



Hall County Regional Planning Commission

Wednesday, November 2, 2022
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Darrell Nelson	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Nick Olson	Doniphan	
Tyler Doane	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

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, November 2, 2022
Regular Meeting**

Item A1

Agenda November 2, 2022

Staff Contact:



AGENDA
Wednesday, October 19, 2022
2 p.m.
Grand Island City Hall

Open Meetings Notifications

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 that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of September 19, 2022 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment CRA Area 34- – For property proposed for north of Faidley Avenue and east of Claude Road (Lot 1 of Crane Valley Ninth Subdivision) -- KER Enterprises LLC
 - a. Consideration of Resolution 409- Forward a Redevelopment Plan Amendment to the Grand Island City Council for Castaways Fun Center -- KER Enterprises LLC.
7. Redevelopment Plan Amendment CRA Area 16- – 2206 and 2300 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
 - a. Consideration of Resolution 410- Forward a Redevelopment Plan Amendment to the Grand Island City Council for 2206 and 2300 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
8. Proposed Change of Ownership and Transfer of TIF Bond and project for Hatchery Holding LLC 2325 W. Schimmer Drive
9. Other Projects Grant Grand Island Chamber of Commerce Exterior Remodel
10. Façade Improvement Grant 3231 Ramada Road- \$100,000

11. Façade Improvement Grant 118 W. 2nd Street- \$100,000
12. Façade Improvement Grant 1150 S. Locust Street- \$77,635.41
13. Façade Improvement Grant 106 N. Locust Street - \$100,000
14. Façade Improvement Grant 313-315 N. Locust Street- \$100,000
15. Director's Report
 - a. Mall Redevelopment
16. Adjournment

Next Meeting November 9, 2022

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

4. 2022 Community Beautification Award

- 5. Public Hearing – Proposed Rezoning – Grand Island.** Public Hearing regarding the rezoning located at 4060 Stauss Road including West End Subdivision Lots 1-14 Inclusive and adjoining right of way to the center of the dedicated streets from LLR Large Lot Residential to B2 General Business Zone (C-06-23GI). This extends the existing B2 zone. The owner of the storage units to the east want to expand his storage facility. **See Full Recommendation** (Hearing, Discussion, Action)

Consent Agenda

- 6. Final Plat – RNS Engle Subdivision– Hall County:** Located south of Gunther Road and west of 90th Road in Hall County. This splits an existing farmstead from a tract of 20 acres or more. (1 Lot, 1.257 Acres)
- 7. Final Plat – Central Community College Second Subdivision – Grand Island:** Located at the north of Husker Highway and east of U.S. Highway 281- This property is zoned RO Residential Office. The college is planning dormitories and additional buildings in the next few years and this will get them started on that process.(7 Lots, 29.26 Acres)
- 8. Comprehensive Plan-** Doniphan and Alda approved budget for updating their comprehensive development plans. Contract amendments are included.

**Special Meeting November 14, 2022. 5:30 PM
Next Regular Meeting December 7, 2022**



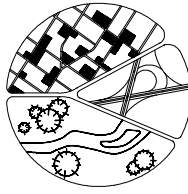
Hall County Regional Planning Commission

**Wednesday, November 2, 2022
Regular Meeting**

Item E1

Meeting Minutes October 5, 2022

Staff Contact:



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

Minutes
for
October 5, 2022

The meeting of the Regional Planning Commission was held Wednesday, October 5, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on September 24, 2022.

Present: Leslie Ruge	Nick Olson	Darrel Nelson
Pat O’Neill	Leonard Rainforth	Judd Allan
Greg Robb	Hector Rubio	
Tony Randone	Jaye Monter	

Absent: Tyler Doane and Robin Hendricksen

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

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 September 7, 2022 meeting.

A motion was made by Rubio and second by Randone to approve the minutes of the September 7, 2022 meeting.

The motion carried with nine members voting in favor (Nelson, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, and Randone) and one member abstaining (Allan), no members voting no (Doane and Hendricksen were absent).

3. Request Time to Speak.

Keith Marvin – Marvin Planning Consultants – David City, NE – Item #7 and Item #8

Drew Snyder – 20010 Manderson Street, Omaha, NE – Item # 7 and Item 8

Alex Bullington – 3601 Jumpstreet, Omaha, NE – Item # 5

Bruce Schreiner – 2535 N. Carleton Grand Island, NE Item #6

Zackary Butz – 308 N. Locust Street, Grand Island, NE – Item # 6

Brad Kissler – 605 Sandalwood Dr, Grand Island, NE – Item # 6

Nabity introduced the Boy Scouts Troop 14 and Troop 114 from Grand Island.

4. Public Hearing – Comprehensive Plan Amendment - Grand Island Public Hearing concerning an amendment to the future land use element of the Grand Island Comprehensive Plan for property between Broadwell Avenue and U.S. Highway 281 and Capital Avenue and Airport Road Grand Island, Hall County, Nebraska. (C-01-23GI)

O'Neill opened the public hearing.

Nabity stated the Future Land Use Map from the Grand Island Comprehensive Plan identified the area of the Veteran's Home as public. The updated Veterans Legacy Project Master Plan shows uses of mixed use developments with some commercial, residential, housing and office uses. Based on the proposed development in the area it is appropriate to consider changes to the future land use map that would allow for more of a mixed use designation. The proposed changes facilitate development north of Capital Ave in accordance to the vision of the Veterans Legacy Project Master Plan. These changes would allow for the creation of a mixed use developments north of Capital Ave and South of Airport Rd. While preserving property for public uses around Eagle Scout Park, the Veteran's Ball Fields and the Veteran's Cemetery. The Regional Planning Commission recommends that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan.

O'Neill closed the public hearing.

A motion was made by Randone and second by Rainforth to approve the Comprehensive Plan Amendment Grand Island.

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

- 5. Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 16 to allow for residential reuse of the Pershing and Anderson Buildings at the former Veterans' Home property at 2206 and 2300 W. Capital Avenue Grand Island, Hall County, Nebraska. Resolution 2023-01 (C-02-23GI)

O'Neill opened the public hearing.

