Of Hall

On the \_\_\_day of \_\_\_, 2022, before me \_\_\_ a Notary Public within and for said County, personally appeared Kristin Powell, President, to me personally known to be the identical person whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

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

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

LEGAL DESCRIPTION

A tract of land comprising a part of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), of Section Twenty Six (26), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the Southeast Corner of the Southwest Quarter said Section Twenty Six (26); thence running westerly along the south line of said Section Twenty Six (26), a distance of Four Sixty Three and Eighty Six Hundredths (463.86') feet, to the ACTUAL point of beginning; thence N 00°59'18" W, a distance of One Hundred Two and Eighty Six Hundredths (102.86) feet; thence N 27°21'42" E, a distance of One Hundred Sixty Seven and Four Hundredths (167.04') feet; thence N 01°00'18" W, a distance of One Hundred Twelve and Eighty Nine Hundredths (112.89') feet; thence N 83°46'15" W, a distance of One Hundred Sixty Nine and Seventy Seven Hundredths (169.77') feet; thence S 61°03'56" W, a distance of Two Hundred Sixty Five and Seventy Six Hundredths (265.76') feet; thence S 00°01'11" W, a distance of Two Fifty Nine and Sixty Two Hundredths (259.62') feet; thence N 89°00'17" E, a distance of Three Hundred Twenty Eight and Forty Seven Hundredths (328.47') feet, to the ACTUAL point of beginning and containing 2.871 acres more or less.

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 \_\_\_, 2022

Chairman of the Board

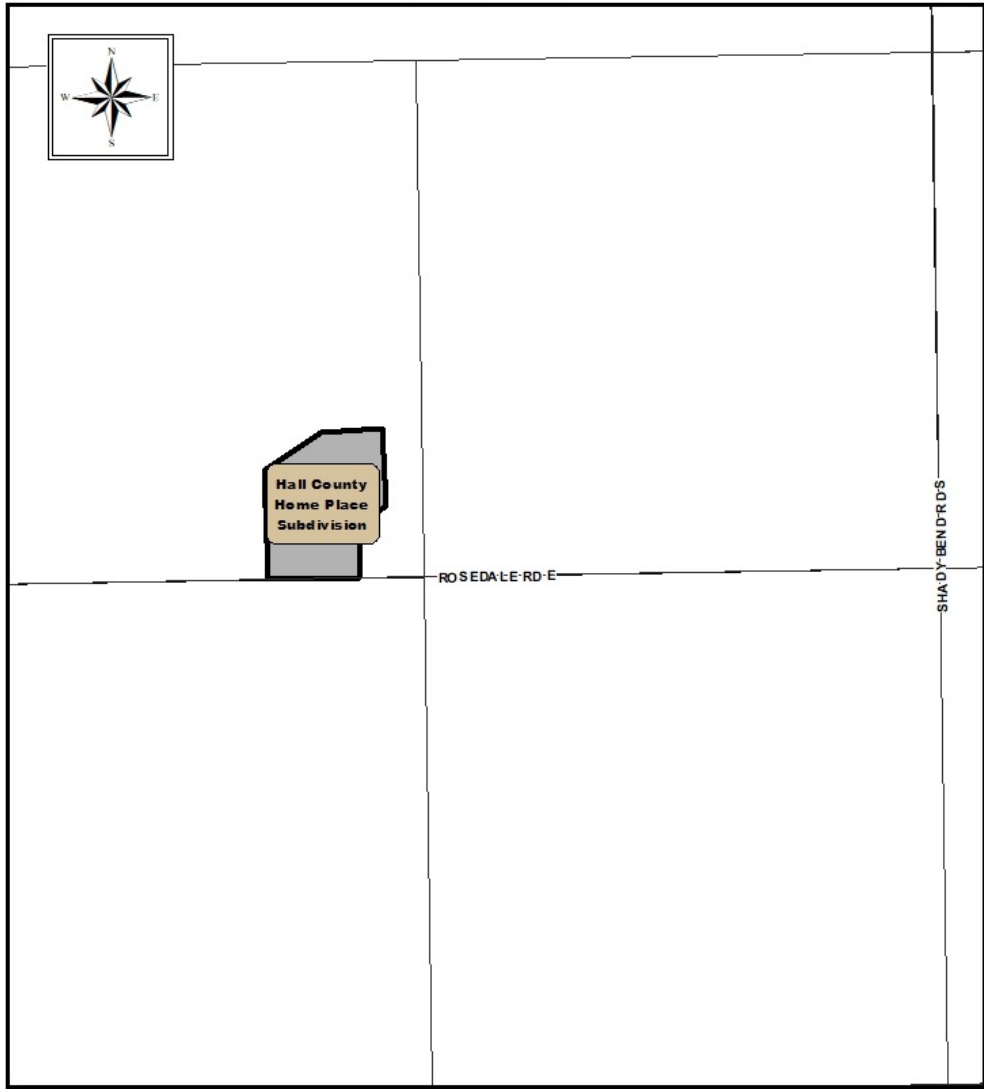
INITIAL POINT SURVEYING LLC
1811 W 2nd Street; Suite 280
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: Pt. Sw1/4 Section 26 T9N R9W
Hall County, Nebraska

TITLE: Hall County Home Place Subdivision
Hall County, Nebraska

SCALE AT A3: 1" = 50' DATE: 2/09/2022 DRAWN: Brent C. PAGE: 1 OF 1
BENESCH PROJECT NO: DRAWING NO: 22-006 REVISION:

**PROPOSED SUBDIVISION  
LOCATION MAP**



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood Place and the Village  
of Ada, Ga. to and European, Helsinki

Scale: NONE  
For Illustration Purposes



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022  
Regular Meeting**

## **Item J2**

**Final Plat - Twin Lakes Thrid - Grand Island ETJ -**

**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 Travis Lilienthal  
Address 4419 E. Bismark Road  
City Grand Island, State NE Zip 68801  
Phone \_\_\_\_\_

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: \_\_\_\_\_  
(Applicant)

Surveyor/Engineers Information

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

SUBDIVISION NAME: Twin Lakes 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 2  
Number of Acres 9.525

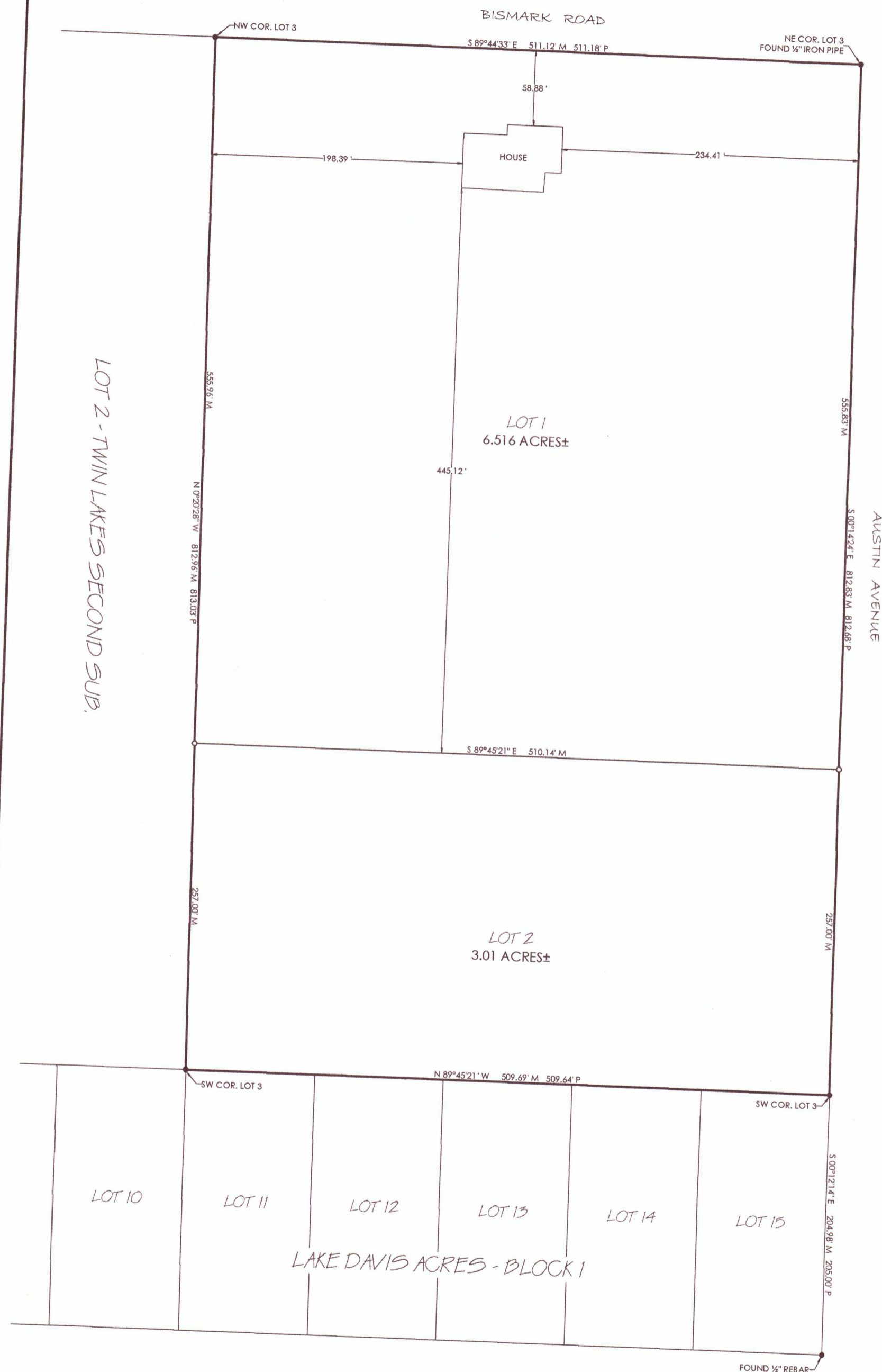
Checklist of things Planning Commission Needs

- ☒ 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 \$ \_\_\_\_\_

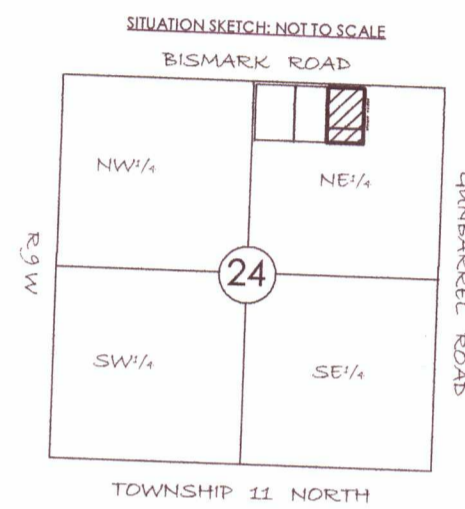
\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

# TWIN LAKES THIRD SUBDIVISION

A REPLAT OF LOT 3, TWIN LAKES SECOND SUB.,  
Pt. N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub> SEC. 24 - T11N - R9W, HALL COUNTY, NEBRASKA  
PRELIMINARY PLAT



LEGEND  
M = MEASURED DISTANCE  
P = PLATTED DISTANCE (TWIN LAKES SECOND SUB.)  
X = TEMPORARY POINT  
O = 1/2\" REBAR w/ 1/2\" #776 PLASTIC CAP PLACED  
● = 1/2\" REBAR FOUND UNLESS NOTED



OWNERS  
- TRAVIS R. LILIENTHAL  
SUBDIVIDER  
- HARRY LILIENTHAL  
SURVEYOR  
- JASNOWSKI SURVEYING LLC  
NUMBER OF LOTS  
- 2

## LEGAL DESCRIPTION

All of Lot Three (3), Twin Lakes Second Subdivision, a part of the North Half of the Northeast Quarter (N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>), Section Twenty Four (24), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska.

