



# Hall County Regional Planning Commission

**Wednesday, July 6, 2022**  
**Regular Meeting Packet**

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## **Commission Members:**

<b>Judd Allan</b>	<b>Hall County</b>	
<b>Tony Randone</b>	<b>Grand Island</b>	
<b>Darrell Nelson</b>	<b>Grand Island</b>	
<b>Hector Rubio</b>	<b>Grand Island</b>	
<b>Leonard Rainforth</b>	<b>Hall County</b>	
<b>Nick Olson</b>	<b>Doniphan</b>	
<b>Tyler Doane</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**

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**6:00 PM**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



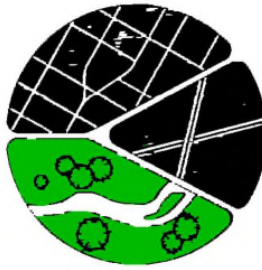
# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2022  
Regular Meeting**

## **Item A1**

### **Agenda July 6, 2022 Meeting**

**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, July 6, 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 June 1, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including on Lots 13, 14, and 15 of Bosselman Second Subdivision (2548 and 2536 Carleton Avenue) in Grand Island, Nebraska from RO Residential Office to B2 General Business. (C-30-22GI)

5. **Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including Lots 1, 2 and 3 of Schaaf's Second Subdivision (4720 E. Seedling Mile Road Harmony Hall) in the extraterritorial jurisdiction of the City of Grand Island from LLR Large Lot Residential to B2 General Business. (C-31-22GI)

6. **Public Hearing – Zoning Text Amendments re: Data Centers – Hall County –** Public hearing and action on requested amendments to allow Data Center as a permitted conditional use in the A-1 Primary Agriculture zone. Amendments are proposed to: Section Definitions 2.03D and Section 4.02 A-1 Agriculture Primary District to add a definition of Data Center and to list Data Center as a Conditional Use., Nebraska (C-32-22HC)

### **Consent Agenda**

7. **Final Plat – Island Subdivision – Grand Island:** Located north of Curran Avenue at the intersection of Curran Avenue and Carleton Avenue. (2 lots, 0.75 acres).



**8. Request to Vacate Final Plat – Horizon View Subdivision – Hall County:** Generally located south of Lepin Road and east of 70<sup>th</sup> Road.

**9. Comprehensive Plans**  
**July 19 Hall County Kickoff Meeting**  
**Payment of Claims**

**10. Directors Report**  
  
**Hall County Budget Submission**  
  
**Community Beautification Award**

**11. Next Meeting August 3, 2022.**

**12. 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  
July 6, 2022**

- 4. Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including on Lots 13, 14, and 15 of Bosselman Second Subdivision (2548 and 2536 Carleton Avenue) in Grand Island, Nebraska from RO Residential Office to B2 General Business. (C-30-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including Lots 1, 2 and 3 of Schaaf's Second Subdivision (4720 E. Seedling Mile Road Harmony Hall) in the extraterritorial jurisdiction of the City of Grand Island from LLR Large Lot Residential to B2 General Business. (C-31-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing – Zoning Text Amendments re: Data Centers – Hall County** – Public hearing and action on requested amendments to allow Data Center as a permitted conditional use in the A-1 Primary Agriculture zone. Amendments are proposed to: Section Definitions 2.03D and Section 4.02 A-1 Agriculture Primary District to add a definition of Data Center and to list Data Center as a Conditional Use., Nebraska (C-32-22HC) **See Full Recommendation** (Hearing, Discussion, Action)

**Consent Agenda**

- 7. Final Plat – Island Subdivision – Grand Island:** Located north of Curran Avenue at the intersection of Curran Avenue and Carleton Avenue. The property is zoned RO Residential office. This splits an existing lot into two lots that both conform to the zoning regulations. (2 lots, 0.75 acres).
- 8. Request to Vacate Final Plat – Horizon View Subdivision – Hall County:** Generally located south of Lepin Road and east of 70<sup>th</sup> Road. The owners of this property originally split this off so it could have a house built at this location. Plans have changed and they no longer wish to build a house. Vacating this plat will make it part of the farm ground. The County will retain the right of way dedicated with the plat.

**9. .Comprehensive Plan Update**

1. Payment of Claims

## **10. Director's Report**

**County Budget Proposal County Budget Proposal**— Staff has submitted the budget request to the County per the recommendation of the County Board. Also included are proposed fee changes. These will be adopted by resolution by the County Board and are consistent with the changes for Grand Island. In addition to the normal request for operating expenses Staff is requesting funding for an update to the Hall County Comprehensive Development Plan and Zoning Regulations. A similar request has been made to the City of Grand Island for updates to the Comprehensive Development Plan and Regulations.

**Community Beautification Award** – Time to begin submitting nominations.

**Next Meeting August 3, 2022.**



# **Hall County Regional Planning Commission**

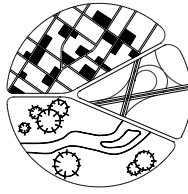
**Wednesday, July 6, 2022**

**Regular Meeting**

## **Item E1**

**Minutes - June 1, 2022 Meeting**

**Staff Contact:**



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

Minutes  
for  
June 1, 2022

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The meeting of the Regional Planning Commission was held Wednesday, June 1, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on May 21, 2022.

Present: Leslie Ruge	Nick Olson
Pat O’Neill	Leonard Rainforth
Hector Rubio	Robin Hendricksen
Tony Randone	

Absent: Judd Allan, Gregg Robb, Tyler Doane and Jaye Monter

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

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**1. Call to order.**

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

O’Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

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

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

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

**2. Minutes of the May 11, 2022 meeting.**

A motion was made by Rubio and second by Randone to approve the minutes of the May 11, 2022 meeting.

The motion carried with seven members voting in favor (O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen and Randone) and no members abstaining and no members voting no.

**3. Request Time to Speak.**

*Sean O'Connor – 1912 West Anna Street – Grand Island, NE – Item # 4*

*Ashley Shultz – 4232 Indian Grass Rd- Grand Island, NE – Item #4*

*Mathew Schultz – 1201 Allen Drive #335- Grand Island, NE – Item # 4*

**4. Public Hearing – Proposed Rezoning – Grand Island** – Proposed rezoning of a Tract of land located including all of Copper Creek Estates 21<sup>st</sup> Subdivision and Lots 21,23, 24 and 25 of Copper Creek Estates 17<sup>th</sup> Subdivision in the City of Grand Island, Hall County, Nebraska generally located east of Kenneth Drive and south of Indian Grass Road, from R2 – Low Density Residential Zone to R3-SL – Medium Density Small Lot Residential Zone (C-25-22GI)

O'Neill opened the public hearing.

Nabity stated this application is a change from the original plan for this property. The proposed changes only includes the area that is platted. The R3-SL zoning district has less restrictive setbacks that will make it possible to change the configuration of the house on the lot. None of platted lots in these subdivisions have less than 6000 square feet. Nabity stated he received emails from people stating they did not want townhouses. Nabity clarified that the proposal is not for townhouses but for single family detached home. The three letters (emails) were distributed to all planning commissioners and should be considered part of the record. Nicole Zulkosi the owner of the property immediately north of this rezoning request submitted an email that was made part of the record of a previous public hearing in April requesting that a larger area be considered for rezoning has asked that her correspondence be included in opposition to this request, she expressed opposition to the proposed changes. The property is designated for low to medium density residential use and consistent with the comprehensive plan. Nabity stated staff is recommending approval.

*Sean O'Connor, 1912 West Anna* – Mr. O'Connor also provided a drawing of Copper Creek 21<sup>st</sup> Subdivision and explained that the proposed changes would provide bigger homes, bigger back yards and enough parking.

*Mathew Schultz – 1201 Allen Drive #335* – Mr. Shultz was in attendance to protest the proposed rezoning request. Mr. Shultz read a letter to the commissioners and also provided a copy to the commissioners. Mr. Schultz also stated he was not aware of the information presented by Mr. O'Connor. He indicated that he thought that was a change from the Mr. O'Connor's original plan.

*Ashley Shultz – 4232 Indian Grass Rd* – Mrs. Schultz was in attendance to protest the proposed rezoning request. Mrs. Schultz read a letter to the commissioners and also provided a copy to the commissioners. Mrs. Shultz presented a petition signed opposing the proposed rezoning. Mrs. Schultz stated she was not aware of the information presented by Mr. O'Connor. She indicated that he thought that was a change from the Mr. O'Connor's original plan.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to approve rezoning of Copper Creek 21<sup>st</sup> Subdivision and Lots 21, 23, 24 and 25 of Copper Creek 17<sup>th</sup> Subdivision from R2 – Low Density Residential Zone to R3-SL – Medium Density Small Lot Residential Zone with the stipulation that Mr. O'Connor not bring the subdivisions forward with revisions to reduce the lot sizes and density. Nabity explained that there is nothing to prevent an application to do that but that Planning Commission would not have to recommend approval if an application were made. The qualifying statement was removed and the motion to recommend approval without the condition was considered.

The motion was carried with seven members voting in favor (O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen, and Randone) and no members abstaining or voting no.

**5. Public Hearing – One and Six Year Street Improvement Plan – Hall County – Public Hearing and action on the fiscal year 2023 to 2028 street improvement plan for Hall County, Nebraska (C-29-2022HC)**

O'Neill opened the public hearing.

Hall County Highway Superintendent and Public Works Director Don Robb presented the 1 & 6 year road plan to the Commission.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Randone to approve the 2023-2028 Hall County One and Six Year Street Improvement Plan.

The motion was carried with seven members voting in favor (O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen and Randone) and no members voting no or abstaining.