Nabity stated the redevelopment plan is requesting \$715,000 in tax increment financing the majority of the funding is for the project is coming from Nebraska Investment Authority and Historic Tax Credits. The developer is proposing to reuse these existing buildings to create 48 units of apartments in the Pershing and Anderson Building. The redevelopment plan is consistent with the Comprehensive Plan and recommends approval as presented.

Alex Bullington – 3601 Jumpstreet, Omaha, NE – Mr. Bullington with White Lotus group was available for questions.

O'Neill closed the public hearing.

A motion was made by Monter and second by Ruge to approve the redevelopment plan for CRA Area No. 16 and resolution 2023-01.

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

- 6. Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 34 to allow for commercial development on property located at Claude Road and Faidley Avenue (Lot 1 of Crane Valley Ninth Subdivision) in Grand Island, Hall County, Nebraska. Resolution 2023-02 (C-03-2023GI)

O'Neill opened the public hearing.

Nabity stated KER Enterprises LLC is proposing to develop a family entertainment center. The request for tax increment financing is different for this applicant. CRA and the City of Grand Island will retain 25% of the tax increment generated by this project to help pay for Claude Road extension. The property is zoned B2 General Business. The future land use map calls for commercial uses at this location. The redevelopment plan is consistent with the Comprehensive Plan of the City of Grand Island and recommends approval as presented.

Bruce Schreiner – 2535 N. Carleton, Grand Island, NE – Mr. Shriner was available for questions.

Zack Butz - 308 N. Locust Street, Grand Island, NE – Mr. Butz was available for to answer any questions.

Brad Kissler - 605 Sandalwood Dr, Grand Island, NE – Mr. Kissler went over the project and was available to answer questions.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Rubio to approve the Redevelopment Plan amendment for CRA Area No. 34 1-located at Claude Road and Faidley Avenue and Resolution 2023-02.

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

- 7. Public Hearing – Proposed CRA Area No. 28 – Grand Island** – Proposed CRA Area #28 located between 13th Street and State Street and U.S. Highway 281 and Webb Road (including the Conestoga Mall) in Grand Island, Hall County Nebraska). Resolution 2023-03 (C-04-23GI)

O'Neill opened the public hearing for item number 7 and number 8 Extremely Blighted Study.

Nabity stated the study does show the property can be declared blighted and substandard. The study area is approximately 78.45 acres of property located between U.S Highway 281 and Webb Road and 13th Streets including the Conestoga Mall. Nabity also mentioned the Woodsonia, an Omaha based real estate company, has the Conestoga Mall property under contract. The project is based on complying with some components which includes getting declared blighted and substandard and approved for tax increment financing.

Planning Commission staff recommends approval.

Nabity stated the Extremely Blighted Study is a designation that was put into place by the Legislature about 4 years ago. For an area to be designated as extremely blighted and substandard 1- area had to have been declared blighted and substandard 2) an unemployment rate twice the state's unemployment rate based on US Census data and 3) a poverty rate of 20 percent or more

Designating an area as Extremely Blighted provides two potential benefits to redevelopment in the area and any residents in the area along with a benefit to the City.

1. The term of TIF bonds in Extremely Blighted areas may extended from 15 years to 20 years.
2. First time home buyers that purchase qualifying homes in areas that have been declared Extremely Blighted as their primary residence prior to January 1, 2026 will receive an income tax credit of up to \$5000.
3. Remove those areas that are declared Extremely Blighted from 35% cap on area that can be declared Blighted and Substandard

Keith Marvin – Marvin Planning Consultants –

Drew Snyder – 20010 Manderson Street , Omaha, NE – Mr. Snyder with Woodsonia Real Estate – went over the project and was available for questions.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to approve the Substandard and Blight Study for CRA Area No. 28 and Resolution 2023-03 and Extremely Blighted Study and Resolution 2023-04.

The motion was carried with nine members voting in favor (Allan, Nelson, Ruge, Olson, Robb, Monter, Rainforth, Rubio, and Randone) and one member abstaining (O'Neill) and no members voting no (Hendricksen and Doane were absent).

- 8. Public Hearing – Extremely Blighted Study – Grand Island** – Public Hearing Concerning a study to identify those areas of Grand Island that can qualify as Extremely Blighted per Nebraska Community Redevelopment Law. Resolution 2023-04 (C-05-23GI)

Consent Agenda

- 9. Final Plat – Holtz 2nd Subdivision– Hall County:** Located west of 190th Road and north of Wood River Road in Hall County. This is property is zoned A-1 and this plat increases the size of the existing lot 1 of Holtz Subdivision. (1 Lot, 2.137 Acres).
- 10. Final Plat – Northwest Gateway Second Subdivision– Grand Island:** Located at the north end of Colorado Avenue. (4 Lots, 2.290 Acres)
- 11. Final Plat – Woodland Park 19th Subdivision—Grand Island:** Located east of

Independence Avenue and south of Pennsylvania Avenue. (2 Lots, 6.979Acres)

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

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

**12. Comprehensive Plans
Payment of Claims**

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

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

13. Directors Report

**Community Beautification Award –
Planning Commission Member Terms of Service**

14. Next Meeting November 2, 2022

15. Adjourn.

O'Neill adjourned the meeting at 6:59 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

Wednesday, November 2, 2022

Regular Meeting

Item F1

**Public Hearing - Proposed Rezoning - Rezoning - Grand Island -
Public Hearing regarding the rezoning located at 4060 Stauss Road
including West Road including West End Subdivision Lots 1-14
Inclusive and adjoining right of way**

Staff Contact:

Agenda Item #7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

October 24, 2022

SUBJECT: *Zoning Change (C-06-23GI)*

PROPOSAL: To rezone approximately 2.5 acres of land north of Stauss Road and east of Centre Street, from LLR Large Lot Residential to B-2 General Business Zone, in the City of Grand Island. The purpose of this rezoning request extend the self storage buildings from the east and remove the existing house.

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 and residential uses at a density of two dwelling units per acre.

Proposed zoning district

B-2: Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

Comprehensive Plan Designation:

Designated for manufacturing development.

Existing land uses.

Single family home to be removed.

Adjacent Properties Analysis

Current zoning designations:

East: B-2-General Business

North: R-1 – Suburban Density Residential

West and South: LLR- Large Lot Residential

Intent of zoning district:

B-2: 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:

R-1 - Agricultural uses, recreational uses and residential uses at a density of four dwelling units per acre **LLR -** Agricultural uses, recreational uses and residential uses at a density of two dwelling units per acre. **B-2-Residential** uses at a density of

up to 43 units per acre, a variety of commercial, retail, office and service uses.