## SURVEYOR'S CERTIFICATE

I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Harry Lilienthal, I have caused to be made a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Minimum Standards for Surveys in effect at the time of this survey.

Evan A. Jasnowski

02/02/2022  
Date

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Travis R. Lilienthal and Stephanie M. Lilienthal, owners of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "Twin Lakes Third Subdivision", 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 the easements, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Travis R. Lilienthal

Stephanie M. Lilienthal

## ACKNOWLEDGEMENT

State of Nebraska

County of \_\_\_\_\_ ss

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_, a Notary Public within and for said County, personally appeared Travis R. Lilienthal and Stephanie M. Lilienthal, owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Twin Lakes Third Subdivision".

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

My commission expires \_\_\_\_\_.

Notary Public

## APPROVALS

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

Chairperson

Date

Approved and accepted by the Hall County Board of Supervisors this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairperson

County Clerk

Approved and accepted by the City of Grand Island this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mayor

City Clerk

PROJECT NUMBER 21-LS-112 - DATE 02/02/2022  
DRAWN BY EAJ - CHECKED BY EBJ  
1205 1st STREET, AURORA NE 68818  
PHONE 402-694-8703 - EMAIL ejasnowski@gmail.com

# PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE  
For Illustration Purposes



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022**

**Regular Meeting**

## **Item J3**

**Preliminary and Final Plat - Veteran's Legacy South - 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 \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_, State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

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: Garison Hunt \_\_\_\_\_ Date: \_\_\_\_\_

**Surveyor/Engineers Information**

Surveyor/Engineering Firm \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_, State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

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
- ☐ 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 \_\_\_\_\_

Number of Acres \_\_\_\_\_

**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 \$\_\_\_\_\_

**\* 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.

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.

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.

1 of 4



DWG: C:\Temp\AcPublish\_28396\C\_PLT\_02108395.dwg USER: sngcy  
DATE: Feb 22, 2022 5:07pm XREFS: C\_PLAT\_02108395  
V\_XRWAY\_LDP\_02108395 V\_XTOPO\_LDP\_02108395 C\_PBASE\_02108395 AERIAL AERIAL 2 V\_FPLAT\_02108395

OUTLET 1 DRAINAGE CALCULATIONS

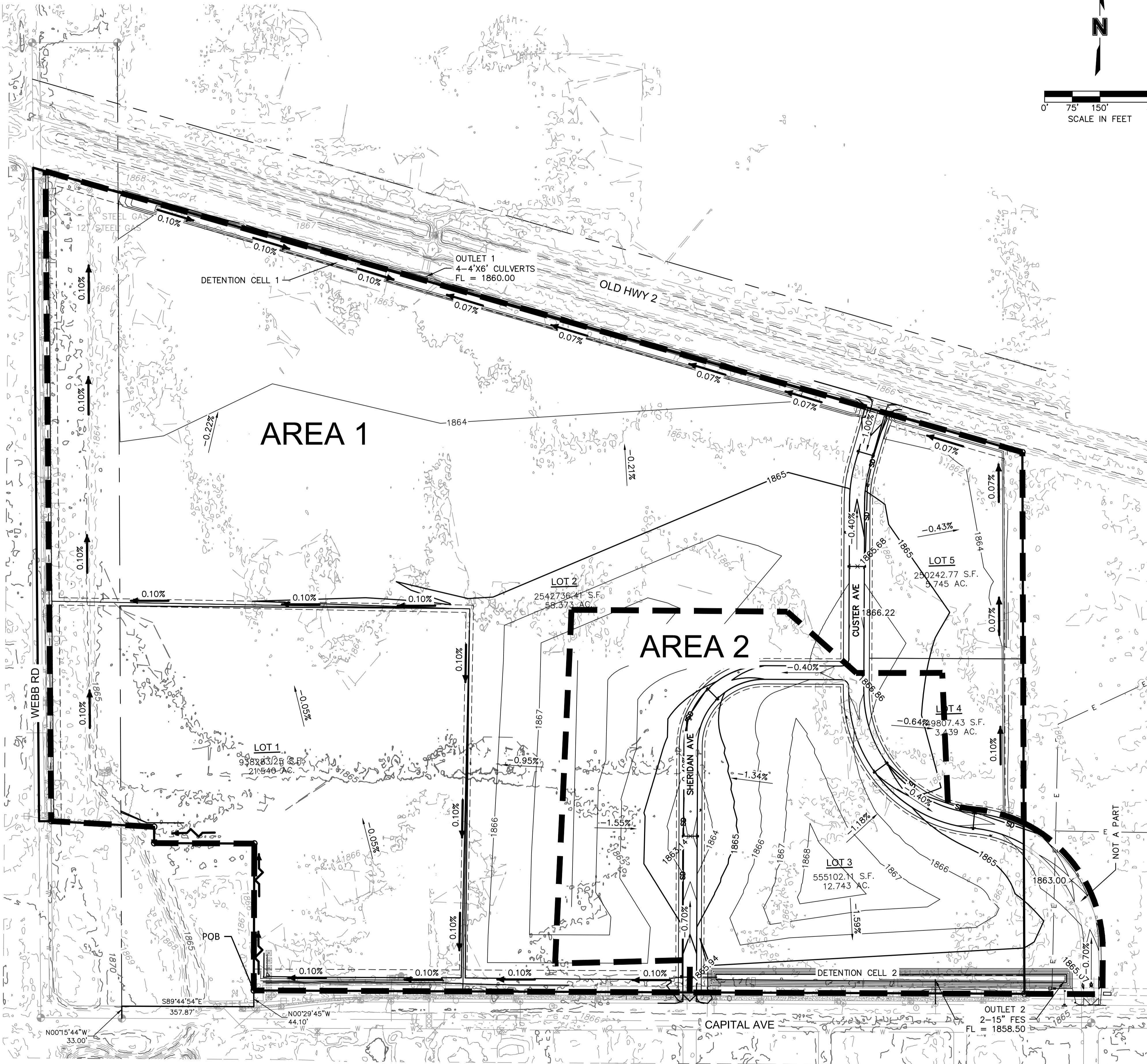
PRE-DEVELOPMENT 10 YEAR (TR-55)  
AREA = 85.76  
CN = 85  
tc = 76.7 MIN.  
Q(10) = 99.16 CFS

POST-DEVELOPMENT 10 YEAR (TR-55) AREA 1  
AREA = 80.94 AC.  
CN = 87  
tc = 41.7 MIN.  
Q(10) = 155.4 CFS DETENTION TO BE DETERMINED

OUTLET 2 DRAINAGE CALCULATIONS

PRE-DEVELOPMENT 10 YEAR (TR-55)  
AREA = 20.84 AC.  
CN = 87  
tc = VARIES (INCLUDES MULTIPLE DRAINAGE AREAS)  
Q(10) = 21.80 CFS

POST-DEVELOPMENT 10 YEAR (TR-55) AREA 2  
AREA = 26.91 AC.  
CN = 91  
tc = 9.2 MIN.  
Q(10) = 21.15 CFS  
Q(10) TOTAL DETENTION VOLUME = 2.55 ACRE-FT  
Q(10) POND ELEVATION = 1863.24 FT



GRADING / DRAINAGE LAYOUT

VETERANS LEGACY SOUTH  
PRELIMINARY PLAN

GRAND ISLAND, NEBRASKA

2021

REVISIONS DESCRIPTION

REV. NO.

DATE

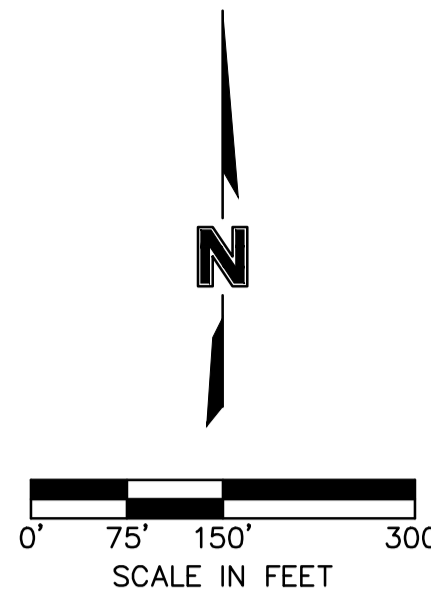
REVISIONS

drawn by: SMG  
checked by: MMR  
approved by: BJD  
QA/QC by:  
project no.: 021-8395  
drawing no.:  
date: 2.22.2022

SHEET  
3 of 4

olsson

201 East 2nd Street  
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com





drawn by: SMG  
checked by: MMR  
approved by: BJD  
QA/QC by:   
project no.: 021-8395  
drawing no.:   
date: 2.22.2022

SHEET  
4 of 4

AERIAL

VETERANS LEGACY SOUTH  
PRELIMINARY PLAN

GRAND ISLAND, NEBRASKA

REV. NO.