## **Consent Agenda**

- 6. Final Plat – Stuhr Acres Subdivision – Grand Island ETJ**– Located east of Stuhr Road and north of U.S. Highway 34 (5 lot, 57.74 acres)
- 7. Final Plat – Prairie Creek Hills Subdivision – Hall County:** Generally located south of Prairie Road
- 8. Final Plat – Westgate 13<sup>th</sup> Subdivision – Grand Island:** Generally located north of Westgate Road and west of Gold Road. (3 lots, 4.02 Acres)
- 9. Preliminary and Final Plat – Trinity Heights Subdivision – Grand Island:** Generally located north of State Street (Blessed Sacrament Church) and 18<sup>th</sup> Street and west of Wheeler Avenue. (53 lots, 14.18 Acres)

A motion was made by Randone and second by Ruge to approve all items on the consent agenda.

The motion was carried with seven members voting in favor (O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen, and Randone)

## **10. Comprehensive Plans**

- Update June 8<sup>th</sup> Kickoff Meeting at the Grand Theater at 6pm
- Payment of Claims

A motion was made by Ruge and second by Rubio to approve the payment of claims.

The motion was carried with seven members voting in favor (O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen and Randone)

## **11. Director's Report**

- Hazard Mitigation – Was approved last month by the various entities. The plan is on the city website on the council meeting. FEMA still has to approve it.
- Community Beautification Award

## **12. Next Meeting July 6, 2022**

## **13. Adjourn**



**O'Neill adjourned the meeting at 6:56 p.m.**

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Leslie Ruge, Secretary  
By Norma Hernandez



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2022  
Regular Meeting**

## **Item F1**

**Public Hearing - Proposed Rezoning - Grand Island - Proposed  
rezoning of a Tract of Land including on Lots 13,14 and 15 of  
Bosselman Second Subdivision**

**Staff Contact:**

## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 28, 2022

**SUBJECT:** *Zoning Change (C-30-22GI)*

**PROPOSAL:** This application is requesting a rezoning of approximately 2 platted lots west of Carleton Avenue and north of Capital Avenue. The property is located within the Grand Island City limits and a request has been made by the owners for rezoning.

### OVERVIEW:

#### Site Analysis

*Current zoning designation:* **RO:** Residential Office Zone

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

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

*Future Land Use Map Designation:* **HC:** Highway Commercial This land use area is intended to accommodate uses that serve a more regional clientele that come from miles away. These uses are typically accessible only by car, and include hotels and motels, large retailers, malls, office and business parks, etc

*Existing land uses.* Commercial daycare building and Office Building

*Proposed Zoning Designation* **B2:** General Business Zone

*Intent of zoning district:* **B2:** The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted

at the density of the (R-4) High Density Residential Zoning District.

*Permitted and conditional uses:*

**B2:** Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

**Adjacent Properties Analysis**

*Current zoning designations:*

**North: RO:** Residential Office Zone,  
**South: B2:** General Business Zone,  
**East: B2 and RO:** General Business and Residential Office Zone,  
**West: R2:** Low Density Residential Zone

*Intent of zoning district:*

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

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

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

*Permitted and conditional uses:*

**R2:** Residential uses at a density of 7 dwelling units per acre, churches, schools, and parks.

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

**B2:** Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

*Existing land uses:*

**North:** Multi-family Residential,  
**South:** Commercial (Dairy Queen)  
**East:** Offices, Residential

**West:** Moore's Creek Drainway, Farm Ground

**EVALUATION:**

**Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for Highway commercial development generally including medium to high density residential and general business uses. .*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services is available to serve the rezoning area.*
- *Extension of Existing Zoning District: This would extend the commercial zoning district north from Dairy Queen to include the two commercial non-residential buildings between Dairy Queen and the apartments to the north.*

- **Negative Implications:**

- *None foreseen:*

**Other Considerations**

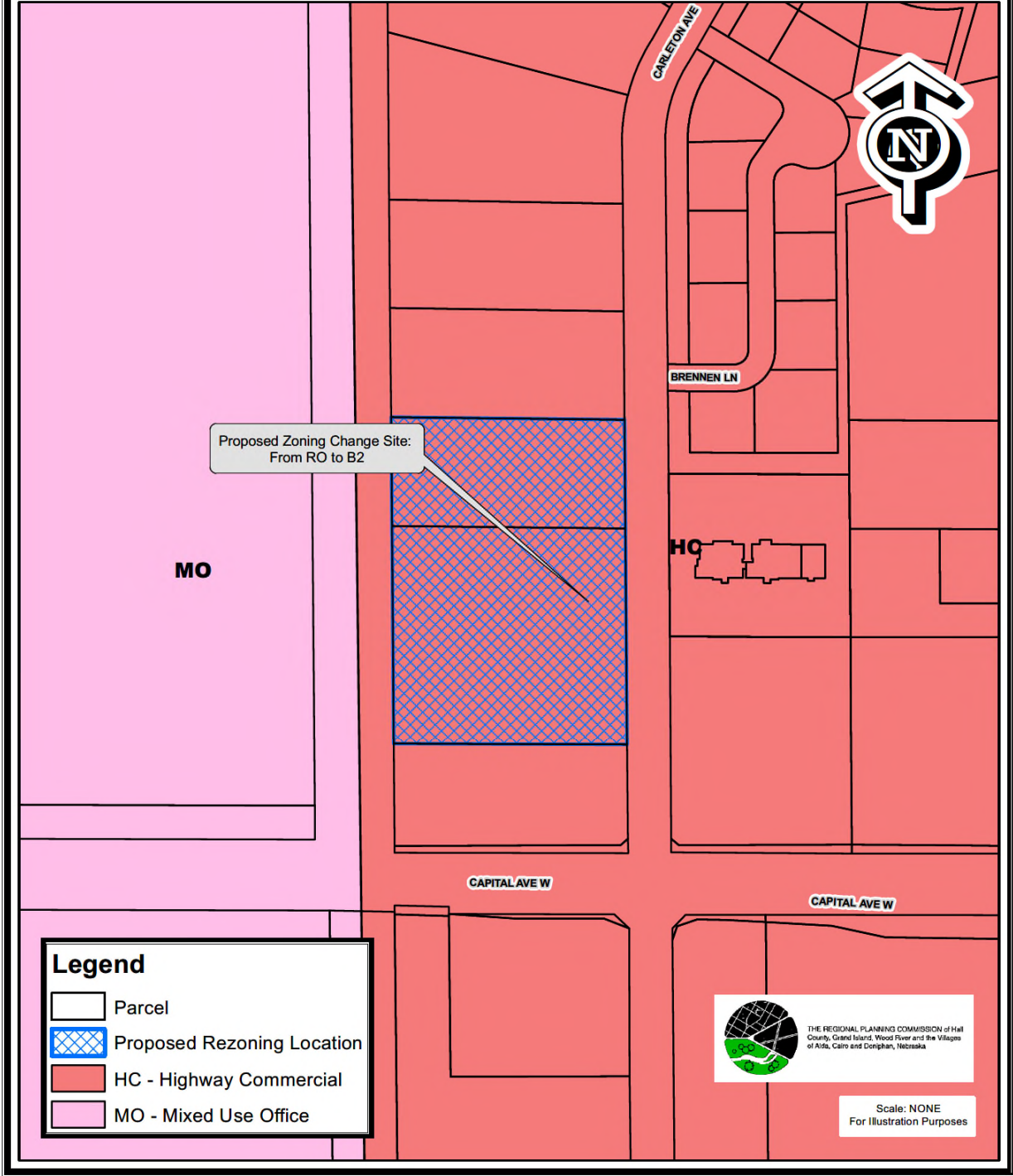
This property is planned for highway commercial development on the Future Land Use Map for the City of Grand Island. These changes would be consistent with the plan for the area and would allow for expanded commercial use of these properties.