Comprehensive Plan Designation:

North: Designated for Low to Medium Density Residential

South, East and West: Designated Manufacturing Development.

Existing land uses:

North: single-family residential

East: Storage Units

South and West: Single-family home on large lots

EVALUATION:

Positive Implications:

- *Largely consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for manufacturing development but the existing zoning to the east is B-2.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Constant with the existing commercial development:* This property adjacent to existing commercial uses (self storage). This proposal just extends the commercial zoning across the full property.

Negative Implications:

No Negative Consequences Foreseen

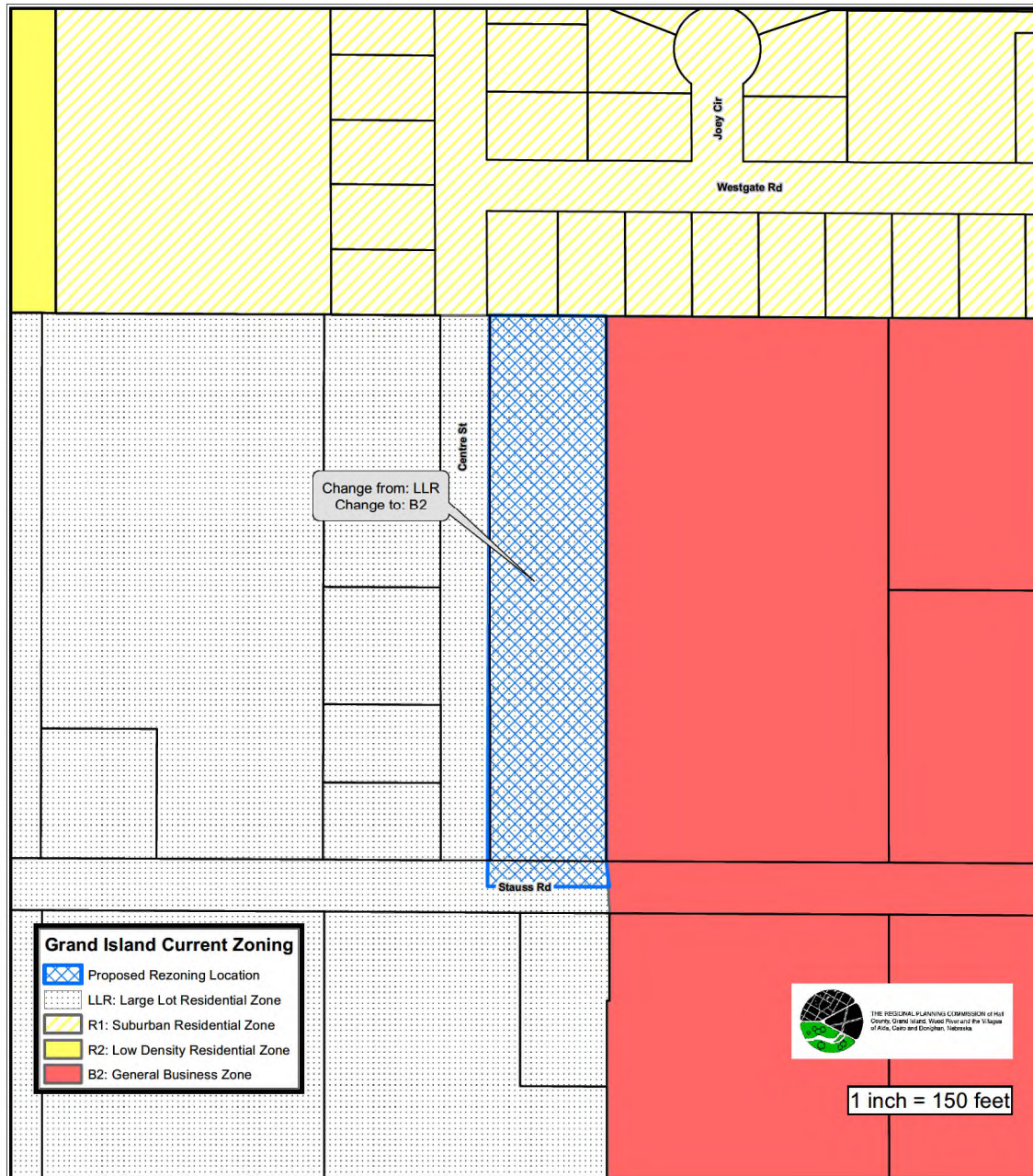
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from LLR-Large Lot Residential to B-2-General Business as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change