DATE

REVISIONS DESCRIPTION

REVISIONS

2021

www.olsson.com

olsson

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

# VETERANS LEGACY SOUTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

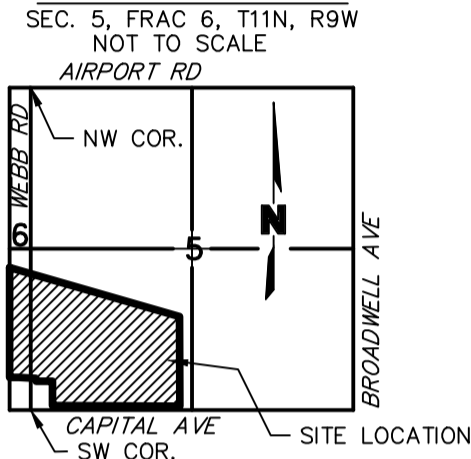
### SITE PLAT

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	385.00	15°47'23"	106.10	S08°08'49"W	105.76
C2	231.00	90°00'00"	362.85	S45°15'07"W	326.68
C3	169.00	90°00'00"	265.46	N45°15'07"E	239.00
C4	385.00	85°05'04"	571.73	S42°17'25"E	520.62
C5	315.00	26°51'55"	147.70	S71°23'59"E	146.35
C6	385.00	20°30'14"	137.78	N74°34'50"W	137.04
C7	315.00	85°05'04"	467.78	N42°17'25"W	425.96
C8	315.00	15°47'23"	86.81	N08°08'49"E	86.53

#### LEGEND

- SECTION CORNER
- SET CORNER(5/8"x24" REBAR/CAP)
- FOUND CORNER(5/8" REBAR)
- NEW PROPERTY LINE
- SECTION LINE
- PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE A.J. GOERTZEN 4/2016
- D DEEDED DISTANCE INST NO 201306652

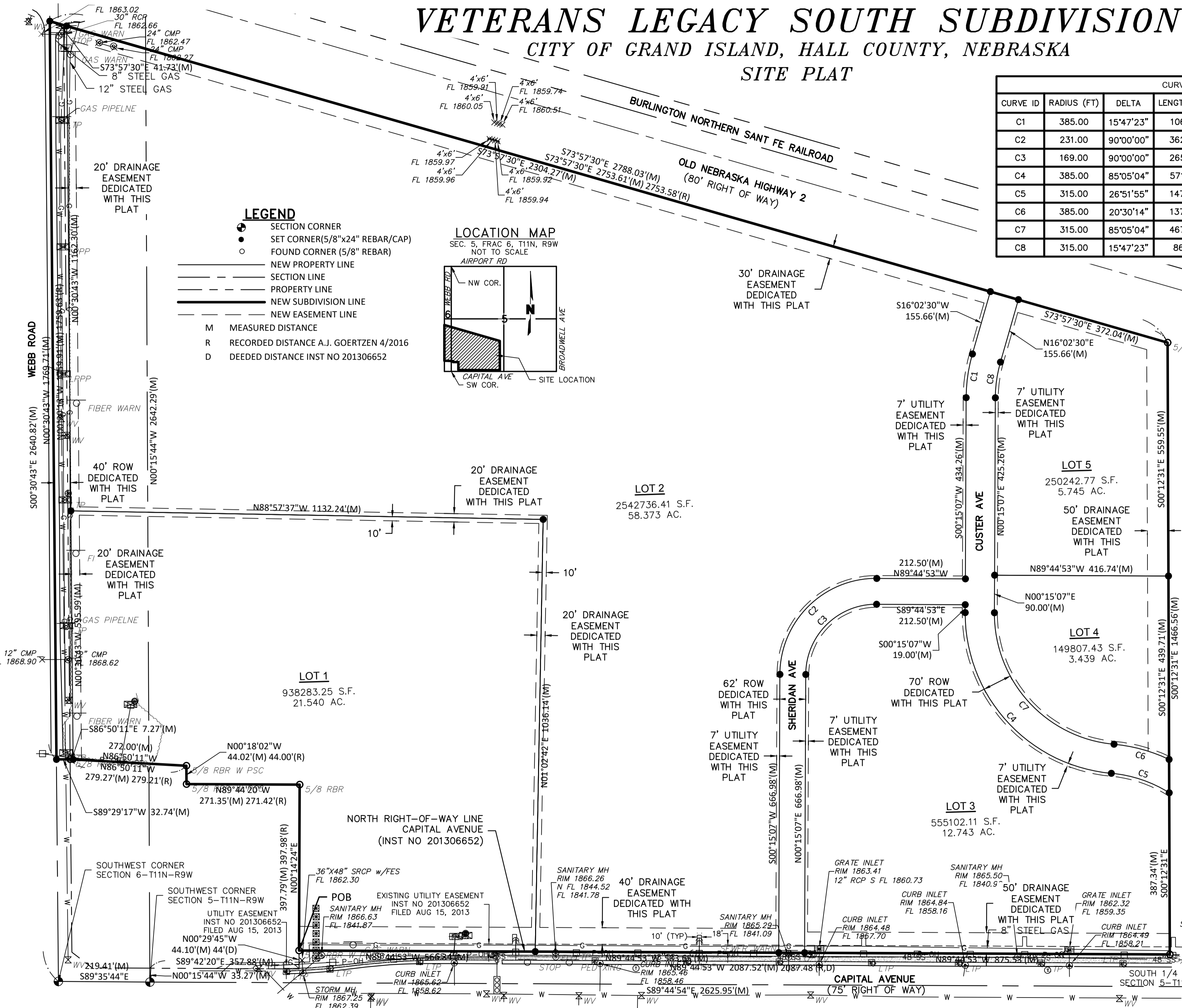
#### LOCATION MAP



#### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION SIX (6) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ON AN ASSUMED BEARING OF N00°15'44"W, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE S89°42'20"E, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 357.88 FEET TO THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N00°29'45"E ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 44.10 FEET TO THE POINT OF BEGINNING; THENCE N00°14'24"E A DISTANCE OF 397.79 FEET; THENCE N89°44'20"W A DISTANCE OF 271.35 FEET; THENCE N00°18'02"W A DISTANCE OF 44.02 FEET; THENCE N86°50'11"W A DISTANCE OF 279.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WEBB ROAD; THENCE S89°29'17"W A DISTANCE OF 32.74 FEET TO A POINT ON THE WEST LINE OF FRACTIONAL SECTION 6-T11N-R9W; THENCE N00°30'43"W, ALONG SAID WEST LINE, A DISTANCE OF 1769.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD NEBRASKA HIGHWAY 2; THENCE S73°57'30"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD NEBRASKA HIGHWAY 2, A DISTANCE OF 2788.03 FEET; THENCE S00°12'31"E A DISTANCE OF 1466.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE AND ALSO BEING THE NORTH LINE OF SAID TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N89°44'53"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE AND SAID TRACT, A DISTANCE OF 2087.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 4680806.88 SQUARE FEET OR 107.457 ACRES MORE OR LESS OF WHICH 5.622 ACRES ARE DEDICATED ROAD RIGHT-OF-WAY.



PROJECT NO. 2021-08395

GI CRA VETERANS  
LEGACY SOUTH SURVEY

olsson

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

DWG: F:\2021\08001-08500\021-08395\Survey\SRV\Sheets\Survey\PLAT\_02108395.dwg  
DATE: Feb 23, 2022 10:09am  
USER: jirenez  
C\_PLT\_02108395  
C\_PBASE\_02108395  
C\_PUTIL\_02108395

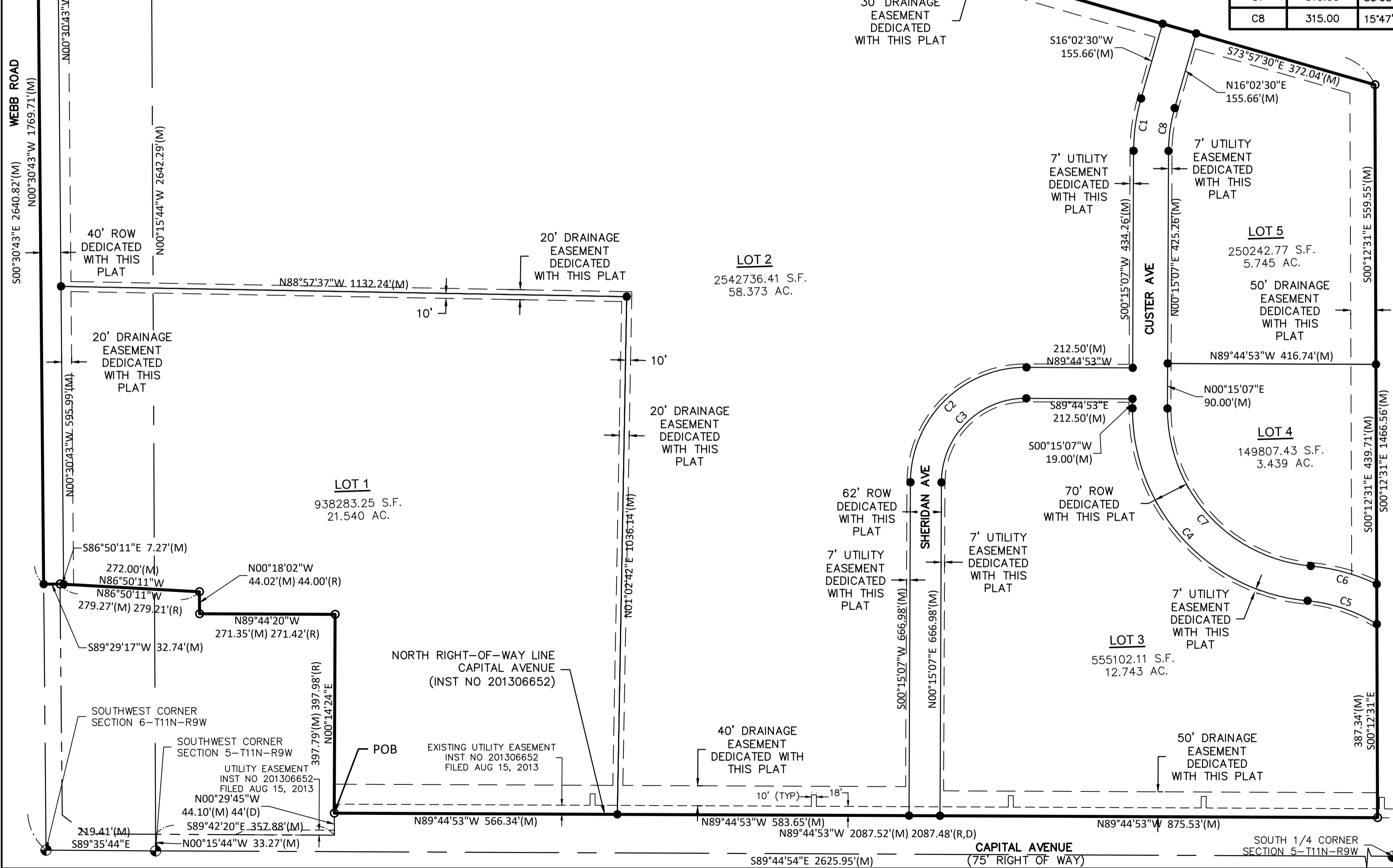
DWG: F:\2021\08001-08500\021-08395\Survey\SRV\Sheets\V\_FPLAT\_02108395.dwg  
DATE: Feb 23, 2022 10:09am  
XREFS: V\_XRWAY\_LDP\_02108395 V\_XTOPO\_LDP\_02108395  
USER: jirenez  
C\_PLT\_02108395 C\_PBASE\_02108395 C\_PUTIL\_02108395

Grand Island

Regular Meeting - 3/2/2022

Page 128 / 143

VETERANS LEGACY SOUTH SUBDIVISION  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	385.00	15°47'23"	106.10	S08°08'49"W	105.76
C2	231.00	90°00'00"	362.85	S45°15'07"W	326.68
C3	169.00	90°00'00"	265.46	N45°15'07"E	239.00
C4	385.00	85°05'04"	571.73	S42°17'25"E	520.62
C5	315.00	26°51'55"	147.70	S71°23'59"E	146.35
C6	385.00	20°30'14"	137.78	N74°34'50"W	137.04
C7	315.00	85°05'04"	467.78	N42°17'25"W	425.96
C8	315.00	15°47'23"	86.81	N08°08'49"E	86.53