**RECOMMENDATION:**

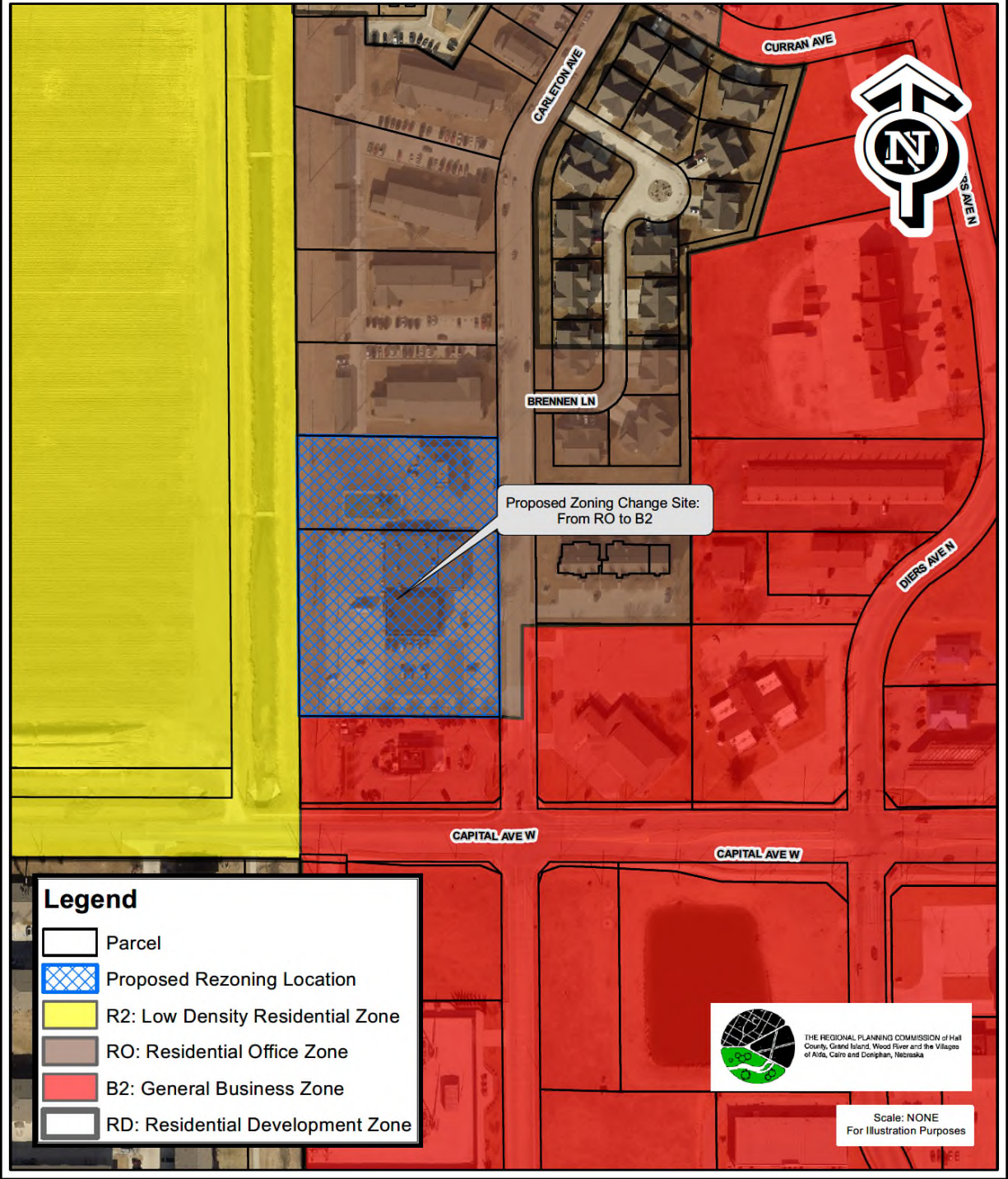
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **RO:** Residential Office Zone to **B2:** General Business.

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

# Future Landuse Map Proposed Zoning Change



## Location Map Proposed Zoning Change





# 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 Suzanne Bowden Phone (h) 308-379-4750 (w) 308-850-7878

Applicant Address 2548 Carleton Ave. Grand Island, NE 68803

Registered Property Owner (if different from applicant) Mid Nebraska Foundation, Inc P

Address PO Box 1346 Grand Island 68902 Phone (h) 402-469-2193 (w) \_\_\_\_\_  
Diane Campbell

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

Property Address 2548 + 2536 Carleton Ave. Grand Island, NE 68803

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

Lot 13-15 Block \_\_\_\_\_ Subdivision Name Bosseiman Second subdivision, and/or

All/Part \_\_\_\_\_ 1/4 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 R0 to B2

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:

TO allow for commercial/retail uses.

**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 Suzanne Bowden Date 6-13-22

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

info@qdobag-i.com





# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2022  
Regular Meeting**

## **Item F2**

**Public Hearing - Proposed Rezoning - Grand Island - Proposed  
Tract of land including Lots 1, 2 and 3 of Schaaf's Second  
Subdivision**

**Staff Contact:**

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 28, 2022

**SUBJECT:** *Zoning Change (C-32-22GI)*

**PROPOSAL:** This application includes lots 1, 2 and 3 of Schaaf's Second Subdivision 4720 Seedling Mile Road at the northwest corner of Gunbarrel Road and Seedling Mile road (Harmony Hall). The property is located within the two-mile extra-territorial zoning jurisdiction of the City of Grand Island.

The applicant is requesting to change the zoning this property from LLR Large Lot Residential Zone to B-2 General Business.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**LLR:** Large Lot Residential.

*Intent of zoning district*

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

*Permitted and conditional uses:*

**LLR:** Agricultural uses, recreational uses, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of 1 unit per 20,000 square feet.

*Future Land Use Map Designation:*

**LM** The Low to Medium Residential land use would encompass residential uses with a density up to 15 dwelling units per acre. City services such as water and sewer should be provided in areas where densities exceed one dwelling unit per acre.

*Existing land uses.*

Vacant lots and vacant building

##### Adjacent Properties Analysis

*Current zoning designations:*

**East, West North:** LLR Large Lot Residential Zone  
**South:** TA-Transitional Agriculture Zone,

*Intent of zoning district:*

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

**TA:** The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

*Permitted and conditional uses:*

**TA:** Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture.

**LLR:** Agricultural uses, recreational uses, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of 1 unit per 20,000 square feet.

*Comprehensive Plan Designation:*

**North, South, West:** Designated for future low to medium density residential development.

**East:** Transitional Agriculture.

*Existing land uses:*

**East:** Large Lot Residential

**North:** Vacant and Large Lot Residential.

**South and West:** Acreage Residential

**VALUATION:**

**Positive Implications:**

- *Would allow for the restoration of Harmony Hall as a reception hall.* This is an historic structure that has not been maintained. It has been vacant for decades. Rezoning would allow the former use to be restored.

**Negative Implications:**

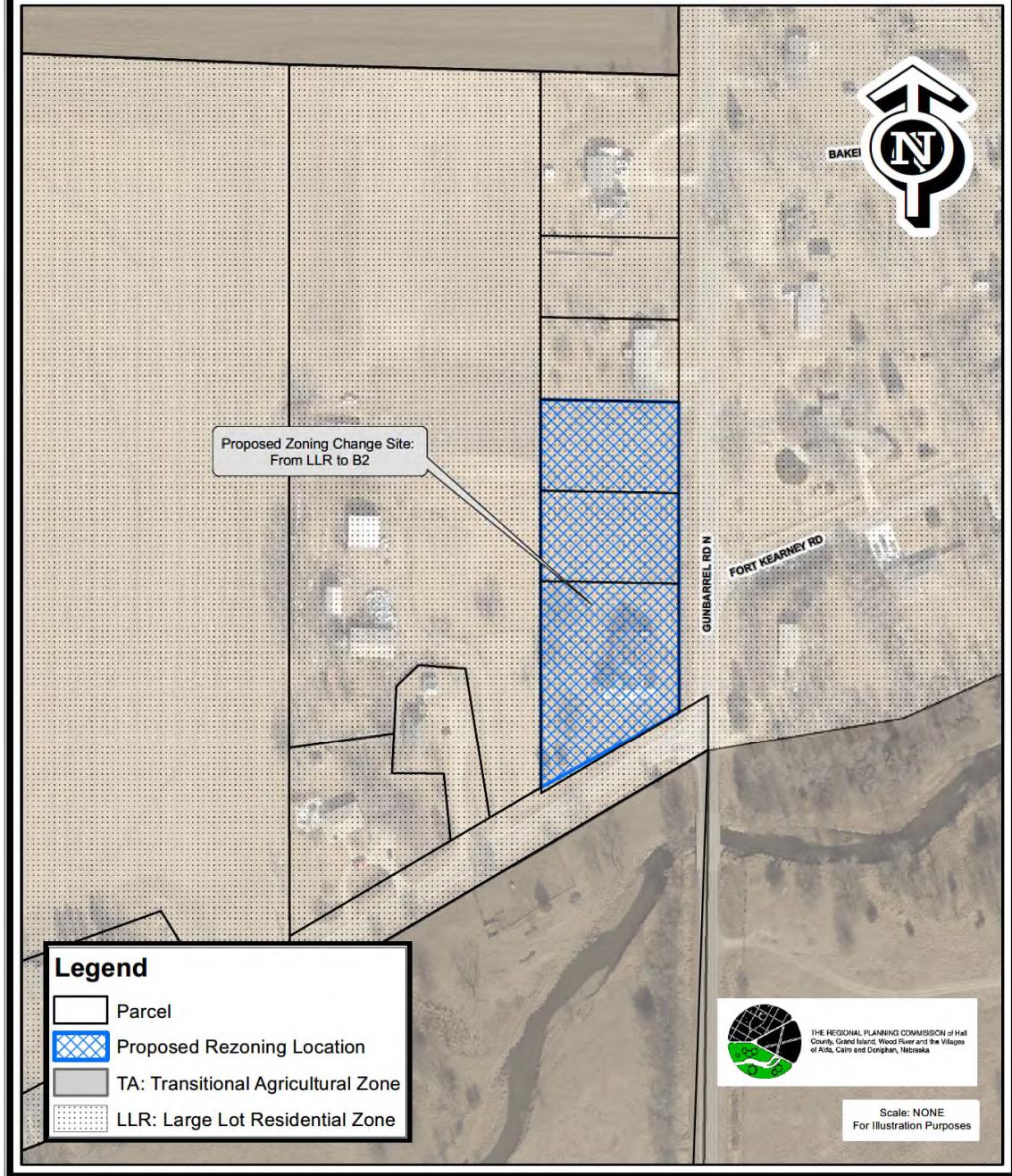
- *Uses other than those proposed are allowed in the B-2 zoning district:* Potential uses for the site would include a convenience store, night club/bar, restaurant, and strip commercial. A copy of the uses allowed in the B-2 Zoning District is attached.
- *Lack of municipal infrastructure:* Sewer is not available to this property. Changing the zoning on this property at this point would likely encourage additional development in this area prior to the development of such municipal infrastructure. The proposed uses would not fit here well without municipal sewer service.
- *Not consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long-term for low to medium
- *Spot Zoning:* This could be challenged as spot zoning since it is not consistent with the comprehensive plan and applies to only a few properties for the benefit of one owner.