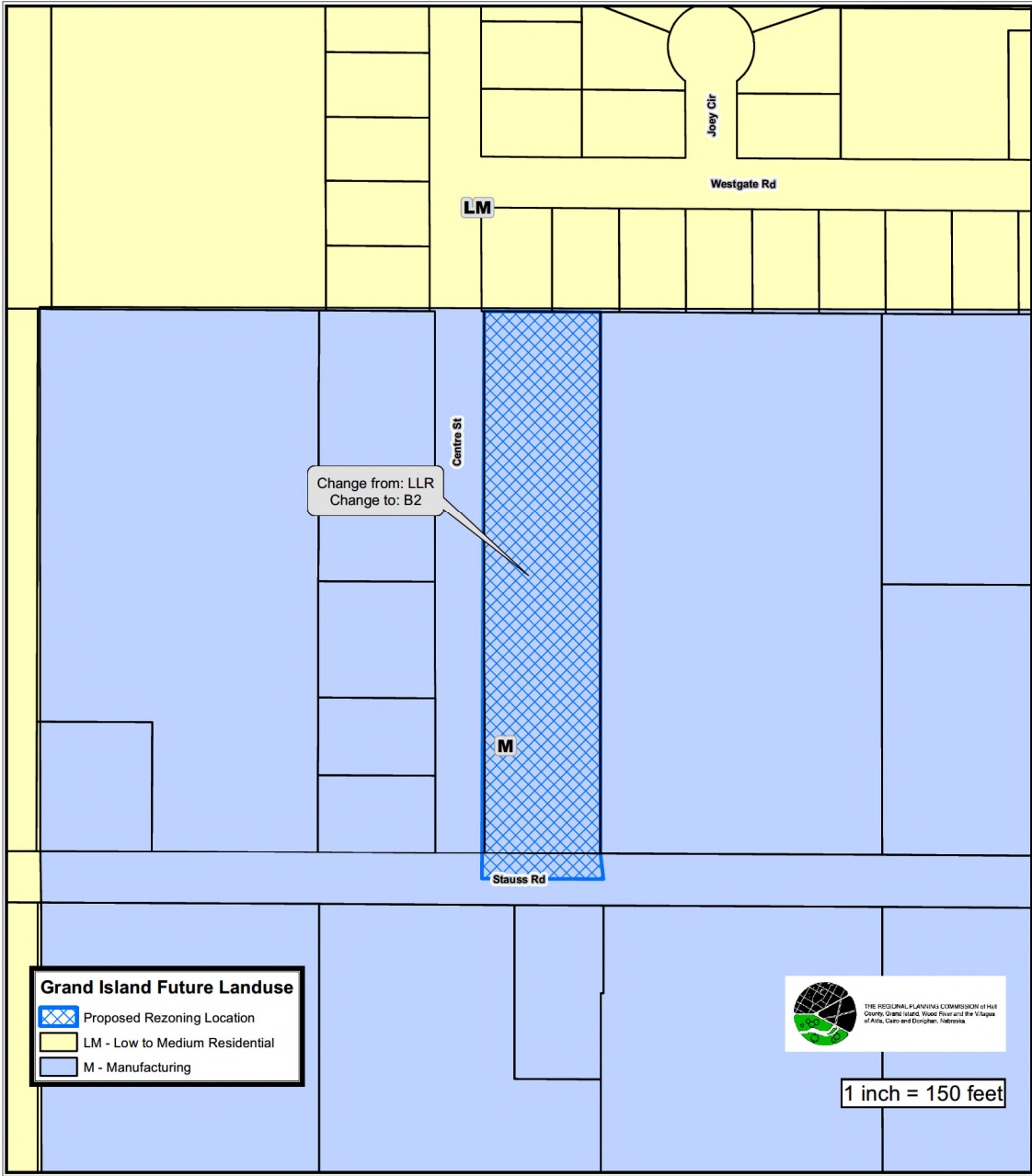
A tract of land consisting of all of lots 1 through 14 West End Subdivision, in the City of Grand Island, Hall County, Nebraska



Existing Zoning

Proposed Zoning Change

A tract of land consisting of all of lots 1 through 14 West End Subdivision, in the City of Grand Island, Hall County, Nebraska



Future Land Use Map

2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan

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 _____ Phone (h) _____ (w) _____

Applicant Address _____

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

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

Property Address _____

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

Lot _____ Block _____ Subdivision Name _____, 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 _____ to _____

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:

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

REGIONAL PLANNING COMMISSION FEES AND CHARGES

Effective October 1, 2020

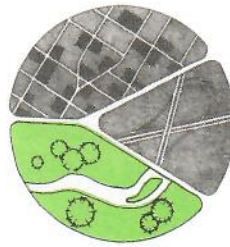
Service or Product	Fee
Zoning Map Amendment (General)	\$900.00
Zoning Ordinance Text Amendment	\$900.00
CD or RD Comprehensive Rezoning (Grand Island 2 mile)	\$900.00
P.U.D. Rezoning	\$850.00 + \$10.00/lot

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island**.

Zoning, Subdivision and Comprehensive plan amendment fees associated with lands located within all other areas of Hall County are **payable to the Hall County Treasurer's Office**.

*Additional fees are charged for zoning within the City of Wood River, and the Villages of Alda and Doniphan of \$50.00 each, **payable to the appropriate Clerk's office**.



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

October 19, 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 list of Subdivision Plats, for properties 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 November 2, 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
Central Community College Preliminary Plat	55.09	10	A tract of land in part of the Southwest Quarter of Section Twenty-Nine (29), Township Eleven (11) North, Range Nine (9) West, in the City of Grand Island, Hall County, Nebraska
Central Community College Final Plat	29.26	9	A tract of land in part of the Southwest Quarter of Section Twenty-Nine (29), Township Eleven (11) North, Range Nine (9) West, in the City of Grand Island, Hall County, Nebraska
RNS Engel Subdivision	1.257	1	Part of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Ten (10) North, Range Eleven (11) West of the 6P.M., Hall County, Nebraska



Hall County Regional Planning Commission

Wednesday, November 2, 2022

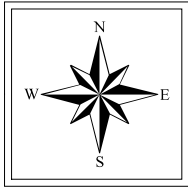
Regular Meeting

Item J1

Final Plat - RNS Engle Subdivision - Hall County - Located South of Gunther Road and west of 90th Road in Hall County. (1 Lot, 1.257 Acres)