**LOCATION MAP**  
SEC. 5, FRAC 6, T11N, R9W  
NOT TO SCALE

**LEGEND**

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR/CAP)
- FOUND CORNER (5/8" REBAR)
- NEW PROPERTY LINE
- SECTION LINE
- PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW EASEMENT LINE

M MEASURED DISTANCE  
R RECORDED DISTANCE A.J. GOERTZEN 4/2016  
D DEEDED DISTANCE INST NO 201306652

**SHEET 1 OF 2**

OWNERS: CITY OF GRAND ISLAND  
SUBDIVIDER: CITY OF GRAND ISLAND  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 5

PROJECT NO. 2021-08395  
GI CRA VETERANS  
LEGACY SOUTH SURVEY

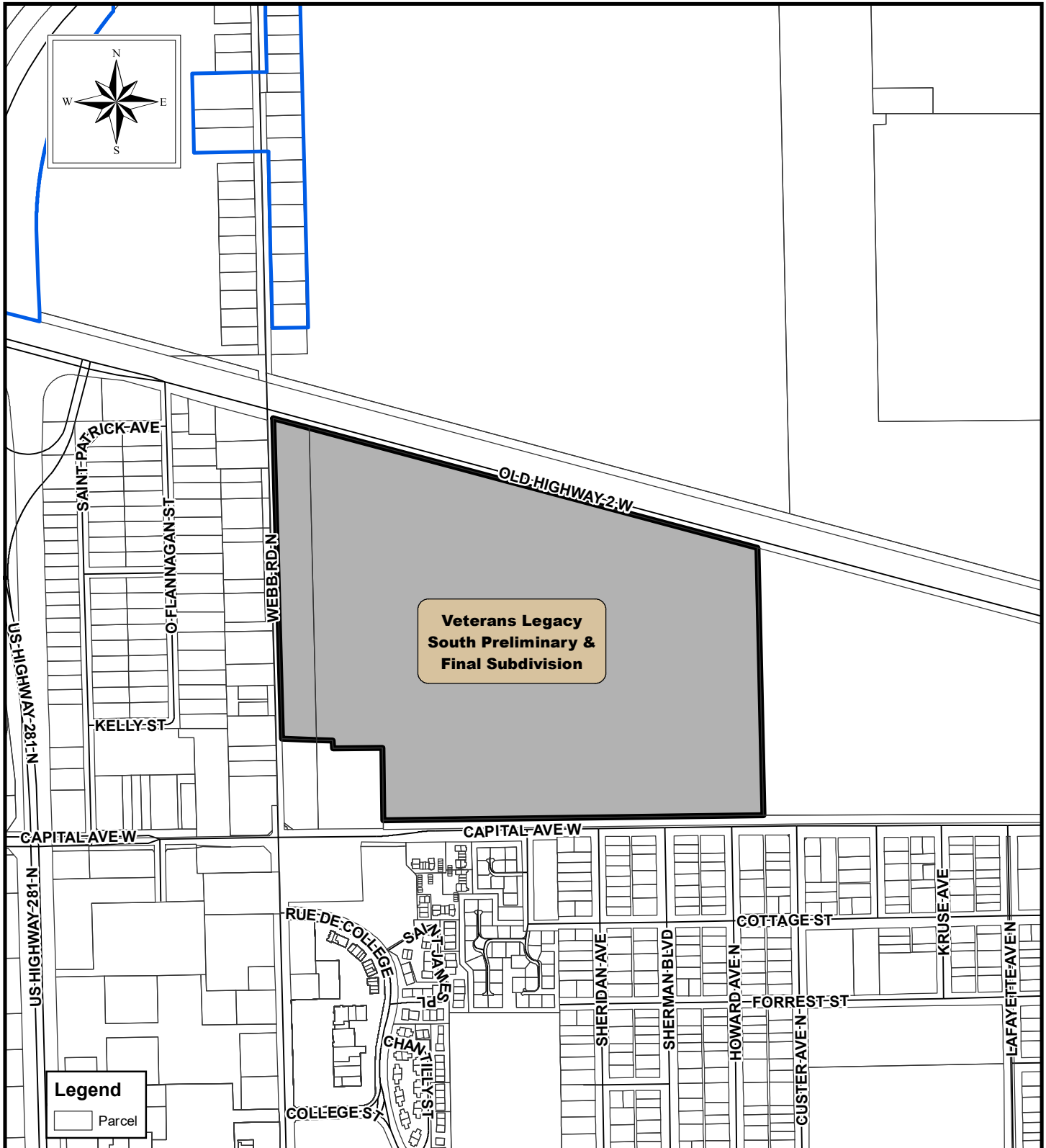
201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

olsson

DWG: F:\2021\08001-08500\021-08395\40-Design\Survey\SRV\Sheets\V\_FPLA1\_02108395.dwg  
XREFS: V\_XRWAY\_LDP\_02108395 V\_XTOPO\_LDP\_02108395  
DATE: Feb 23, 2022 10:10am  
USER: jjimenez  
C\_PLT\_02108395 C\_PBASE\_02108395 C\_PUTIL\_02108395

age 129 / 143

# PROPOSED SUBDIVISION LOCATION MAP



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



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022**

**Regular Meeting**

## **Item J4**

**Preliminary Plat - High Point Development - Doniphan - Located  
west of U.S Highway 281 and north of Platte River Drive**

**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 Greg W Robb c/o Elsbury Construction LLC  
Address 2920 W Old Hwy 30  
City Grand Island, State NE Zip 68803  
Phone 308-390-3282

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: Jai Andrist (Applicant) Date: 02-10-2022

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson, Inc  
Address 201 E 2nd Street  
City Grand Island, State NE Zip 68801  
Phone 308-384-8750  
Surveyor/Engineer Name Jai Jason Andrist License Number 630

SUBDIVISION NAME: HIGH POINT DEVELOPMENT LLC 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 36  
Number of Acres 14.617 FINAL

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 \$ 830 / \$2295

\* 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.

HIGH POINT DEVELOPMENT SUBDIVISION  
PRELIMINARY PLAT

FEBRUARY 2022

SHEET 1 OF 3  
LOT LAYOUT

SUBDIVISION AREA  
64.1 ACRES

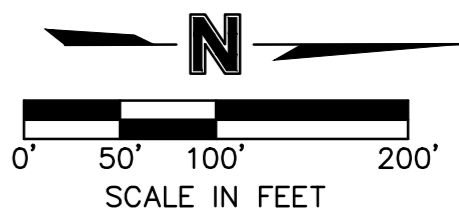
OWNER  
HIGH POINT DEVELOPMENT, LLC  
PO BOX 323  
DONIPHAN, NE 68832

DEVELOPER  
HIGH POINT DEVELOPMENT, LLC  
PO BOX 323  
DONIPHAN, NE 68832

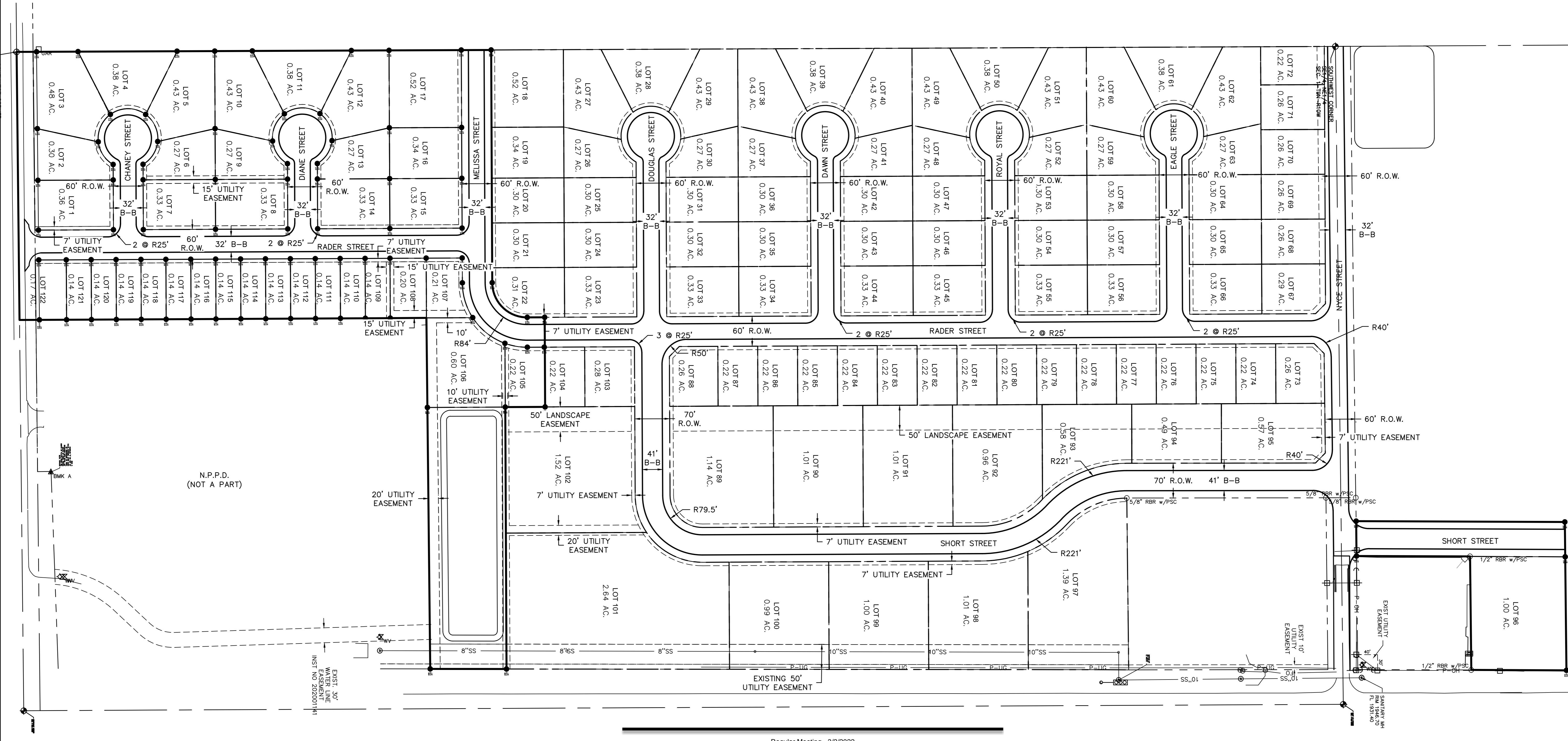
ENGINEER/LAND SURVEYOR  
OLSSON  
201 E. 2ND ST.  
GRAND ISLAND, NE 68802

LEGAL DESCRIPTION  
A TRACT OF LAND CONSISTING OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2,SE1/4) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 1-T9N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°04'36"E, ALONG THE WEST LINE OF THE E1/2, SE1/4, A DISTANCE OF 2647.94 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 1-T9N-R10W; THENCE N00°00'57"W, ALONG THE WEST LINE OF SAID SE1/4, NE1/4, A DISTANCE OF 30.00 FEET; THENCE N89°37'45"E A DISTANCE OF 906.39 FEET TO THE NORTHWEST CORNER OF CRANE-VIEW THIRD SUBDIVISION AND ON THE NORTH RIGHT-OF-WAY LINE OF CLARICE STREET; THENCE S00°11'50"W, ALONG THE WEST LINE OF SAID CRANE-VIEW THIRD SUBDIVISION, A DISTANCE OF 459.71 FEET TO THE SOUTHWEST CORNER OF LOT 1, CRANE-VIEW THIRD SUBDIVISION; THENCE N89°40'54"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 345.14 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°38'04"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 64.03 FEET; THENCE S00°22'56"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 1338.31 FEET TO THE NORTHEAST CORNER OF A TRACT RECORDED IN INST. NO. 2004-07450, HALL CO REGISTER OF DEEDS; THENCE S89°41'29"W, ALONG THE NORTH LINE OF SAID INST. NO. 2004-07450, A DISTANCE OF 705.07 FEET; THENCE S00°04'01"E, ALONG THE WEST LINE OF SAID INST. NO. 2004-07450, A DISTANCE OF 100.06 FEET TO THE NORTHWEST CORNER OF A TRACT RECORDED IN INST. NO. 92-102131, HALL CO REGISTER OF DEEDS; THENCE S00°02'06"W, ALONG THE WEST LINE OF SAID INST. NO. 92-102131, A DISTANCE OF 684.08 FEET; THENCE S00°05'18"W A DISTANCE OF 32.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4, SE1/4; THENCE S89°41'46"W A DISTANCE OF 538.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2,603,442.57 SQUARE FEET OR 59.767 ACRES MORE OR LESS.