**RECOMMENDATION:**

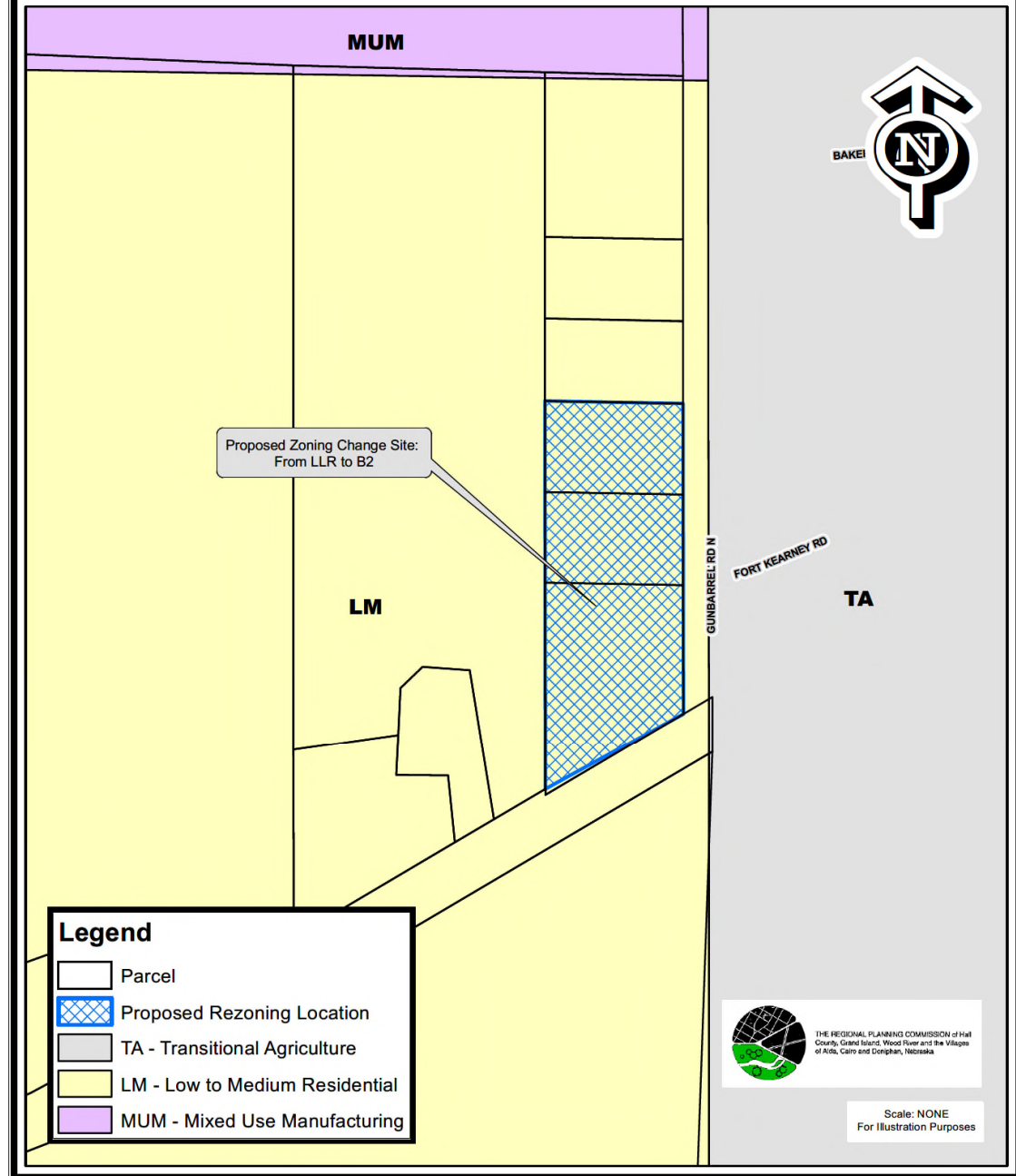
That the Regional Planning Commission recommend that the Grand Island City Council **not** change the zoning on this site from LLR Large Lot Residential to B-2 General Business.

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

## Location Map Proposed Zoning Change



# Future Landuse Map Proposed Zoning Change





**§36-68. (B-2) General Business Zone**

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

(A) Permitted Principal Uses: The following principal uses are permitted in the (B-2) General Business Zoning District.

- (1) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (2) Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]
- (3) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (4) Dwelling units
- (5) Board and lodging houses, fraternity and sorority houses
- (6) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (7) Public parks and recreational areas
- (8) Country clubs
- (9) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (10) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (11) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (12) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (13) Public and quasi-public buildings for cultural use
- (14) Railway right-of-way but not including railway yards or facilities
- (15) Nonprofit community buildings and social welfare establishments
- (16) Hospitals, nursing homes, convalescent or rest homes
- (17) Radio and television stations (no antennae), private clubs and meeting halls
- (18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar use
- (19) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (20) Group Care Home with less than eight (8) individuals
- (21) Elderly Home, Assisted Living
- (22) Stores and shops for the conduct of wholesale business, including sale of used merchandise
- (23) Outdoor sales and rental lots for new and used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery, etc.
- (24) Specific uses such as: archery range, billboards, drive-in theater, golf driving range, storage yard (no junk, salvage or wrecking)
- (25) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is used
- (26) Parking Lots
- (27) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-2) General Business Zoning District as approved by City Council.

- (1) Recycling business
- (2) Towers
- (3) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

(1) Building and uses accessory to the permitted principal use.

(D) Space Limitations:

Uses			Minimum Setbacks					
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	55
Conditional Uses	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	55

<sup>1</sup> No rear yard setback is required if bounded by an alley, otherwise a setback of 10 feet is required.

<sup>2</sup> No side yard setback is required, but if provided, not less than five feet, or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(E) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.



Abstracting services  
 Accounting & bookkeeping services  
 Advertising services, direct mail  
 Advertising services, general  
 Agricultural, business and personal credit services including credit union  
 Agricultural chemical & fertilizers - wholesale  
 Agricultural fertilizers, hazardous & non hazardous - retail  
 Agricultural operations  
 Air conditioning, heating & plumbing contracting services  
 Alteration, pressing & garment repair services  
 Ambulance services  
 Animal hospital services  
 Antiques - retail  
 Apparel & accessories - retail  
 Appliances (household) - retail  
 Appliance repair services  
 Architectural, engineering & planning - professional services  
 Arenas & fieldhouses  
 Armateur rewinding services  
 Armed forces reserve center  
 Art galleries, publicly owned  
 Artists - painters, sculptors, composers, & authors  
 Athletic field or playfield  
 Auditing, accounting & bookkeeping services  
 Auditoriums, public  
 Automobile & other motor vehicle repair services  
 Automobile & other motor vehicles - retail  
 Automobile & truck rental services  
 Automobile equipment - wholesale  
 Automobile parts & supplies - retail  
 Automobile wash services  
 Bait shops  
 Bakeries non-manufacturing - retail  
 Banking services  
 Barber services  
 Batch Plants - temporary  
 Beauty services  
 Bed and breakfast residence  
 Beer, wine & alcoholic beverages - wholesale  
 Bicycles - retail  
 Blueprinting & photocopying services  
 Boarding & rooming houses  
 Boat sales, service and rentals  
 Bookkeeping, auditing & accounting services  
 Books, magazines & newspapers distributing - wholesale  
 Books - publishing & printing  
 Books - retail  
 Bottled gas - retail  
 Bowling alleys  
 Building materials - retail  
 Building materials & lumber - wholesale  
 Business & management consulting services  
 Business offices not elsewhere listed

Butter - manufacturing  
 Cable TV maintenance yard  
 Cameras & photographic supplies - retail  
 Camp grounds, general  
 Camp grounds, group  
 Candy, nut, & confectionery - retail  
 Carpentry & wood flooring services  
 Carpet & rug cleaning & repair service  
 Charitable & welfare services  
 Chiropractors, optometrists, & other similar health services  
 Churches, synagogues & temples  
 Civic, social & fraternal associations  
 Clock, watch & jewelry repair services  
 Commercial & industrial machinery, equipment & supplies - wholesale  
 Commodity & securities brokers, dealers & exchanges & services  
 Confectionery, nut & candy - retail  
 Construction & lumber materials - wholesale  
 Construction services - temporary  
 Convalescent, nursing & rest home services  
 Convents  
 Convenience store  
 Country club  
 Credit reporting, adjustment & collection services  
 Credit unions & agricultural, business & personal credit services  
 Crematory, funeral & mortuary services  
 Curtains, draperies & upholstery - retail  
 Dairy products - retail  
 Dairy products - wholesale  
 Day care centers  
 Dental laboratory services  
 Dental services  
 Department stores - retail  
 Detective & protective services  
 Direct mail advertising services  
 Direct selling organizations - retail  
 Discount & variety stores - retail  
 Disinfecting & exterminating services  
 Dormitories, college  
 Draperies, curtains & upholstery - retail  
 Drug & proprietary - retail  
 Dry cleaning & laundering, self service  
 Dry cleaning, laundering & dyeing services, except rugs  
 Dry goods & general merchandise - retail  
 Dry goods & notions - wholesale  
 Duplicating, mailing, & stenographic services  
 Dwelling, multi-family  
 Dwelling, single-family  
 Dwelling, two-family  
 Dyeing, dry cleaning & laundry services, except rugs  
 Egg & poultry - retail

Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale  
 Electrical contractor services  
 Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale  
 Electrical repair services, except radio & television  
 Electrical supplies - retail  
 Electricity regulating substations  
 Employment services  
 Engineering, planning architectural professional services  
 Equipment & supplies for service establishments - wholesale  
 Equipment rental & leasing services  
 Exhibition halls  
 Exterminating  
 Fairgrounds  
 Farm machinery & equipment - retail  
 Farm products warehousing & storage excluding stockyards - nonhazardous  
 Farm supplies - retail  
 Farms, commercial forestry  
 Farms, grain crops  
 Farms, hay & alfalfa  
 Farms, fiber crops  
 Farms, fruits, nuts or vegetables  
 Farms, nursery stock  
 Feeds, grains & hay - retail  
 Fertilizers, agricultural nonhazardous - retail  
 Fieldhouses & arenas  
 Fire protection & related activities  
 Fish & seafood's - retail  
 Fish & seafood's - wholesale  
 Floor covering - retail  
 Florists - retail  
 Food lockers & storage services  
 Fraternal, civic & social associations  
 Fraternity & sorority houses  
 Fruits & vegetables (fresh) - wholesale  
 Fruits & vegetables - retail  
 Fuel, except fuel oil & bottled gas - retail  
 Fuel oil - retail  
 Funeral, mortuary & crematory services  
 Fur repair & storage services  
 Furniture & home furnishings - wholesale  
 Furniture - retail  
 Furniture repair & reupholstery services  
 Furies & fur apparel - retail  
 Garden supplies & landscape nursery - retail  
 Garment repair, alteration & pressing services  
 Gasoline service stations - retail  
 General stores - retail  
 Gifts, novelties & souvenirs - retail  
 Glass, paint & wallpaper - retail  
 Grains, feeds & hay - retail  
 Green houses  
 Groceries - retail

Group care home  
 Gymnasiums & athletic clubs  
 Hardware - retail  
 Hardware - wholesale  
 Hay, grains & feeds - retail  
 Health resorts  
 Health & exercise spas  
 Hearing aids, optical goods, orthopedic appliances & other similar devices - retail  
 Heating, air conditioning & plumbing contracting services  
 Heating & plumbing equipment & supplies - retail  
 Hobby supplies - retail  
 Holding & investment services  
 Hospital services  
 Hotels, tourist courts, & motels  
 Household appliances - retail  
 Ice - retail  
 Ice skating rinks, indoor  
 Insurance agents & brokers services  
 Insurance carriers  
 Internet service  
 Investment & holding services  
 Janitorial services  
 Jewelry - retail  
 Jewelry, watch & clock repair services  
 Labor unions & similar labor organizations  
 Landscape contracting services  
 Landscape nursery & garden supplies - retail  
 Lapidary work  
 Laundering & dry cleaning, self-service  
 Laundering, dry cleaning & dyeing services, except rugs  
 Lawn care - services  
 Legal services  
 Libraries  
 Liquor - retail  
 Locksmith services  
 Lumber & building materials - wholesale  
 Lumber yards - retail  
 Magazines & newspapers - retail  
 Mailing, duplicating, & stenographic services  
 Management & business consulting services  
 Masonry, stonework, tile setting & plastering services  
 Massage services  
 Meat & meat packing products - wholesale  
 Meats - retail  
 Medical clinics, out-patient services  
 Medical laboratory services  
 Miniature golf  
 Manufactured homes on permanent foundation  
 Mobile homes & accessories - retail  
 Monasteries  
 Monuments - retail  
 Motels, hotels, & tourist courts  
 Motorcycle & bicycle sales, rental & service

Mortuary, funeral & crematory services  
 Museums  
 Musical instruments & supplies - retail  
 Newspaper & magazines - retail  
 Newspapers, books & magazines distribution - wholesale  
 Newspapers publishing & printing  
 News syndicate services  
 Notions, dry goods - wholesale  
 Novelties, gifts & souvenirs - retail  
 Nursery stock farms  
 Nursing, convalescent & rest home services  
 Optical goods, hearing aids, orthopedic appliances & other similar devices - retail  
 Optometrists, chiropractors & other similar health services  
 Orphanages  
 Paint, glass, & wallpaper - retail  
 Painting & paper hanging services  
 Paper & paper products - wholesale  
 Paper hanging & painting services  
 Parks, public  
 Periodicals, publishing & printing  
 Petroleum pipeline R/W  
 Pets & pet grooming - retail  
 Photocopying & blue printing services  
 Photoengraving  
 Photofinishing services  
 Photographic studios & services  
 Photographic supplies & cameras - retail  
 Physicians' services  
 Planetarium  
 Planning, architectural & engineering professional services  
 Plastering, masonry, stone work & tile setting services  
 Playfields & athletic fields  
 Playgrounds  
 Play lot or tot lot  
 Plumbing & heating equipment & supplies - retail  
 Plumbing, heating, & air conditioning contracting services  
 Poultry & small game dressing & packing  
 Pressing, alteration & garment repair services  
 Printing, commercial  
 Printing & publishing of newspapers  
 Printing & publishing of periodicals  
 Private clubs  
 Professional equipment & supplies - wholesale  
 Professional membership organizations  
 Professional offices not elsewhere listed  
 Quarrying, gravel, sand & dirt  
 Quarrying, stone  
 Race tracks & courses - animals  
 Radio broadcasting studios  
 Radios, televisions, phonographs, recorders, & tape players repair services

Radios, televisions, phonographs, recorders & tape players - retail  
 Radio transmitting stations & towers  
 Railroad right-of-way  
 Real estate agents, brokers & management services  
 Recreational vehicles & equipment - retail  
 Recreation centers  
 Rectories  
 Refrigerated warehousing (except food lockers)  
 Resorts (general)  
 Rest, nursing, & convalescent home services  
 Restaurants  
 Restaurants, drive-in  
 Retirement homes  
 Reupholstery & furniture repair services  
 Roller skating rinks - indoor  
 Roofing & sheet metal contracting services  
 Rooming & boarding houses  
 Rug & carpet cleaning & repair services  
 Sausages & other prepared meat products - manufacturing  
 Savings & loan associations  
 Schools, art  
 Schools, barber  
 Schools, beauty  
 Schools, business  
 Schools, colleges  
 Schools, computer  
 Schools, correspondence  
 Schools, dancing  
 Schools, day care  
 Schools, driving  
 Schools, junior college  
 Schools, music  
 Schools, nursery  
 Schools, pre-primary  
 Schools, primary  
 Schools, professional  
 Schools, secondary  
 Schools, stenographic  
 Schools, technical  
 Schools, trade  
 Schools, universities  
 Schools, vocational  
 Scientific & educational research services  
 Second hand merchandise - retail  
 Seed and feed sales  
 Sheet metal & roofing contracting services  
 Shoe repair, shoe shining, & hat cleaning services  
 Shoes - retail  
 Shoes - wholesale  
 Social, civic & fraternal associations  
 Social correctional, treatment & counseling services  
 Sorority & fraternity houses  
 Souvenirs, gifts, novelties - retail  
 Sporting goods - retail  
 Stadiums  
 Stationery - retail

Stenographic, duplicating, & mailing services  
Stone work, masonry, title setting, & plastering services  
Storage - mini  
Storage & warehousing of nonhazardous products  
Storage & warehousing of household goods  
Swimming clubs  
Synagogues, churches, & temples  
Tailoring (custom)  
Taverns  
Taxicab dispatch  
Telegraph communications  
Telephone business office  
Telephone exchange stations  
Telephone maintenance yard  
Telephone relay towers (microwave)  
Television broadcasting studios

Television, radios, phonographs, recorders & tape players repair services  
Television, radios, phonographs, recorders, & tape players - retail  
Television transmitting stations & relay towers  
Temples, churches, & synagogues  
Tennis clubs  
Theaters, legitimate  
Theaters, motion picture, indoor  
Tile setting, masonry, plastering & stone work services  
Tires & inner tubes - wholesale  
Title abstracting services  
Tobacco & tobacco products - wholesale  
Tot lot or play lot  
Tourist courts, hotels, & motels  
Travel arranging services

Truck & automobile rental services  
Utility substations, pumping station, water reservoir & telephone exchange  
Upholstery, draperies, & curtains - retail  
Variety & discount stores - retail  
Vending machine operations - retail  
Veterinarian services  
Wallpaper, paint & glass - retail  
Warehousing & storage of household goods  
Watch, clock, & jewelry repair services  
Water well drilling services  
Welding & blacksmith services  
Welfare & charitable services  
Wine, beer, & alcoholic beverages - wholesale  
Wool & mohair - wholesale

# 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 Jose Ramirez Phone (h) 308 850-0464 (w) \_\_\_\_\_

Applicant Address 1104 N Gunbarrel Rd Grand Island NE, 68801

Registered Property Owner (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address 4720 E Seedling Mile Rd

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

Lot 1,2,3 Block \_\_\_\_\_ Subdivision Name WASH TWP SCHAAF'S SECOND SUB, and/or  
All/Part \_\_\_\_\_ 1/4 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 LLR to B-2

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:

Plan to restore the old Harmony Hall and re-open as a ballroom.

### 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 Jose Ramirez Date 5-24-22

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

## Chad Nability

---

**From:** Greg Erwin <Gpapa3@outlook.com>  
**Sent:** Tuesday, June 28, 2022 11:10 AM  
**To:** Chad Nability  
**Subject:** Rezone Request; A tract of land consisting of all lots 1, 2, 3 Schaafs Subdivision, Hall County Nebraska, from LLR- Large Lot Residential Zone to B2- General Business Zone. The properties located west of Gunbarrel Road, North of Seedling Mile Road, (c-31-

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe. If you are unsure submit a helpdesk ticket at <https://helpdesk.grand-island.com>

To whom it may concern:

My name is Greg Erwin, I live at 545 N Gunbarrel Rd. Right across the street from the property Schaaf's Second Subdivision. My family and I have concerns about rezoning this property from residential to commercial.

My mother and I moved to Grand Island from Phoenix almost 3 years ago to be closer to my daughter and her family. The reason I choose the area and the house I did was because after looking into all of the properties in this area, I found that they were all zoned as residential meaning that this area was safer for my family, including my elderly mother and my young grandchildren.