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



90th Rd S

Guenther Rd W

**RNS Engel
Subdivision**

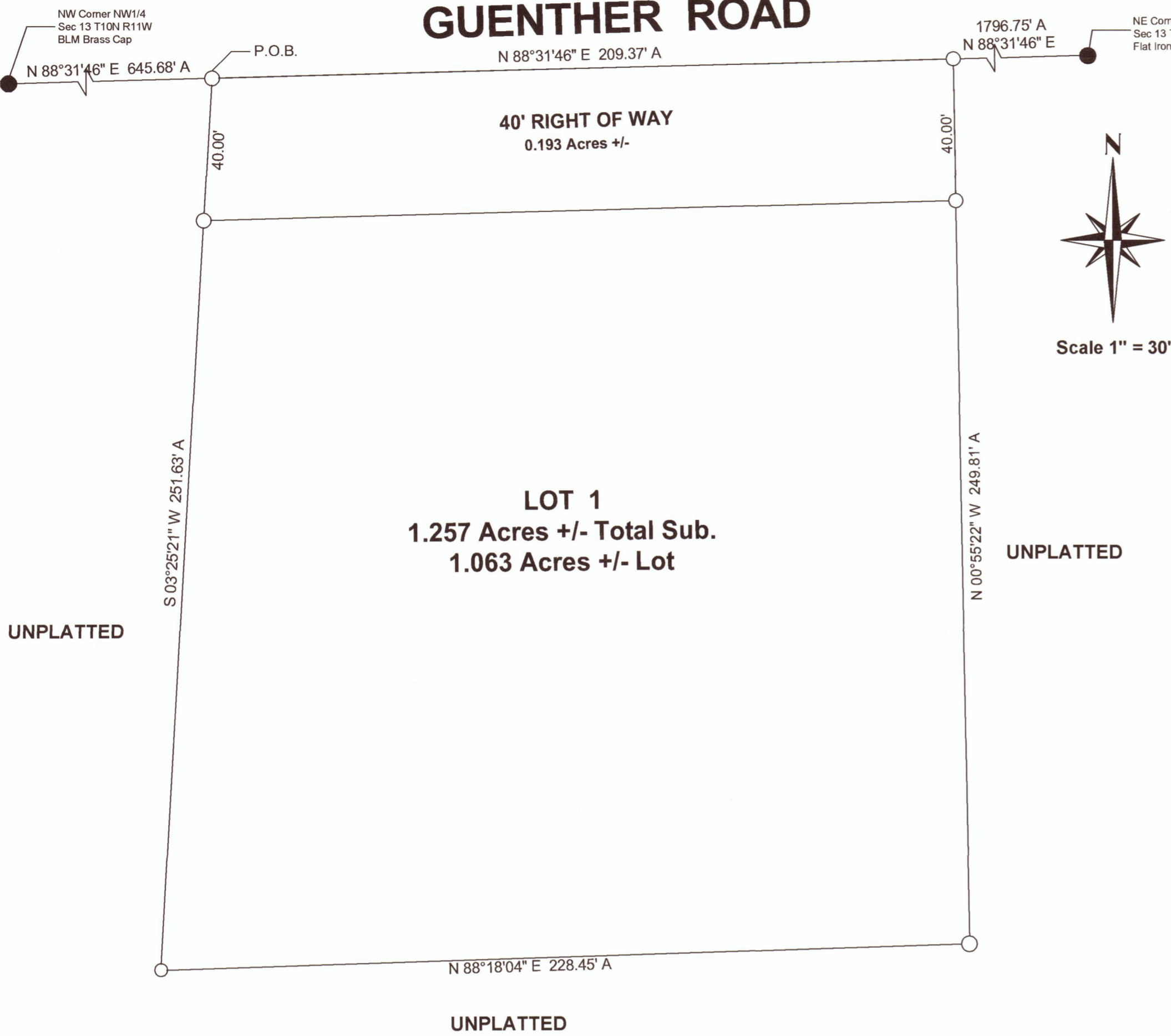


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 200 feet

RNS ENGEL SUBDIVISION

The Part of Northwest Quarter (NW1/4) of Section Thirteen (13), Township Ten (10) North, Range Eleven (11) West of the 6P.M., Hall County, Nebraska



DEDICATION

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

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

Roland R Engel - TRUSTEE
Date

Sandra E Engel - TRUSTEE
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 Roland R. Engel and Sandra E. Engel, Cotrustees of the Roland R. Engel and Sandra E. Engel Revocable Trust, convey to GRANTEES,, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

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

My commission expires _____.20__

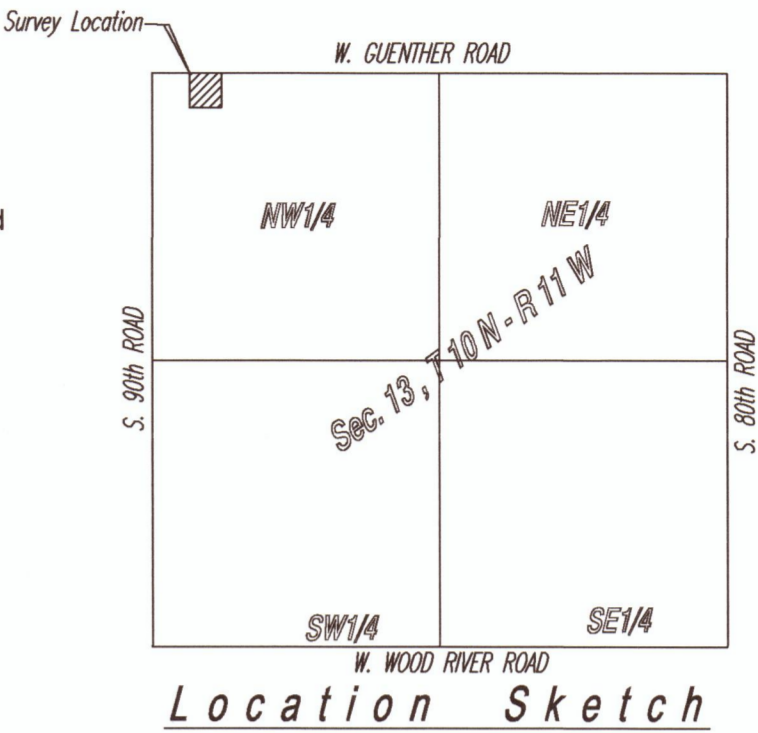
Notary Public

SURVEYORS CERTIFICATE

I hereby certify that on September 23, 2022, I completed an accurate survey of 'RNS ENGEL SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Brent D Cyboron

Nebraska Professional Registered Land Surveyor No. 727



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

Part of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Ten (10) North, Range Eleven (11) West of the 6P.M., Hall County, Nebraska, being more particularly described as follow:

Commencing at the Northwest corner of (NW1/4) of Section Thirteen (13) above described, thence running in a Westerly direction along the North line of the Northwest Quarter (NW1/4) on a bearing of N 88°31'46" E, a distance of 645.68' feet to the point of beginning; thence N 88°31'46" E, a distance of 209.37'; thence S 00°55'22" E, a distance of 249.81' feet, Thence S 88°18'04" W, a distance of 228.45' feet, thence N 03°25'21" W, a distance of 251.63' feet, to the place of beginning, containing 1.257 Acres more or less.