LEGAL DESCRIPTION  
A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) 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 1, CRANE VIEW SECOND SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°41'46"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.00 FEET; THENCE S00°31'25"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 227.99 FEET TO A POINT OF THE NORTH RIGHT-OF-WAY LINE OF CLARICE STREET AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°39'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 70.00 FEET; THENCE N00°31'23"E A DISTANCE OF 419.04 FEET; THENCE N89°41'32"E A DISTANCE OF 298.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°31'21"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 191.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 72874.31 SQUARE FEET OR 1.673 ACRES MORE OR LESS.

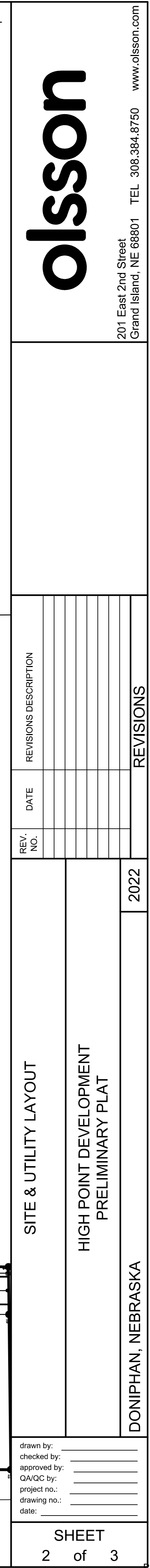


- PHASING BOUNDARY
  - PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT LINE
  - FLOOD PLAIN ZONE BOUNDARY
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT LINE
  - WATER MAIN
  - SANITARY SEWER
  - STORM SEWER
  - CULVERT
  - UNDERGROUND TELEPHONE
  - UNDERGROUND CABLE TV
  - GAS MAIN
  - OVERHEAD ELECTRIC
  - STORM SEWER MANHOLE
  - SANITARY SEWER MANHOLE
  - FIRE HYDRANT
  - WATER VALVE
  - CURB STOP
  - POWER POLE
  - TELEPHONE RISER
  - GUY WIRE
  - TREE MASS
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - MEASURED DISTANCE
  - RECORDED DISTANCE
  - FOUND PROPERTY CORNER
  - SECTION CORNER



DWC: C:\Temp\AsPublish\_29444\022-00648\_PPE\_PLAT.dwg USER: ctcuph DATE: Feb 18, 2022 11:35am XREFS: SRV\_XTFO\_022-00648 022-00648\_PBASE\_PrefPlat V\_XRWAY\_02200648

DWG: C:\Temp\AcPublish\_29444\022-00648\_PRE\_PLAT.dwg  
 USER: atoupin  
 DATE: Feb 18, 2022 11:35am XREFS: SRV\_XTP0\_022-00648 022-00648\_TB\_PRE\_PLAT 022-00648\_PBASE\_PrePlat V\_XRWAY\_02200648



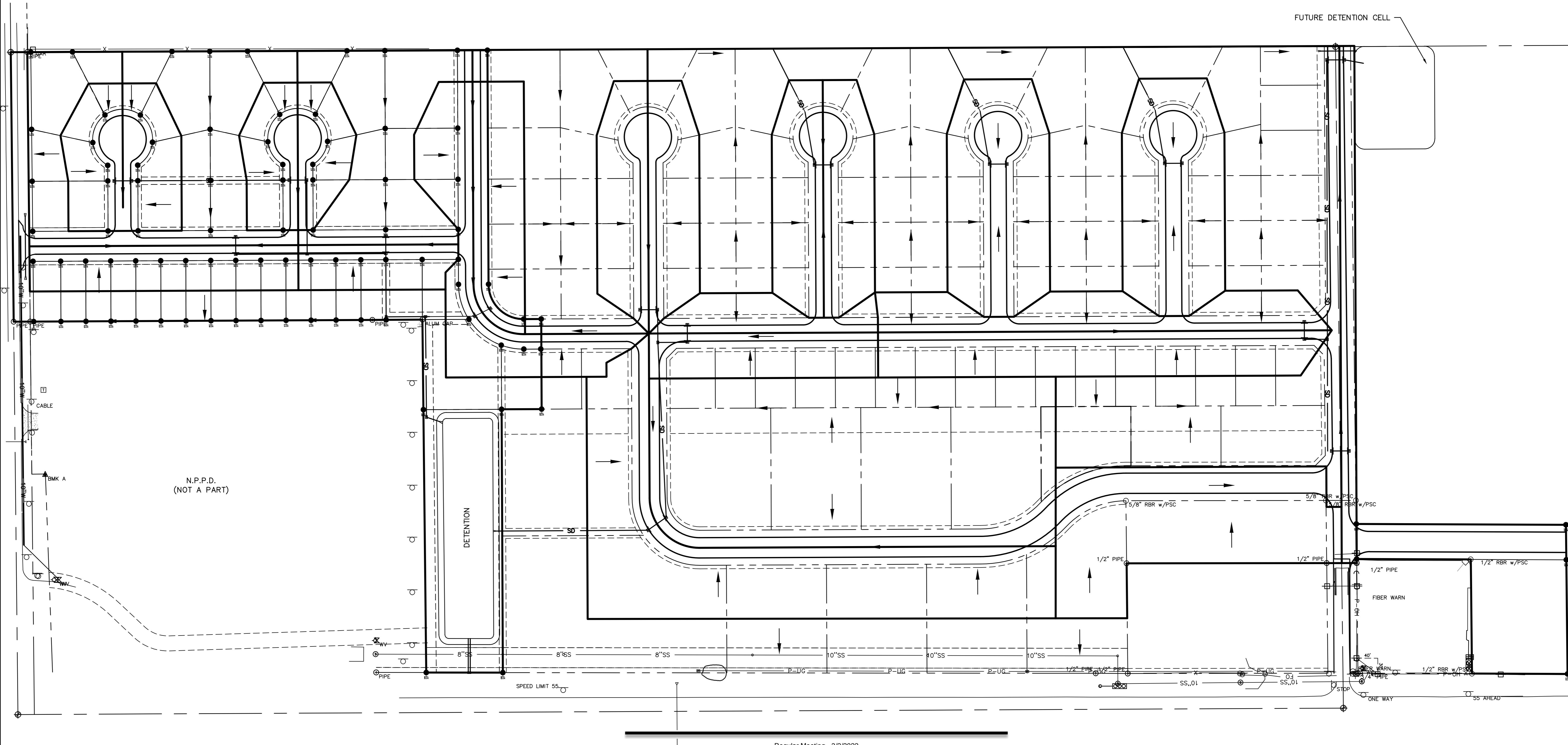
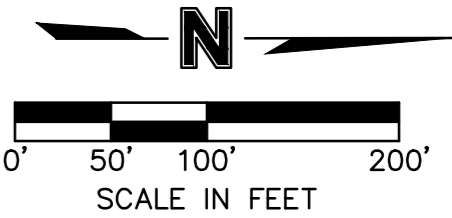
# HIGH POINT DEVELOPMENT, LLC SUBDIVISION PRELIMINARY PLAT

SHEET 3 OF 3  
DRAINAGE LAYOUT

FEBRUARY 2022

TOTAL AREA = 63.15 ACRES  
PRE-DEVELOPED CONDITION  
TOC=25.3 MIN.  
C=0.11  
I(50)=5.03 IN/HR  
Q(50)=34.95 CFS

TOTAL POST DEVELOPMENT MAXIMUM DISCHARGE  
Q(50 MAX)=27.85 CFS  
TOTAL DETENTION VOLUME = 1910 CU. FT.



201 East 2nd Street  
Grand Island, NE 68801  
TEL 303.384.8750  
www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