Rezoning this property to B2 gives me grave concerns due to the fact that rezoning this as a commercial property brings more traffic and people to the area. Making this a reception hall has a high potential for drunk driving in this quiet residential community, public intoxication, potential for increased crime and violence that come along with the consumption of alcohol, loud music, litter, livestock safety concerns, other environmental imbalance, and overall disturbance to the community and the people who choose this area to live because of the safe, and quiet residential zoning.

Public intoxication, reception halls, and other such activities coinciding with this type of business should be kept inside of city limits because of many safety concerns. One being that this property is on the county line of Hall and Merick counties. If the authorities, and or first responders for any emergency situations have to be called and sent out, I am concerned about the response times and which county would respond. Also, rezoning this property opens up the possibilities for other types of businesses such as convenience stores, gas stations, restaurants, etc. to buy the property and become more disruptive to this safe, quiet, residential community.

I hope all of these concerns are taken into consideration when deciding whether to rezone this property and disrupt this residential community. Thank you for your time regarding this matter. Any further questions please feel free to contact me via email at GPapa3@gmail.com or by phone at (602)487-9933. If I do not answer, please leave a message.

--Greg Erwin



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2022**

**Regular Meeting**

## **Item F3**

**Public Hearing - Zoning Text Amendments re: Data Centers - Hall County - Public hearing and action on requested amendments to allow Data Center as permitted conditional use in the A-1 Primary Agriculture zone**

**Staff Contact:**



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2022**

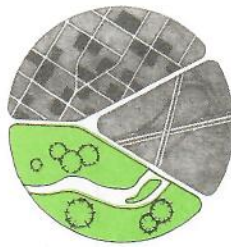
**Regular Meeting**

## **Item J1**

**Final Plat - Island Subdivision - Grand Island - Located north  
Curran Avenue at the intersection of Curran Avenue and Carleton  
Avenue.**

**Staff Contact:**





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

June 22, 2022

Dear Members of the Board:

**RE: Final Plat – Subdivision List.**

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

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on July 6, 2022** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of  
Deeds

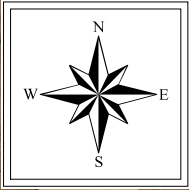
Manager of Postal Operations

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



Name	Acres	Lots	Legal Description
Island Subdivision	.75	2	A tract of land comprising of Lot Twenty-Seven, Bosselman Second Subdivision, in the City of Grand Island

# PROPOSED SUBDIVISION AERIAL 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 Umbrella Development LLC  
Address 2538 St Patrick Ave  
City Grand Island, State NE Zip 68803  
Phone 3083797881

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: 6/13/2022  
(Applicant)

**Surveyor/Engineers Information**

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

**SUBDIVISION NAME:** Island 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 \_\_\_\_\_

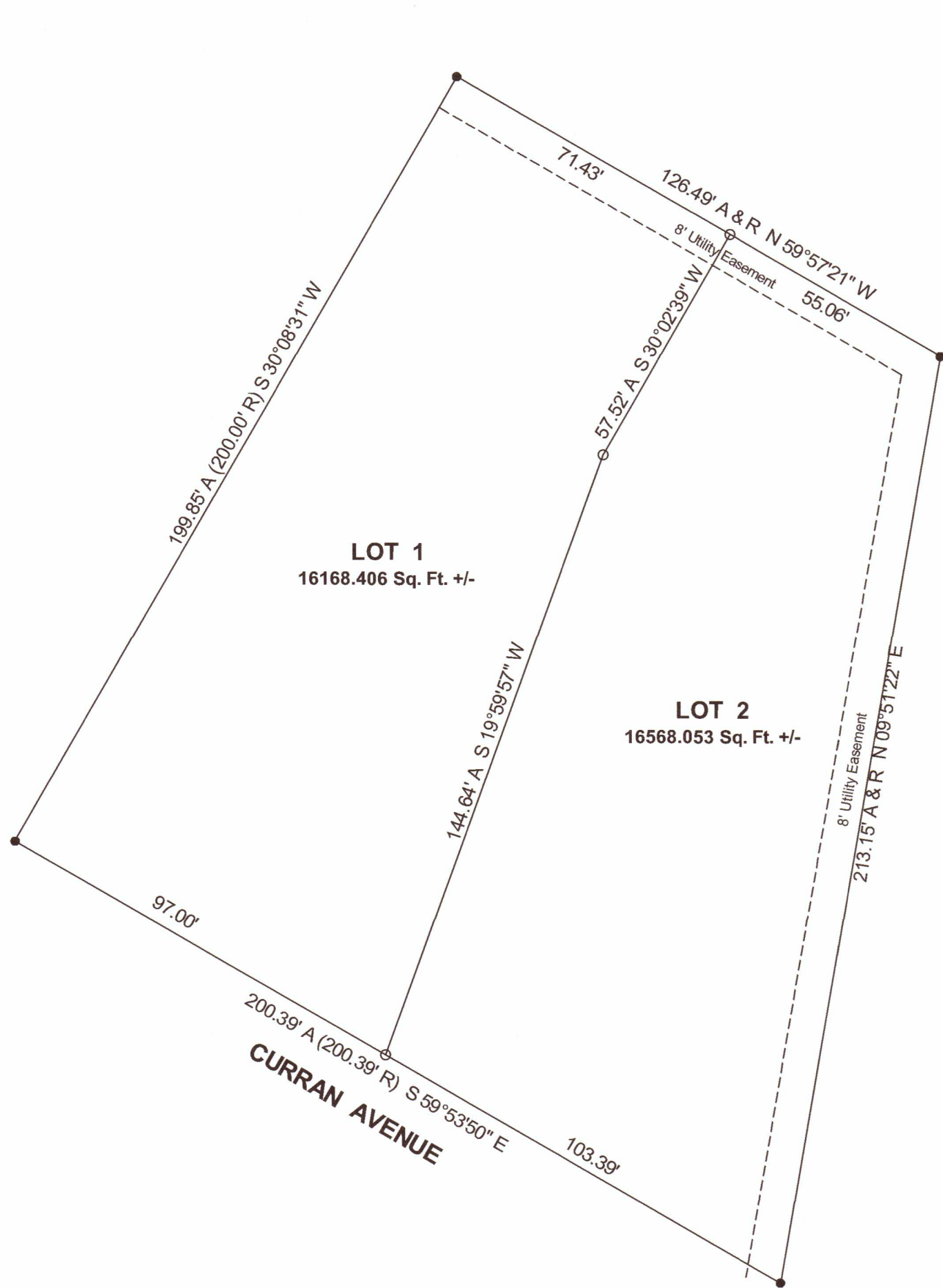
**Checklist of things Planning Commission Needs**

- ☒ 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.



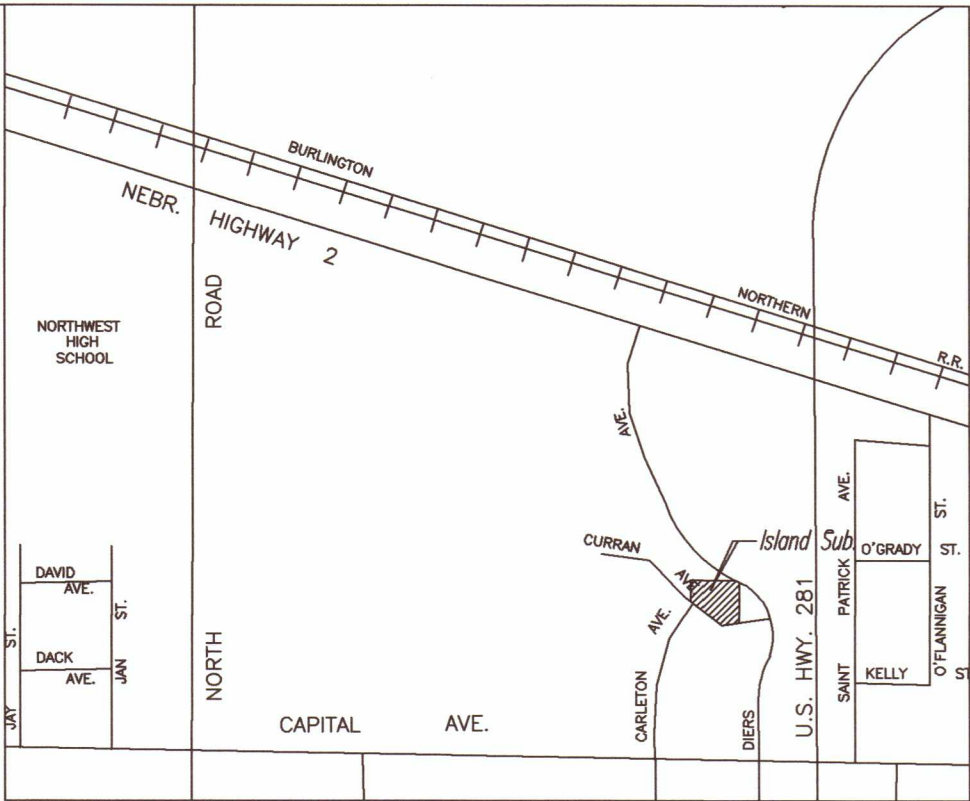


Scale 1" = 30'

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

# ISLAND SUBDIVISION CITY OF GRAND ISLAND, NEBRASKA

A tract of land comprising of Lot Twenty-Seven (27),  
Bosselman Second Subdivision, in the City of Grand  
Island, Hall County, Nebraska.