NW CORNER SEC 13-10-11
FOUND SURVEY MARKER
NW 169.20' NAIL IN PP
NE 46.72' NAIL IN PP
SE 69.10' NAIL IN PP

NE CORNER NW 1/4 SEC 13-10-11
FOUND 1.8"x4.5" IRON
33.00' N. TO 3/4 IRON PIPE
36.61' N.N.E. TO NAIL IN POWER POLE
48.95' N.E. TO S.W. CORNER OF SHED

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 County Clerk

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

LOCATION: Part Section Thirteen (13), Township Ten (10) North, Range Eleven (11) West of the 6P.M.			
TITLE: RNS ENGEL Subdivision Hall County, Nebraska			
SCALE AT AS: 1" = 30'	DATE: 9/27/2022	DRAWN: Brent C.	PAGE: 1 OF 1
BENEFICIARY PROJECT NO:	DRAWING NO:	REVISION:	

**HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION**

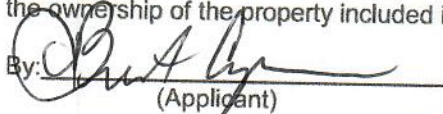
This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Roland Engel
Address 8887 W Guenther Rd
City Grand Island, State NE Zip 68883
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: 
(Applicant)

Date: 9/30/2022

Surveyor/Engineers Information

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

SUBDIVISION NAME: TBD

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 1.257

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 \$ 480 500

* 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.

\$490 + \$10 per lot
RSM



Hall County Regional Planning Commission

Wednesday, November 2, 2022

Regular Meeting

Item J2

**Preliminary and Final Plat - Central Community College Second
Subdivision - Grand Island - Located at the north of Husker
Highway and east of U.S Highway 281 - (& Lots, 29.26 Acres)**

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP

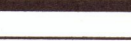


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Denbigh, Nebraska.

1 inch = 400 feet

LOT USAGE
9 LOTS
1 OUTLOT

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

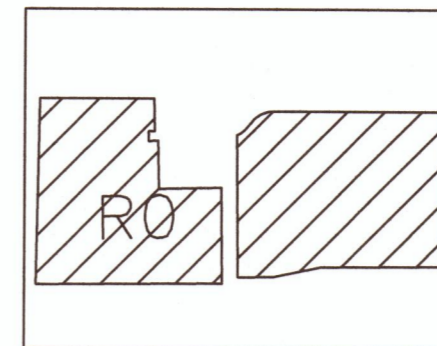

 PLANNED DEVELOPMENT BOUNDARY
 PROPOSED PROPERTY LINE
 PROPOSED EASEMENT LINE
 EXISTING PROPERTY LINE
 EXISTING EASEMENT LINE
 WATER MAIN
 SANITARY SEWER
 STORM SEWER

LEGAL DESCRIPTION

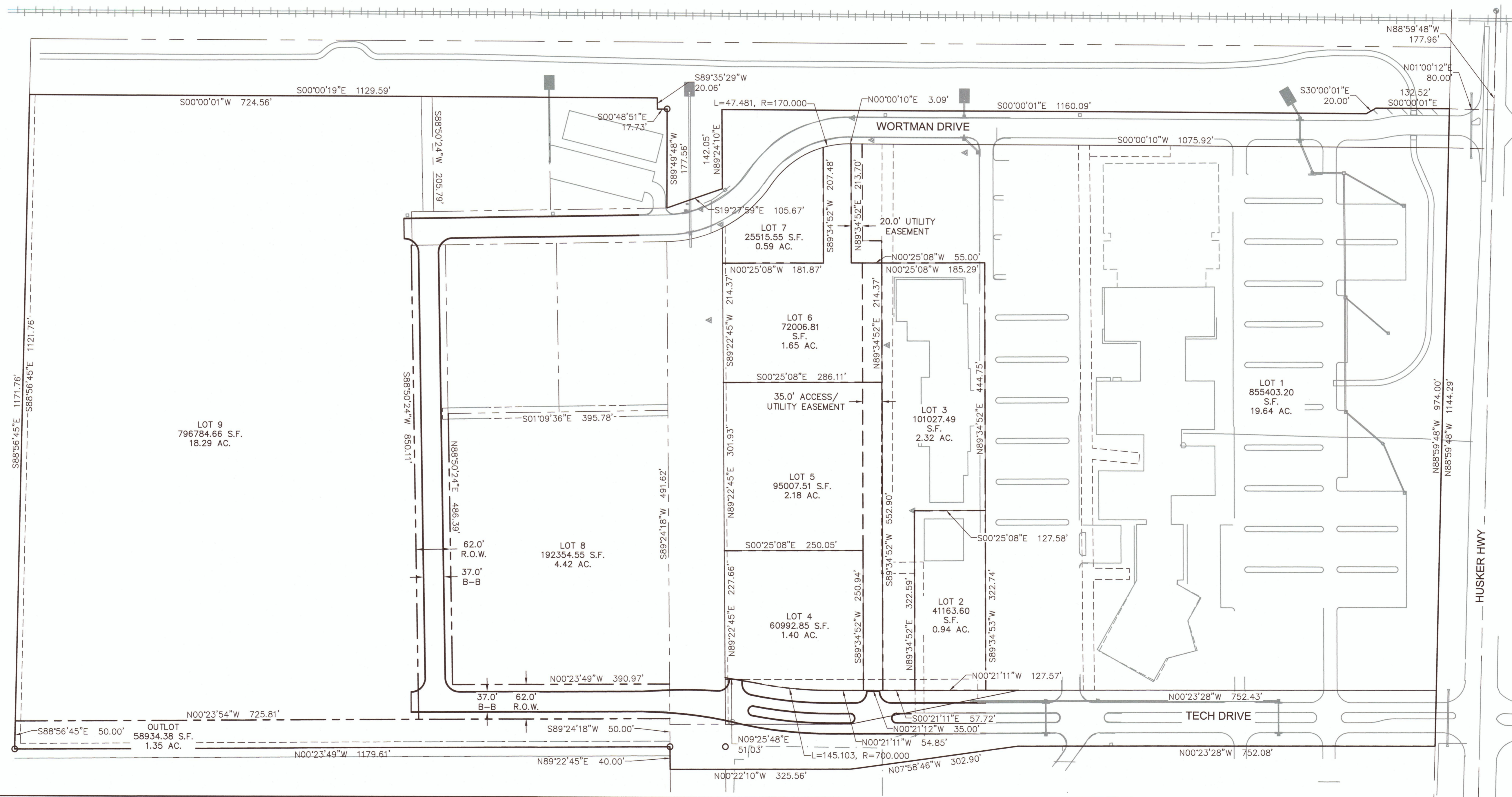
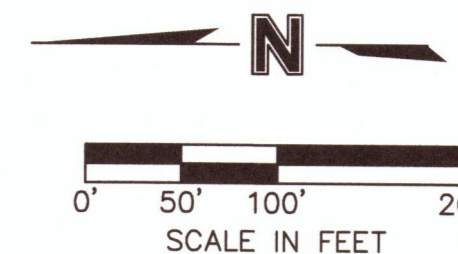
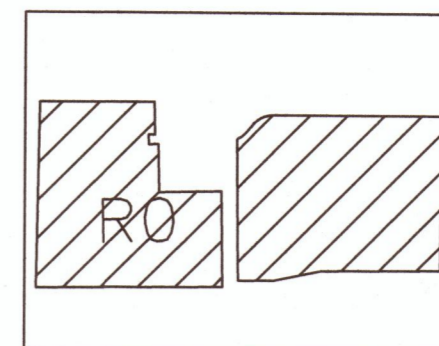