DRAINAGE LAYOUT

HIGH POINT DEVELOPMENT  
PRELIMINARY PLAT

DONIPHAN, NEBRASKA

2022

REVISIONS

drawn by: \_\_\_\_\_

checked by: \_\_\_\_\_

approved by: \_\_\_\_\_

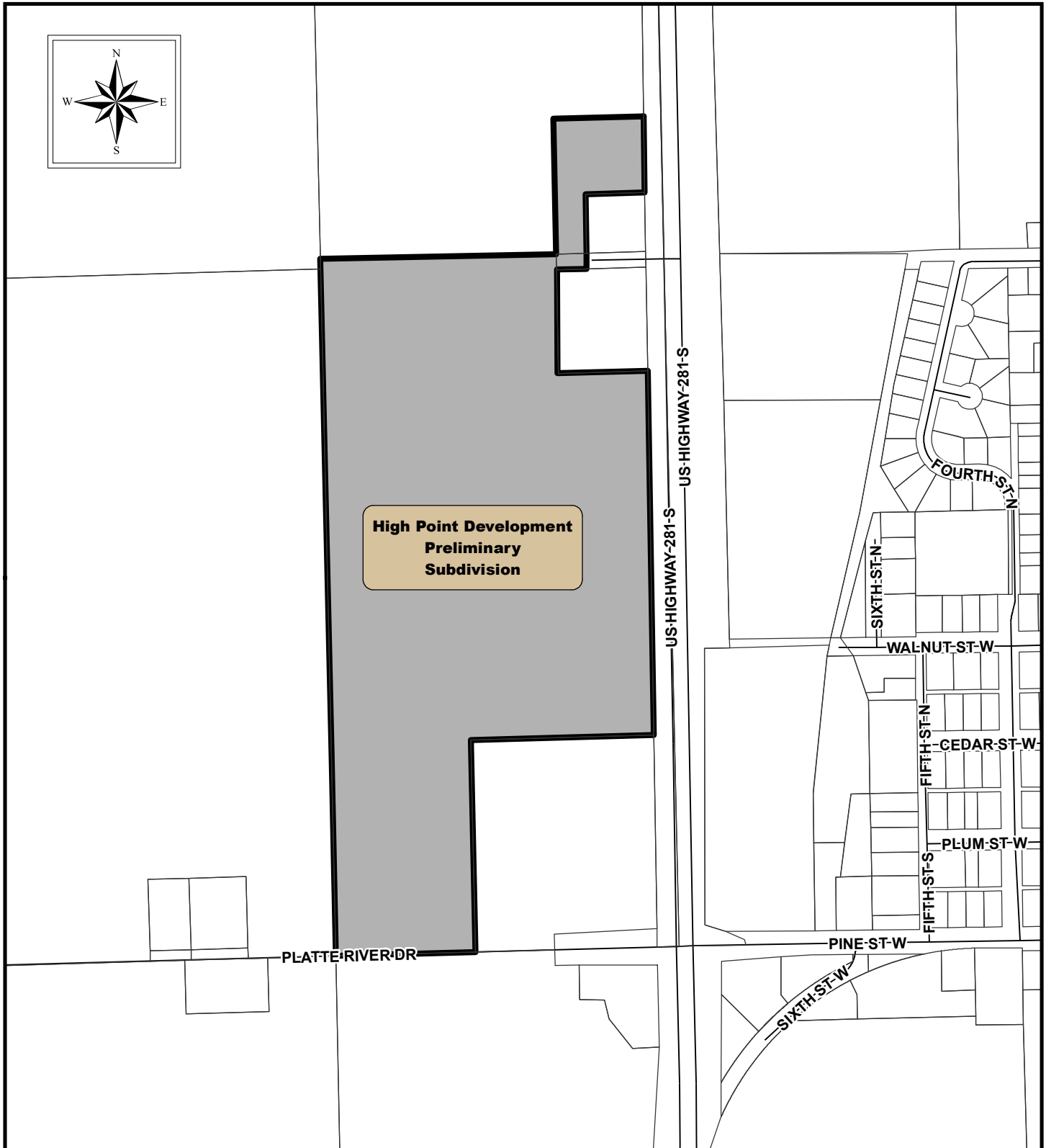
QA/QC by: \_\_\_\_\_

project no.: \_\_\_\_\_

drawing no.: \_\_\_\_\_

date: \_\_\_\_\_

# PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE  
For Illustration Purposes

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 Greg W Robb c/o Elsbury Construction LLC  
Address 2920 W Old Hwy 30  
City Grand Island, State NE Zip 68803  
Phone 308-390-3282

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: 02-10-2022  
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson, Inc  
Address 201 E 2nd Street  
City Grand Island, State NE Zip 68801  
Phone 308-384-8750  
Surveyor/Engineer Name Jai Jason Andrist License Number 630

SUBDIVISION NAME: KRACKLIN KIRIKS 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 1.673

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

# KRACKLIN KIRKS SUBDIVISION

## AN ADDITION TO THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA

### FINAL PLAT

#### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) 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 1, CRANE VIEW SECOND SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°41'46"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.00 FEET; THENCE S00°31'25"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 227.99 FEET TO A POINT OF THE NORTH RIGHT-OF-WAY LINE OF CLARICE STREET AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°39'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE. A DISTANCE OF 70.00 FEET; THENCE N00°31'23"E A DISTANCE OF 419.04 FEET; THENCE N89°41'32"E A DISTANCE OF 298.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°31'21"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 191.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 72870.92 SQUARE FEET OR 1.673 ACRES MORE OR LESS OF WHICH 0.673 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

#### SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) 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.

\_\_\_\_\_  
JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GREG W. ROBB, A SINGLE PERSON, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*KRACKLIN KIRKS SUBDIVISION*" IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) 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 ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
GREG W. ROBB

#### ACKNOWLEDGMENT

STATE OF NEBRASKA                      SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GREG W. ROBB, A SINGLE PERSON, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

#### APPROVALS

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

\_\_\_\_\_  
CHAIRPERSON                                      DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRPERSON                                      COUNTY CLERK

#### LEGEND

SECTION CORNER

SET CORNER (5/8"x24" REBAR W/CAP)

FOUND CORNER (3/4" IRON PIPE)

---

EXISTING PROPERTY LINE

---

ROW LINE

---

SECTION LINE

---

NEW PROPERTY LINE

---

NEW SUBDIVISION LINE

M

MEASURED DISTANCE

R

RECORDED DISTANCE

P

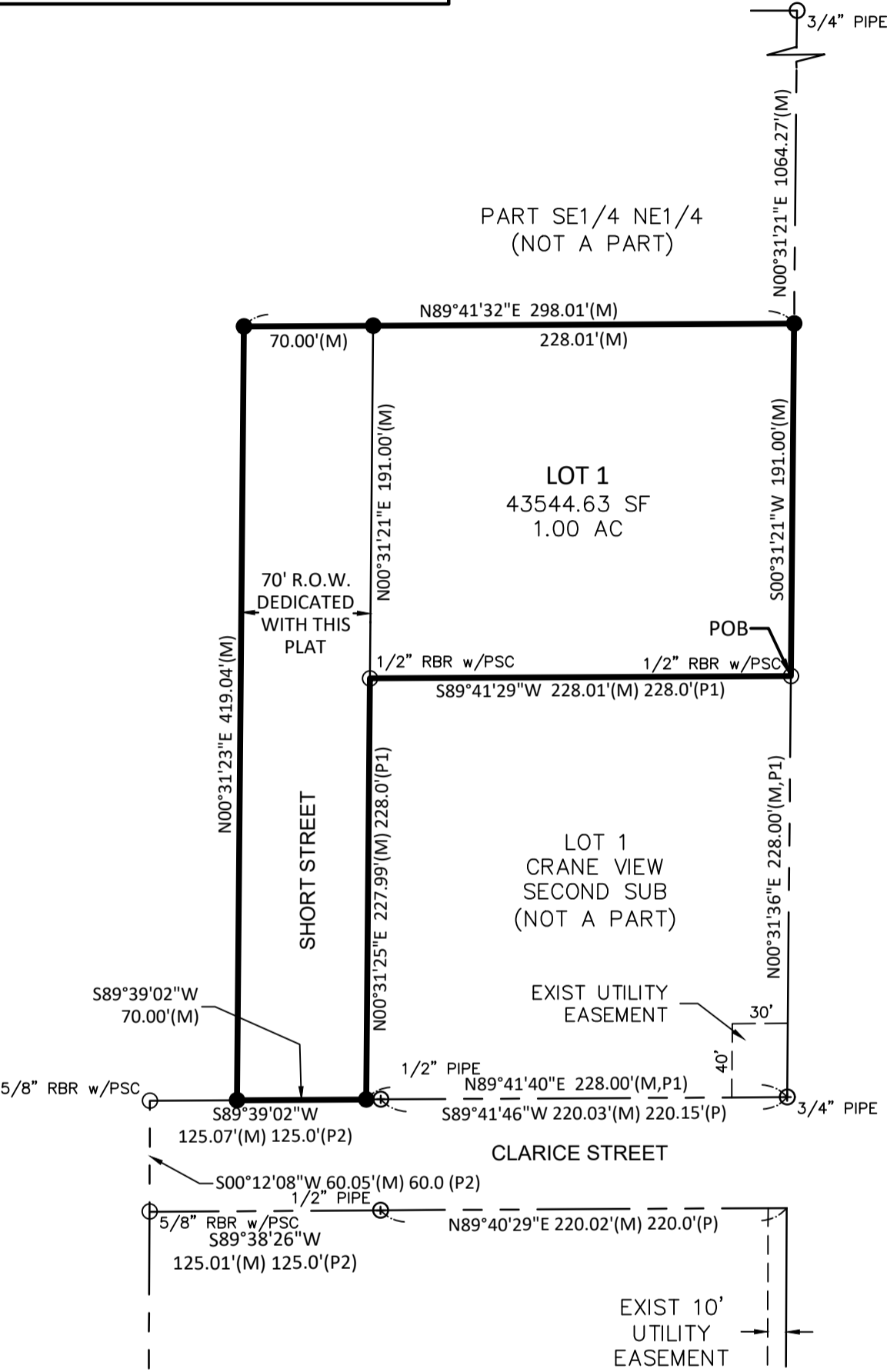
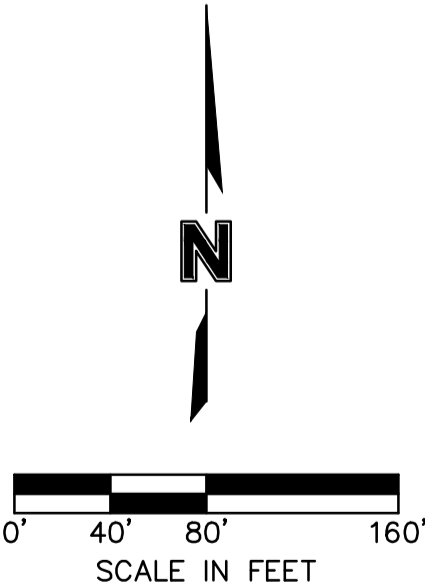
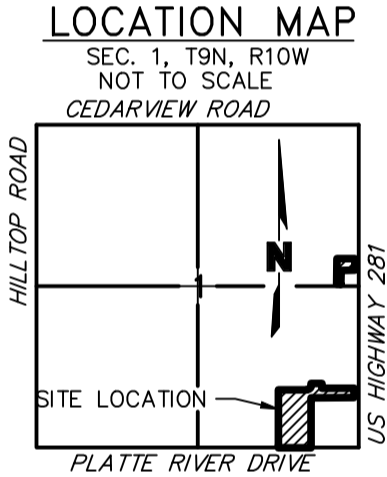
PLATTED DISTANCE CRANE-VIEW SUB

P1

PLATTED DISTANCE CRANE-VIEW 2ND SUB

P2

PLATTED DISTANCE CRANE-VIEW 3RD SUB



DWG: F:\2022\00501-01000\022-00648\40-Design\Survey\SRVY\Sheets\V\_FPLAT\_KRACKLIN KIRKS\_02200648.dwg  
 DATE: Feb 14, 2022 8:39am  
 USER: jjimenez  
 XREFS: SRVY\_XTPO\_022-00648 V\_XRWAY\_02200648

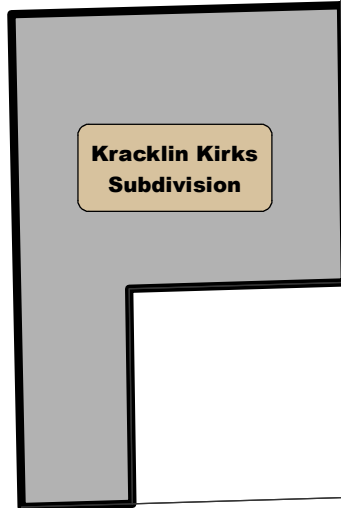
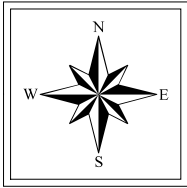
201 East 2nd Street  
 Grand Island, NE 68801  
 TEL 308.384.8750  
 FAX 308.384.8752