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that "Island Properties LLC," being the owner of the land described hereon have caused same to be surveyed, subdivided, platted and designated as 'ISLAND SUBDIVISION', in the City of Grand Island, 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

\_\_\_\_\_  
Wesley Encinger - Member

\_\_\_\_\_  
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 Brennan Sargent, 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

**LEGAL DESCRIPTION**

A tract of land comprising of Lot Twenty-Seven (27), Bosselman Second Subdivision, in the City of Grand Island, Hall County, Nebraska.

**SURVEYOR'S CERTIFICATE**

I hereby certify that on February 2, 2022, I completed an accurate survey of 'ISLAND SUBDIVISION', in the City of Grand Island, 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

**APPROVALS**

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

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

Approved and accepted by the City of Grand Island, Hall County, Nebraska this\_\_\_\_\_  
Day of\_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

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

LOCATION: Lot Twenty-Seven (27), Bosselman Second Subdivision			
TITLE: Grand Island, Nebraska			
SCALE: AT A3: 1" = 30'	DATE: 6/18/2022	DRAWN: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO:		DRAWING NO:	REVISION:



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2022**

**Regular Meeting**

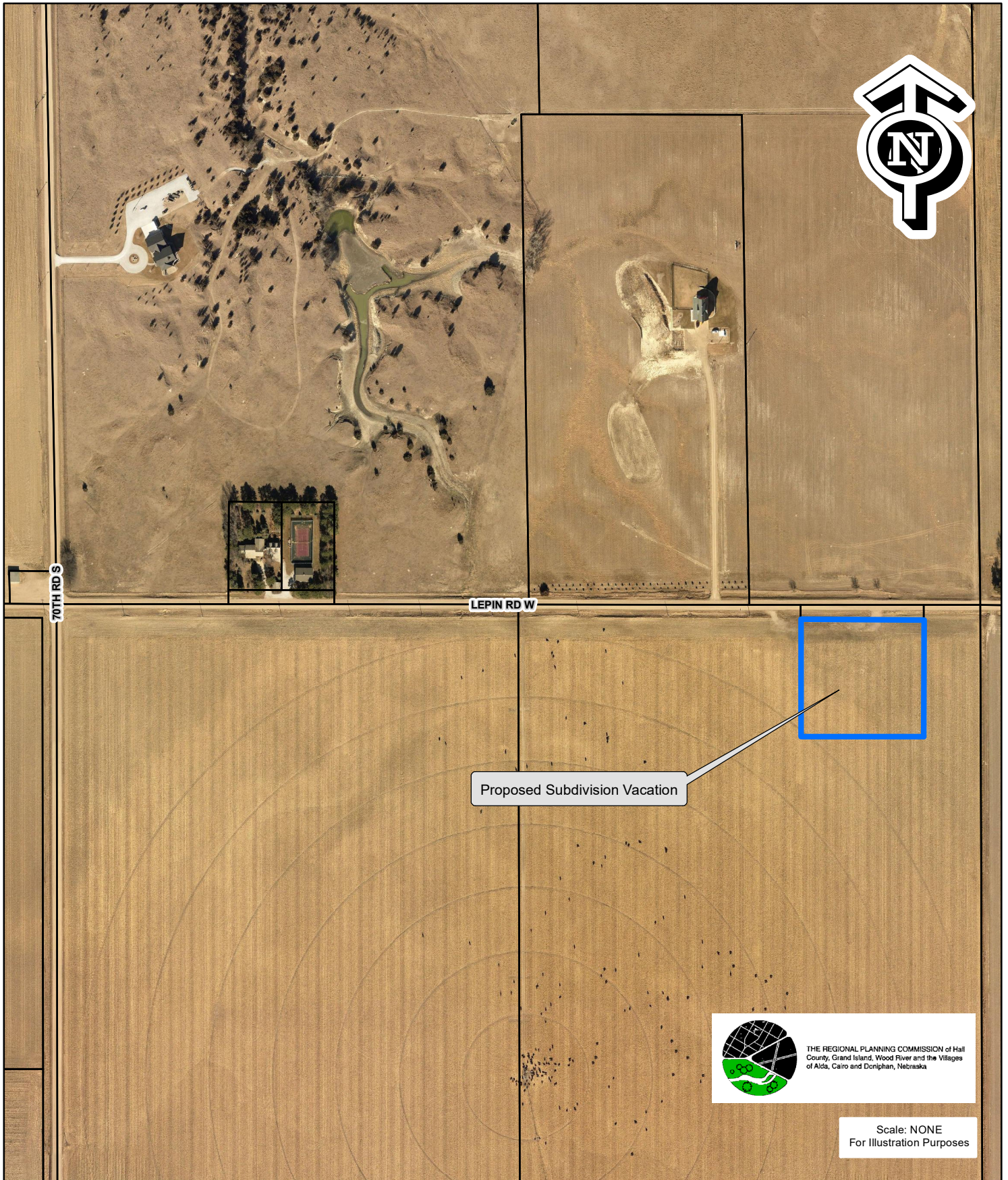
## **Item J2**

**Request to Vacate - Final Plat - Horizon View Subdivision - Hall  
County: Generally located south of Lepin Road and east of 70"  
Road.**

**Staff Contact:**



# Location Map Proposed Subdivision Vacation





Parcel: 400232223

Subdivision: Horizon View

NW ¼ 20-9-10

To Whom It May Concern:

Currently, the property that I own at 20-9-10 has a parcel on the property subdivided out and is subjected to a different valuation than the rest of the property. The property was surveyed and subdivided several years ago as the plan was that my daughter was going to start the process of building a home there. The plans had changed sometime after the subdivision was divided out of the rest of the property and will not be a site for a home. I am requesting that the subdivision of Horizon View be removed and be placed back to the original property that it resides on. Enclosed is \$300 made out to the Hall County Treasurer for the fees associated with this process.

Sincerely,

A handwritten signature in blue ink that reads "Patricia D. Rainforth". The signature is fluid and cursive, with the first name "Patricia" being the most prominent part.

Contact information:

Kevin Rainforth

12725 S. Alda Rd.

Doniphan, NE 68832

402-461-1631

201305855

STATE OF NEBRASKA )  
COUNTY OF HALL ) SS

2013 JUL 22 AM 8 56

*Matilda K. deFreese*  
HALL COUNTY CLERK OF RECORDS

HORIZON VIEW SUBDIVISION  
PART OF THE EAST HALF OF THE NORTHWEST QUARTER  
SECTION 20, TOWNSHIP 9 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL  
COUNTY, NEBRASKA.

NORTHWEST CORNER SEC 20-T9N-R10W  
FOUND 1/2" IRON PIPE  
NAIL IN POWER POLE NW 103.85'  
NAIL IN POWER POLE SW 45.00'  
NAIL IN GUY POLE SE 52.55'  
NAIL IN TELE GAUD POST NE 52.15'

N89°02'25"E  
2621.94'  
350.00'

S89°02'26"W  
160.00'

N1/4 CORNER SEC. 20-T9N-R10W  
FOUND 1" IRON PIPE  
NAIL IN BRACE POST NE 34.98'  
CHISEL MARK IN CMP SE 52.32'  
REBAR IN CONC WC N 33.00'  
NAIL IN TREE NE 56.8'

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE DANIEL J. RAINFORTH REVOCABLE TRUST, DANIEL J. RAINFORTH TRUSTEE, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HORIZON VIEW SUBDIVISION", A SUBDIVISION BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS 10 DAY OF June, 2013.

*Daniel J. Rainforth* trustee  
DANIEL J. RAINFORTH, TRUSTEE

ACKNOWLEDGMENT

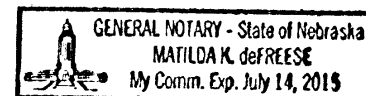
STATE OF NEBRASKA )  
COUNTY OF HALL ) SS

ON THE 10 DAY OF June, 2013, BEFORE ME *Matilda K. deFreese*  
A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DANIEL J. RAINFORTH, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE ARE AFFIXED HERETO, AND THAT EACH DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY

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

MY COMMISSION EXPIRES 7-14-2015



*Matilda K. deFreese*  
NOTARY PUBLIC

APPROVALS

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

*Robert C. Davis* July 10, 2013  
CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS 10 DAY OF July, 2013.

*Danila E. Lancaster*  
CHAIRMAN OF THE BOARD

*Matilda K. deFreese*  
COUNTY CLERK



(SEAL)

UNPLATTED  
(NOT A PART)

40' RIGHT OF WAY  
DEDICATED WITH THIS PLAT

LOT 1

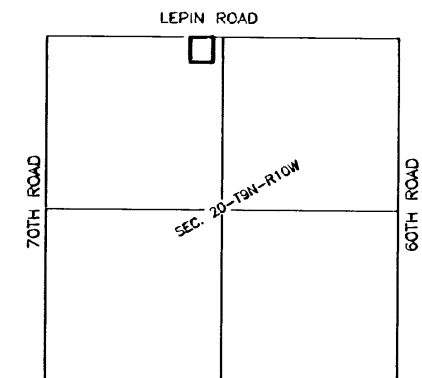
3.00 AC±  
0.32 AC ROW  
2.68 AC± BAL.

UNPLATTED  
(NOT A PART)

LEGEND

SCALE: 1"=50'

- FOUND 5/8" REBAR (UNLESS NOTED)
- ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
- Ⓢ TEMPORARY POINT
- PROJECT: 20130006
- DRAWN BY: JR



VICINITY MAP  
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE NW1/4 SECTION 20, TOWNSHIP 9 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20 THENCE S89°02'25"W (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO;) ON THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 160.00 FEET TO THE PLACE OF BEGINNING; THENCE S00°57'35"W A DISTANCE OF 373.37 FEET; THENCE S89°02'25"W A DISTANCE OF 350.00 FEET; THENCE N00°57'35"W A DISTANCE OF 373.37 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE N89°02'25"E ON THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 350.00 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 3.00 ACRES MORE OR LESS OF WHICH 0.32 ACRES MORE OR LESS IS COUNTY ROAD RIGHT OF WAY.