A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 29, T11N, R9W; THENCE ON AN ASSUMED BEARING OF N88°59'48"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 177.96 FEET; THENCE N01°01'12"E A DISTANCE OF 80.00 FEET TO THE INTERSECTION BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 34, AND THE EAST RIGHT OF WAY LINE OF WORTMAN DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N88°59'48"W, ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 34, A DISTANCE OF 1144.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TECH DRIVE; THENCE N00°23'28"W, ALONG SAID WEST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 752.08 FEET; THENCE N07°58'46"W, ALONG SAID WEST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 302.90 FEET; THENCE N00°22'10"W, ALONG SAID WEST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 325.56 FEET TO A POINT ON THE SOUTH LINE OF BRENTWOOD THIRD SUBDIVISION AND ALSO BEING THE NORTH LINE OF THE CITY OF GRAND ISLAND ELECTRIC AND DRAINAGE RIGHT OF WAY; THENCE N89°22'45"E, ALONG SAID LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID BRENTWOOD THIRD SUBDIVISION; THENCE N00°23'49"W, ALONG THE EAST LINE OF SAID BRENTWOOD THIRD SUBDIVISION, A DISTANCE OF 1179.61 FEET TO A NORTHEAST CORNER OF SAID BRENTWOOD THIRD SUBDIVISION AND ALSO BEING ON THE SOUTH LINE OF BRENTWOOD SECOND SUBDIVISION; THENCE S88°56'45"E, ALONG SAID SOUTH LINE OF BRENTWOOD SECOND SUBDIVISION, A DISTANCE OF 1171.76 FEET TO THE WEST LINE OF THE CITY OF GRAND ISLAND ELECTRIC AND DRAINAGE RIGHT OF WAY; THENCE S00°00'19"E, ALONG SAID EAST LINE OF THE CITY OF GRAND ISLAND ELECTRIC AND DRAINAGE RIGHT OF WAY, A DISTANCE OF 1129.59 FEET; THENCE S89°35'29"W A DISTANCE OF 20.06 FEET; THENCE S00°48'51"E A DISTANCE OF 17.73 FEET; THENCE S89°49'48"W A DISTANCE OF 177.56 FEET TO THE EAST RIGHT OF WAY LINE OF WORTMAN DRIVE; THENCE S19°27'59"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 105.67 FEET; THENCE N89°24'11"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 142.05 FEET; THENCE S00°00'02"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1160.09 FEET; THENCE S30°00'02"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE S00°00'02"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 132.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2949144.81 SQUARE FEET OR 67.703 ACRES MORE OR LESS OF WHICH 0.56 ACES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