PROJECT NO. 2022-00650

ELSBURY CONST SURVEY

FB

# PROPOSED SUBDIVISION LOCATION MAP



**Kracklin Kirks  
Subdivision**

CLARICE ST

US HIGHWAY-281-S

US HIGHWAY-281-S



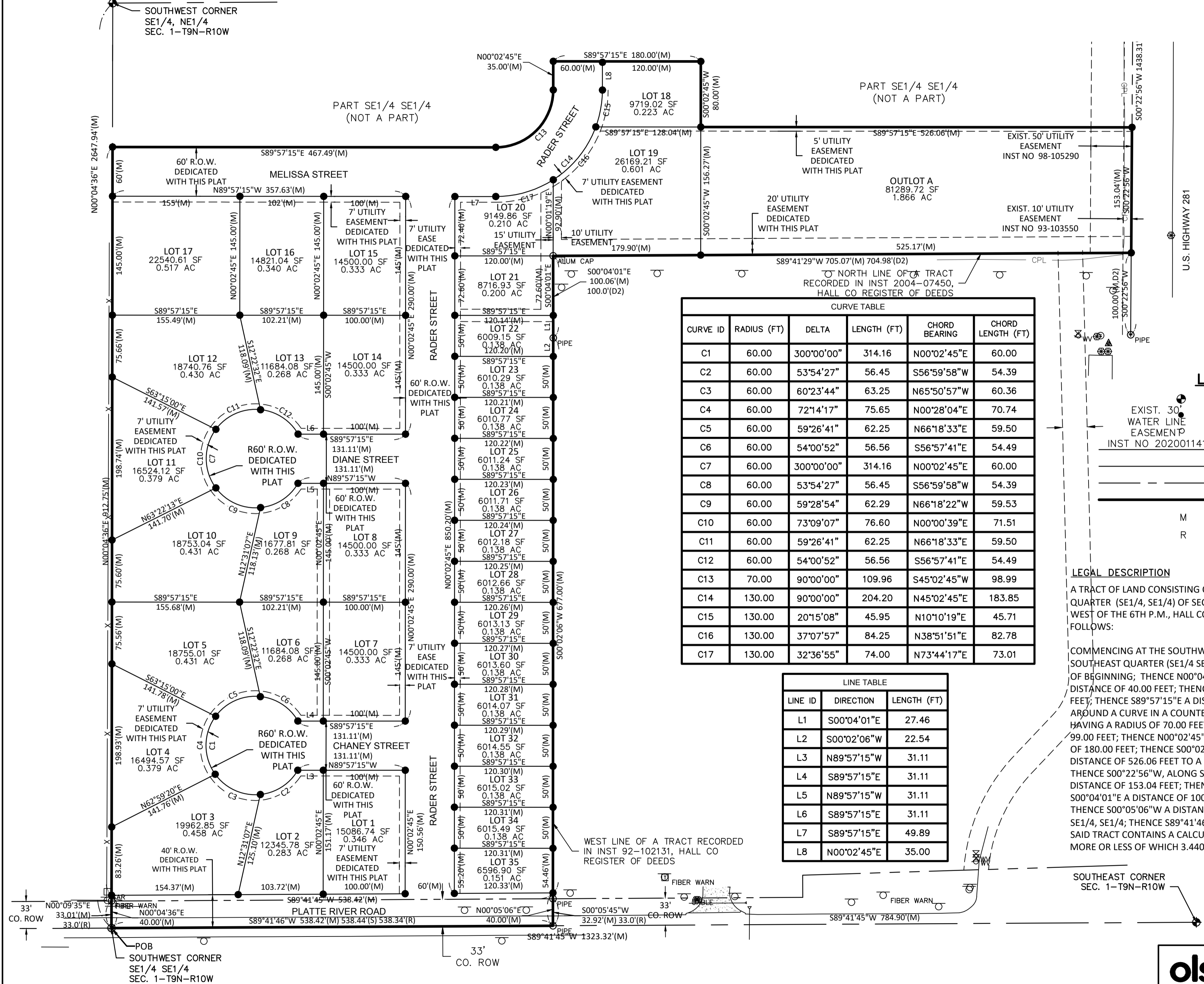
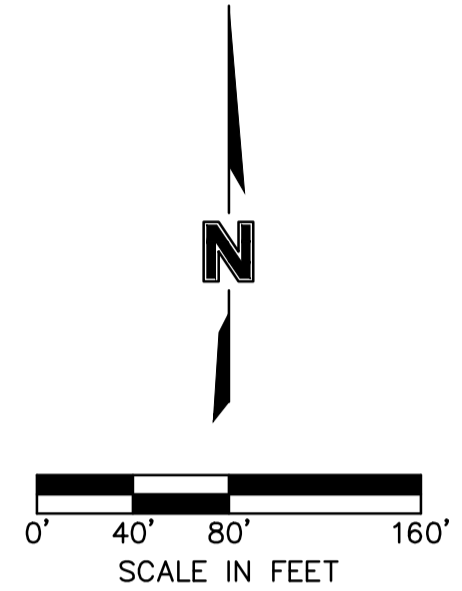
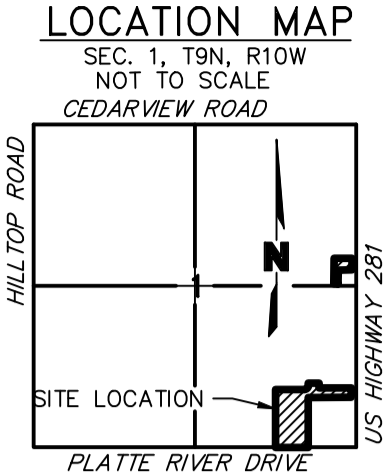
THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

Scale: NONE  
For Illustration Purposes

# HIGH POINT DEVELOPMENT LLC SUBDIVISION

## DONIPHAN, HALL COUNTY, NEBRASKA

### SITE PLAT

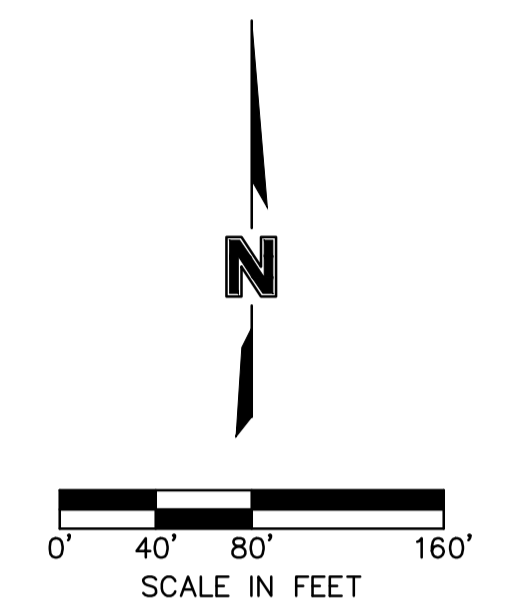
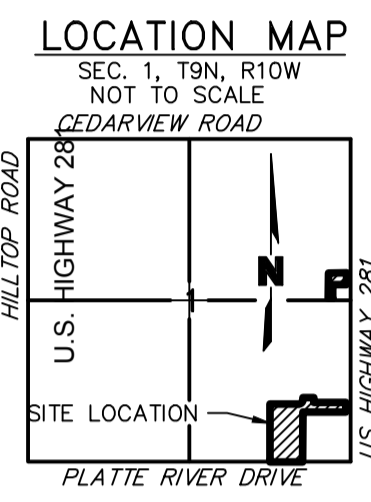
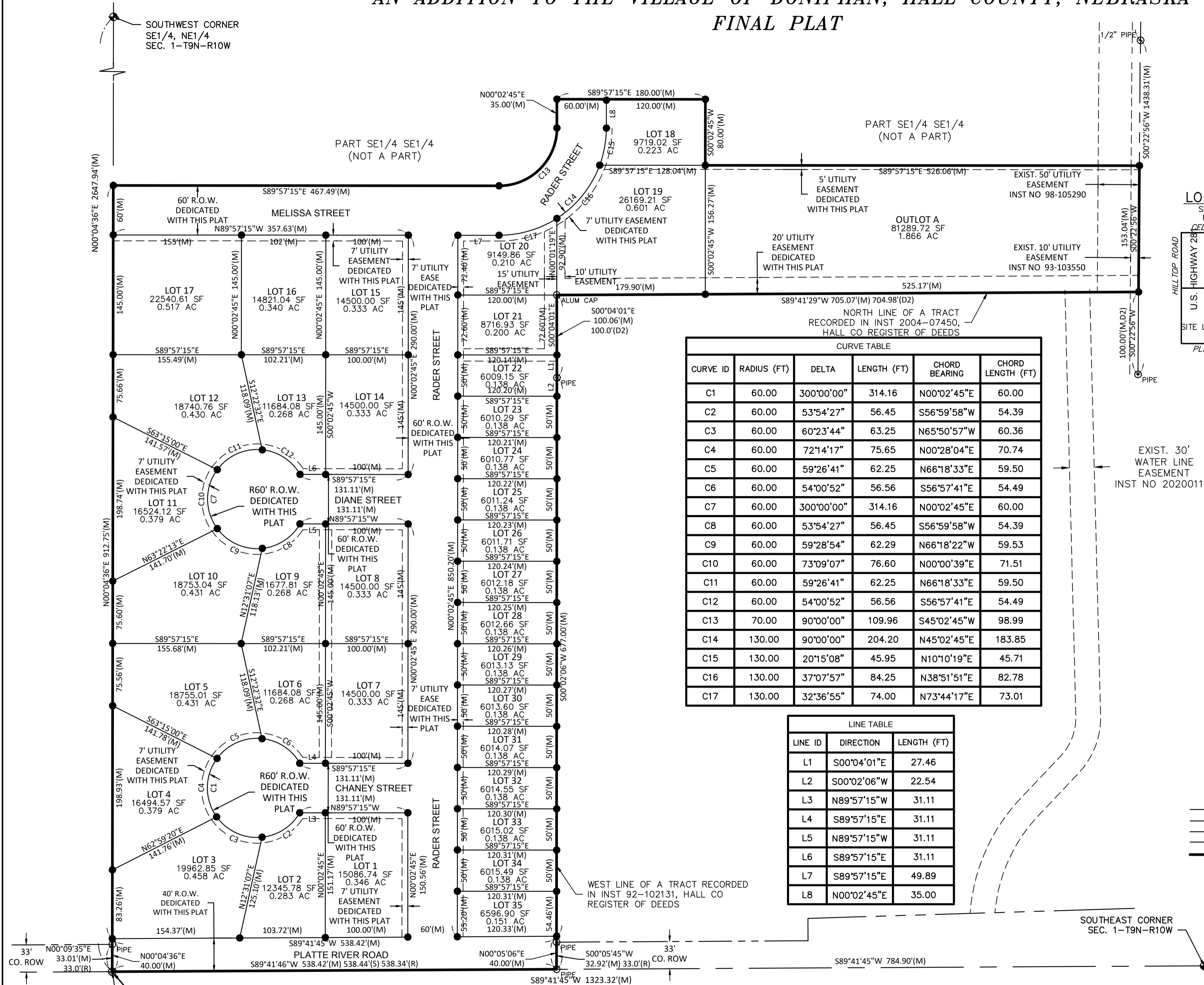