SURVEYORS CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 5/10/2013, AT THE REQUEST OF JILL OSLER, 322 N 4TH ST. DONIPHAN NE, 68832 I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.



*Jacob H. Ripp*  
JACOB H. RIPP





# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2022**

**Regular Meeting**

## **Item N1**

**2022-2023 Hall County budget submission**

**Staff Contact:**



# Hall County Regional Planning Commission

Wednesday, July 6, 2022

Regular Meeting

## Item S1

### Marvin Planning Invoice

Staff Contact:



Marvin Planning Consultants, Inc  
382 N. 4th Street  
PO Box 410  
David City, NE 68632

# Invoice

Date	Invoice #
6/17/2022	1255

## Bill To

Hall County Regional Planning Commission  
Chad Nabity  
PO Box 1968  
Grand Island, NE 68802-1968

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	7/17/2022		
Description		Qty	Rate	Amount
See attached pdf Out-of-state sale, exempt from sales tax			18,135.17 0.00%	18,135.17 0.00
			<b>Total</b>	\$18,135.17
			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$18,135.17

Phone #
402.367.5031

E-mail
kmarvin@marvinplanning.com

Project  
HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete	Amount left	Cummulative Amount Due
Project Kick-off and Organization	\$ 37,300.00	56%	\$ 20,935.17	\$ 16,364.83	\$ 20,935.17
Envision HCRPC	\$ 45,700.00	1%	\$ 600.00	\$ 45,100.00	\$ 21,535.17
HCRPC Profile	\$ 33,500.00	0%	\$ -	\$ 33,500.00	\$ 21,535.17
HCRPC Tomorrow	\$ 49,500.00	0%	\$ -	\$ 49,500.00	\$ 21,535.17
Implementation Plan	\$ 9,000.00	0%	\$ -	\$ 9,000.00	\$ 21,535.17
HCRPC Zoning	\$ 30,000.00	0%	\$ -	\$ 30,000.00	\$ 21,535.17
Housing	\$ 15,000.00	48%	\$ 7,265.00	\$ 7,735.00	
	\$ 220,000.00		\$ 28,800.17	\$ 191,199.83	\$ 21,535.17
Total Contract	\$ 220,000.00		Total Amount Complete		\$ 21,535.17
			% Complete to date		9.8%
			Previously billed		\$ 3,400.00
Amount Remaining on Contract	\$ 198,464.83		Amount due		\$ 18,135.17
			% due		8.2%

Actually Complete



Project  
HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete	Amount left	Cummulative Amount Due
Project Kick-off and Organization	\$ 2,000.00	100.0%	\$ 2,000.00	\$ -	\$ 2,000.00
Envision GI	\$ 6,000.00	10.0%	\$ 600.00	\$ 5,400.00	\$ 2,600.00
GI Profile	\$ 5,500.00	0.0%	\$ -	\$ 5,500.00	\$ 2,600.00
GI Tomorrow	\$ 5,500.00	0.0%	\$ -	\$ 5,500.00	\$ 2,600.00
Implementation Plan	\$ 1,500.00	0.0%	\$ -	\$ 1,500.00	\$ 2,600.00
GI Zoning	\$ 10,000.00	0.0%	\$ -	\$ 10,000.00	\$ 2,600.00
Housing	\$ -	0.0%	\$ -	\$ -	\$ 2,600.00
Subtotal	\$ 30,500.00		\$ 2,600.00	\$ 27,900.00	

Project Kick-off and Organization	\$ 9,000.00	40.0%	\$ 3,600.00	\$ 5,400.00	\$ 6,200.00
Envision Hall County	\$ 12,500.00	0.0%	\$ -	\$ 12,500.00	\$ 6,200.00
Hall County Profile	\$ 12,000.00	0.0%	\$ -	\$ 12,000.00	\$ 6,200.00
Hall County Tomorrow	\$ 12,000.00	0.0%	\$ -	\$ 12,000.00	\$ 6,200.00
Implementation Plan	\$ 7,000.00	0.0%	\$ -	\$ 7,000.00	\$ 6,200.00
Hall County Zoning	\$ 20,000.00	0.0%	\$ -	\$ 20,000.00	\$ 6,200.00
Subtotal	\$ 72,500.00		\$ 3,600.00	\$ 68,900.00	

Total Contract	\$ 103,000.00		Total Amount Complete	\$ 6,200.00
			% Complete to date	6.0%
			Previously billed	\$ 3,400.00
Amount Remaining on Contract	\$ 96,800.00		Amount due	\$ 2,800.00
			% due	2.7%

Actually Complete

Project  
HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete
Project Kick-off and Organization	\$ 8,500.00	12.5294%	\$ 1,065.00
Envision HCRPC	\$ -	0%	\$ -
HCRPC Profile	\$ 16,000.00	0%	\$ -
HCRPC Tomorrow	\$ 12,000.00	0%	\$ -
Implementation Plan	\$ -	0%	\$ -
HCRPC Zoning	\$ -	0%	\$ -
	\$ 36,500.00		\$ 1,065.00
<b>Total Contract</b>	<b>\$ 36,500.00</b>		<b>Total Amount Compl</b>
			<b>% Complete to date</b>
			<b>Previously billed</b>
<b>Amount Remaining on Contract</b>	<b>\$ 35,435.00</b>		<b>Amount due</b>
			<b>% due</b>

Actually Complete

<b>Amount left</b>	<b>Cummulative Amount Due</b>
\$ 7,435.00	\$ 1,065.00
\$ -	\$ 1,065.00
\$ 16,000.00	\$ 1,065.00
\$ 12,000.00	\$ 1,065.00
\$ -	\$ 1,065.00
\$ -	\$ 1,065.00
\$ 35,435.00	\$ 1,065.00
<b>ete</b>	<b>\$ 1,065.00</b>
	<b>2.9%</b>
	\$ -
	<b>\$ 1,065.00</b>
	<b>2.9%</b>



Project  
HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete
Project Kick-off and Organization	\$ 8,900.00	100%	\$ 8,900.00
Envision HCRPC	\$ 10,600.00	0%	\$ -
HCRPC Profile	\$ -	0%	\$ -
HCRPC Tomorrow	\$ 10,000.00	0%	\$ -
Implementation Plan	\$ 500.00	0%	\$ -
HCRPC Zoning	\$ -	0%	\$ -
Housing	\$ 15,000.00		
	\$ 45,000.00		\$ 8,900.00
<b>Total Contract</b>	<b>\$ 45,000.00</b>		<b>Total Amount Comp</b>
			<b>% Complete to date</b>
			<b>Previously billed</b>
<b>Amount Remaining on Contract</b>	<b>\$ 36,100.00</b>		<b>Amount due</b>
			<b>% due</b>

Actually Complete

Amount left	Cummulative Amount Due
\$ -	\$ 8,900.00
\$ 10,600.00	\$ 8,900.00
\$ -	\$ 8,900.00
\$ 10,000.00	\$ 8,900.00
\$ 500.00	\$ 8,900.00
\$ -	\$ 8,900.00
\$ 15,000.00	
\$ 36,100.00	\$ 8,900.00
lete	\$ 8,900.00
	19.8%
	\$ -
	\$ 8,900.00
	19.8%

Project

HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete
Project Kick-off and Organization	\$ 8,900.00	60.338980%	\$ 5,370.17
Envision HCRPC	\$ 11,600.00	0.0%	\$ -
HCRPC Profile	\$ -	0%	\$ -
HCRPC Tomorrow	\$ 10,000.00	0%	\$ -
Implementation Plan	\$ -	0%	\$ -
HCRPC Zoning	\$ -	0%	\$ -
Housing	\$ -		
	\$ 30,500.00		\$ 5,370.17
<b>Total Contract</b>	<b>\$ 30,500.00</b>		<b>Total Amount Comp</b>
			<b>% Complete to date</b>
			<b>Previously billed</b>
<b>Amount Remaining on Contract</b>	<b>\$ 25,129.83</b>		<b>Amount due</b>
			<b>% due</b>

Actually Complete

Amount left	Cummulative Amount Due
\$ 3,529.83	\$ 5,370.17
\$ 11,600.00	\$ 5,370.17
\$ -	\$ 5,370.17
\$ 10,000.00	\$ 5,370.17
\$ -	\$ 5,370.17
\$ -	\$ 5,370.17
\$ -	\$ 5,370.17
\$ 25,129.83	\$ 5,370.17
lete	\$ 5,370.17
	17.6%
	\$ -
	\$ 5,370.17
	17.6%

Project  
HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete
Project Kick-off and Organization	\$ -	0%	\$ -
Envision HCRPC	\$ 5,000.00	0%	\$ -
HCRPC Profile	\$ -	0%	\$ -
HCRPC Tomorrow	\$ -	0%	\$ -
Implementation Plan	\$ -	0%	\$ -
HCRPC Zoning	\$ -	0%	\$ -
	\$ 5,000.00		\$ -
<b>Total Contract</b>	<b>\$ 5,000.00</b>		<b>Total Amount Complete</b>
			<b>% Complete to date</b>
			<b>Previously billed</b>
<b>Amount Remaining on Contract</b>	<b>\$ 5,000.00</b>		<b>Amount due</b>
			<b>% due</b>

Actually Complete

Amount left	Cummulative Amount Due
\$ -	\$ -
\$ 5,000.00	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 5,000.00	\$ -

te	\$ -
	0.0%
	\$ -
	\$ -
	0.0%