# HIGH POINT DEVELOPMENT LLC SUBDIVISION

## AN ADDITION TO THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA

### FINAL PLAT

DWG: F:\2022\00501-01000\022-00648\40-Design\Survey\SRV\Sheets\V\_FPLAT HIGH PNT DEV\_02200648.dwg  
 DATE: Feb 14, 2022 7:48am  
 USER: jjimenez  
 XREFS: V\_XRWAY\_02200648 SRV\_XTPO\_022-00648



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	60.00	300°00'00"	314.16	N00°02'45"E	60.00
C2	60.00	53°54'27"	56.45	S56°59'58"W	54.39
C3	60.00	60°23'44"	63.25	N65°50'57"W	60.36
C4	60.00	72°14'17"	75.65	N00°28'04"E	70.74
C5	60.00	59°26'41"	62.25	N66°18'33"E	59.50
C6	60.00	54°00'52"	56.56	S56°57'41"E	54.49
C7	60.00	300°00'00"	314.16	N00°02'45"E	60.00
C8	60.00	53°54'27"	56.45	S56°59'58"W	54.39
C9	60.00	59°28'54"	62.29	N66°18'22"W	59.53
C10	60.00	73°09'07"	76.60	N00°00'39"E	71.51
C11	60.00	59°26'41"	62.25	N66°18'33"E	59.50
C12	60.00	54°00'52"	56.56	S56°57'41"E	54.49
C13	70.00	90°00'00"	109.96	S45°02'45"W	98.99
C14	130.00	90°00'00"	204.20	N45°02'45"E	183.85
C15	130.00	20°15'08"	45.95	N10°10'19"E	45.71
C16	130.00	37°07'57"	84.25	N38°51'51"E	82.78
C17	130.00	32°36'55"	74.00	N73°44'17"E	73.01

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S00°04'01"E	27.46
L2	S00°02'06"W	22.54
L3	N89°57'15"W	31.11
L4	S89°57'15"E	31.11
L5	N89°57'15"W	31.11
L6	S89°57'15"E	31.11
L7	S89°57'15"E	49.89
L8	N00°02'45"E	35.00

**SECTION TIES**

**SOUTHWEST CORNER, SE1/4, SE1/4, SEC. 1-T9N-R10W**  
 FOUND MAG NAIL IN EAST/WEST ASPHALT CO. ROAD CENTERLINE AT GRADE  
 N 34.34 TO NAIL w/SHINER IN CORNER CONCRETE POST  
 NW 35.16' TO NAIL w/SHINER IN BRACE POST  
 NW 50.72' TO NAIL w/SHINER IN FENCE POST  
 SW 57.81' TO MAG NAIL IN TOP OF 15" CMP ONLINE RANGE FENCE NORTH

**SOUTHWEST CORNER, SE1/4, NE1/4, SEC. 1-T9N-R10W**  
 FOUND 3/4" IRON PIPE, 0.2' BELOW GRADE  
 E 2.0' OF NORTH/SOUTH FENCE LINE  
 WNW 2.72' TO NAIL w/SHINER IN CORNER FENCE POST  
 SSW 6.78' TO NAIL w/SHINER IN BRACE POST  
 NNW 27.25' TO NAIL w/SHINER IN GUARD POST  
 N 2.0' TO RANGE FENCE WEST

**SOUTHEAST CORNER, SEC. 1-T9N-R10W**  
 FOUND SURVEY SPIKE, 0.3' BELOW GRADE IN US HIGHWAY 281 INTERSECTION  
 NW 109.35' TO 1" IRON PIPE  
 SW 70.84' TO 5/8" REBAR IN CENTERLINE DITCH  
 NE 107.38' TO 5/8" REBAR  
 W 10.0' TO CENTERLINE SOUTH BOUND LANES OF US HWY 281 ON CENTERLINE EAST/WEST ASPHALT CO. ROAD

**LEGEND**

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- EXISTING PROPERTY LINE
- ROW LINE
- SECTION LINE
- NEW PROPERTY LINE
- NEW SUBDIVISION LINE
- MEASURED DISTANCE
- RECORDED DISTANCE

OWNERS: GREG W ROBB  
 SUBDIVIDER: ELSBURY CONSTRUCTION LLC  
 SURVEYOR: OLSSON  
 ENGINEER: OLSSON  
 NUMBER OF LOTS: 35 / 1 OUTLOT

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

PROJECT NO. 2022-00648

ELSBURY CONST SURVEY

FB

DWG: F:\2022\00501-01000\022-00648\40-Design\Survey\SRVY\Sheets\V\_FPLAT HIGH PNT DEV\_02200648.dwg  
DATE: Feb 14, 2022 7:14am XREFS: V\_XRWAY\_02200648 SRVY\_XTPO\_022-00648 USER: jjimenez

HIGH POINT DEVELOPMENT LLC SUBDIVISION  
AN ADDITION TO THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA  
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 1-T9N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°04'36"E, ALONG THE WEST LINE OF THE SE1/4, SE1/4, A DISTANCE OF 40.00 FEET; THENCE N00°04'36"E, ALONG SAID WEST LINE, A DISTANCE OF 912.75 FEET; THENCE S89°57'15"E A DISTANCE OF 467.49 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING AN ANGLE OF 90°00'00", HAVING A RADIUS OF 70.00 FEET, AND CHORD BEARING N45°02'45"E A DISTANCE OF CHORD 99.00 FEET; THENCE N00°02'45"E A DISTANCE OF 35.00 FEET; THENCE S89°57'15"E A DISTANCE OF 180.00 FEET; THENCE S00°02'45"W A DISTANCE OF 80.00 FEET; THENCE S89°57'15"E A DISTANCE OF 526.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°22'56"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 153.04 FEET; THENCE S89°41'29"W A DISTANCE OF 705.07 FEET; THENCE S00°04'01"E A DISTANCE OF 100.06 FEET; THENCE S00°02'06"W A DISTANCE OF 677.00 FEET; THENCE S00°05'06"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4, SE1/4; THENCE S89°41'46"W A DISTANCE OF 538.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 636717.24 SQUARE FEET OR 14.617 ACRES MORE OR LESS OF WHICH 3.440 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) 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.

\_\_\_\_\_  
JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

APPROVALS

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

\_\_\_\_\_  
CHAIRPERSON                      DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRPERSON                      COUNTY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GREG W. ROBB, A SINGLE PERSON, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*HIGH POINT DEVELOPMENT LLC SUBDIVISION*" IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) 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 ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
GREG W. ROBB

ACKNOWLEDGMENT

STATE OF NEBRASKA                      SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GREG W. ROBB, A SINGLE PERSON, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

OWNERS: GREG W ROBB  
SUBDIVIDER: ELSBURY CONSTRUCTION LLC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 35 / 1 OUTLOT

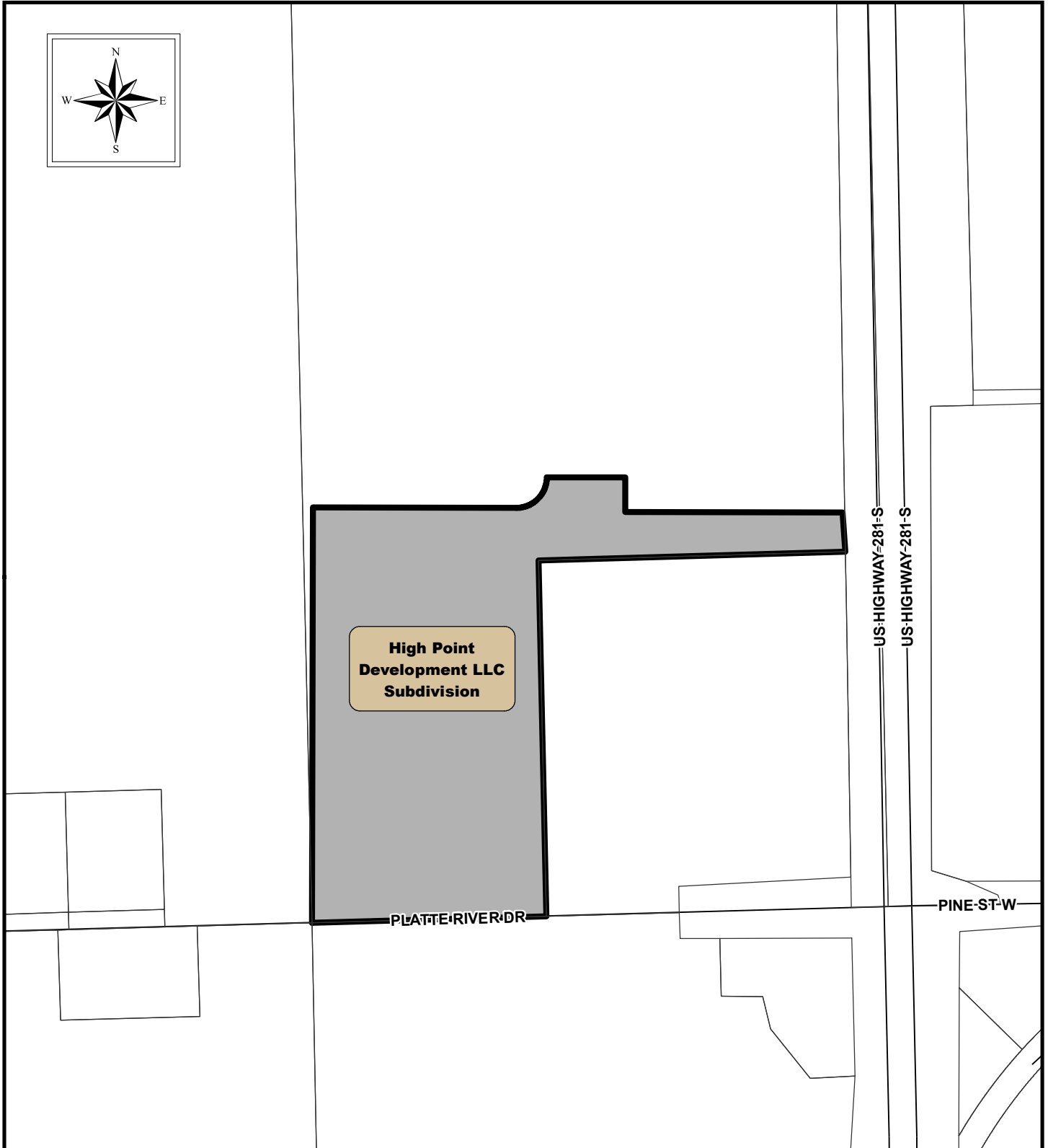
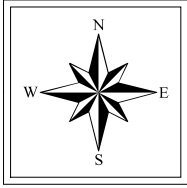
olsson

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

SHEET 2 OF 2

PROJECT NO. 2022-00648  
ELSBURY CONST  
SURVEY  
FB

# PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE  
For Illustration Purposes