EXISTING ZONING



PROPOSED ZONING

[illegible]

LOT LAYOUT	
CENTRAL COMMUNITY COLLEGE PRELIMINARY PLAT	
GRAND ISLAND, NE	YEAR

drawn by: AST
checked by: MMR
approved by: MMR
QA/QC by: _____
project no.: 022-05041
drawing no.: _____
date: 00 00 00

SHEET
1 of 3

olsson

2nd Street
Portland, NE 68801
TEL 308.384.8750
www.olsson.com

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

**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 Central Community College
Address 3134 W HWY 34
City Grand Island, State NE Zip 68801
Phone 308-398-4222

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 Jason Andrist Date: 10/12/2022
(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 LS-630

SUBDIVISION NAME: COMMUNITY COLLEGE 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 10
Number of Acres 55.09

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 \$ 650.00

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

PROPOSED SUBDIVISION LOCATION MAP



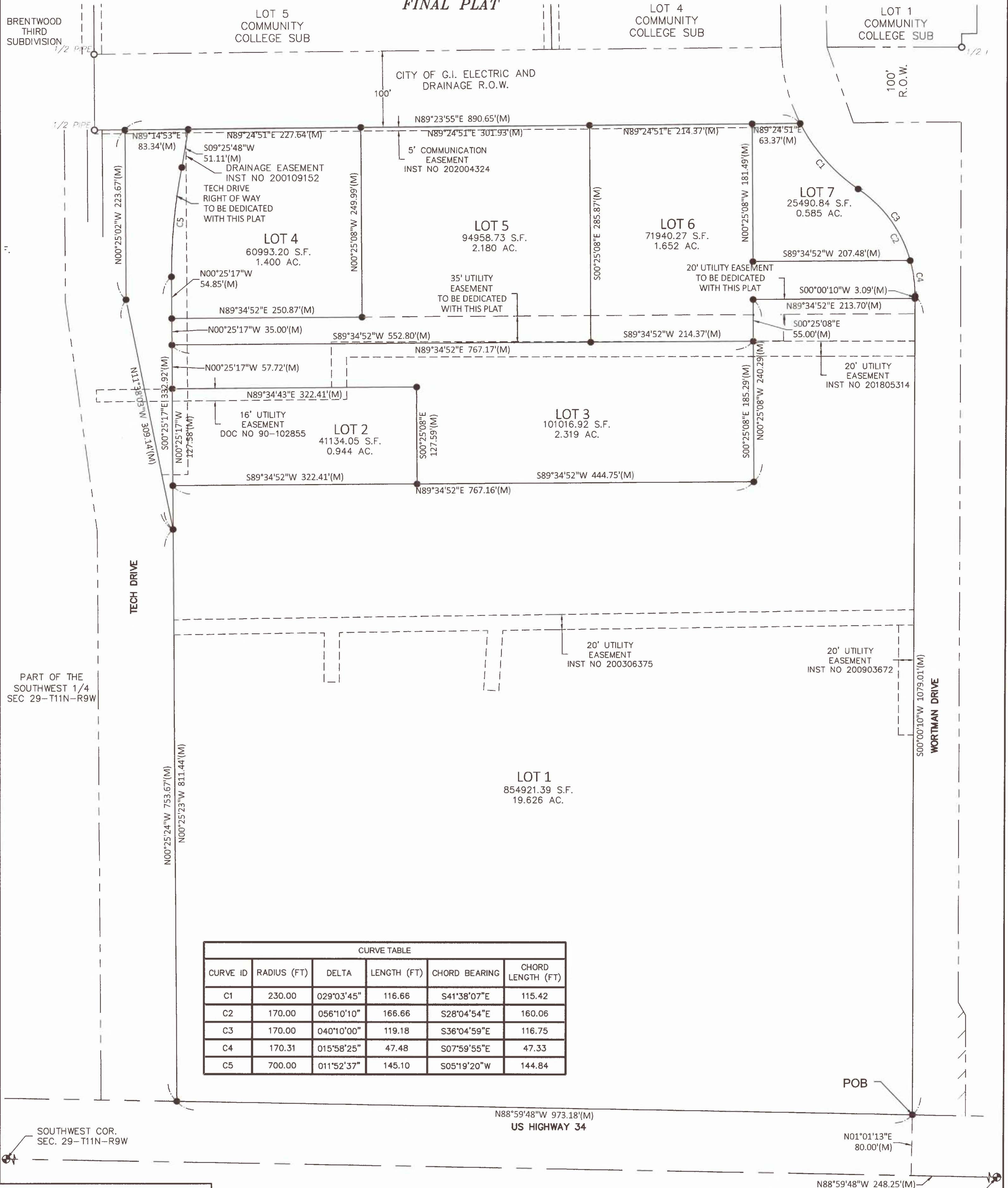
THE REGIONAL PLANNING COMMISSION of Hill
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Denison, Nebraska.

1 inch = 300 feet

COMMUNITY COLLEGE SECOND SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	230.00	029°03'45"	116.66	S41°38'07"E	115.42
C2	170.00	056°10'10"	166.66	S28°04'54"E	160.06
C3	170.00	040°10'00"	119.18	S36°04'59"E	116.75
C4	170.31	015°58'25"	47.48	S07°59'55"E	47.33
C5	700.00	011°52'37"	145.10	S05°19'20"W	144.84

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1" PIPE)
- EXISTING PROPERTY LINE
- ROW LINE
- SECTION LINE
- NEW PROPERTY LINE
- NEW SUBDIVISION LINE
- MEASURED DISTANCE
- RECORDED DISTANCE

OWNERS: CENTRAL COMMUNITY COLLEGE
SUBDIVIDER: CENTRAL COMMUNITY COLLEGE
SURVEYOR: OLSSON, INC
ENGINEER: OLSSON, INC
NUMBER OF LOTS: 7

olsson

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

PROJECT NO. 2022-05041
CCC SURVEY

FB GI 2022 2

DWG: F:\2022\05041-05041\022-05041\40-Design\Survey\SRV\Sheets\V_FPLAT_02205041.dwg USER: jjimenez
DATE: OCT 10, 2022 BY: jolsson FILE: Preliminary Plat V_XRWAY_LDP_02205041 V_XTPO_LDP_02205041

Regular Meeting - 11/2/2022

Page 36 / 50

COMMUNITY COLLEGE SECOND SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 29, T11N, R9W; THENCE ON AN ASSUMED BEARING OF N88°59'48"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 248.25 FEET; THENCE N01°01'13"E A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 34, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N88°59'48"W, ALONG SAID NORTH RIGHT OF WAY LINE OF US HIGHWAY 34, A DISTANCE OF 973.18 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF TECH DRIVE; THENCE N00°25'24"W, ALONG SAID EAST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 753.67 FEET; THENCE N11°38'03"W, ALONG SAID EAST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 309.14 FEET; THENCE N00°25'02"W, ALONG SAID EAST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 223.67 FEET TO A POINT ON THE SOUTH LINE OF THE CITY OF GRAND ISLAND ELECTRIC AND DRAINAGE RIGHT OF WAY LINE; THENCE N89°23'55"E, ALONG SAID SOUTH LINE, A DISTANCE OF 890.65 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WORTMAN DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID WEST RIGHT OF WAY LINE OF WORTMAN DRIVE, HAVING A DELTA ANGEL OF 29°03'45", HAVING A RADIUS OF 230.00 FEET, AND CHORD BEARING S41°38'07"E A CHORD DISTANCE OF 115.42 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID WEST RIGHT OF WAY LINE OF WORTMAN DRIVE, HAVING A DELTA ANGEL OF 56°10'10", HAVING A RADIUS OF 170.00 FEET, AND CHORD BEARING S28°04'55"E A CHORD DISTANCE OF 160.06 FEET; THENCE S00°00'10"W, ALONG SAID WEST RIGHT OF WAY LINE OF WORTMAN DRIVE, A DISTANCE OF 1079.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1274557.59 SQUARE FEET OR 29.260 ACRES MORE OR LESS OF WHICH 0.556 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 20____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, IN THE CITY OF GRAND ISLAND, 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

APPROVAL

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

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY CLERK _____

OWNERS: CENTRAL COMMUNITY COLLEGE
SUBDIVIDER: CENTRAL COMMUNITY COLLEGE
SURVEYOR: OLSSON, INC
ENGINEER: OLSSON, INC
NUMBER OF LOTS: 7

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT _____, CENTRAL COMMUNITY COLLEGE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**COMMUNITY COLLEGE SECOND SUBDIVISION**" A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 20____.

DR. MATT GOTSCHALL, PRESIDENT
CENTRAL COMMUNITY COLLEGE

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DR. MATT GOTSCHALL, PRESIDENT, CENTRAL COMMUNITY COLLEGE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE 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 GRAND ISLAND, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

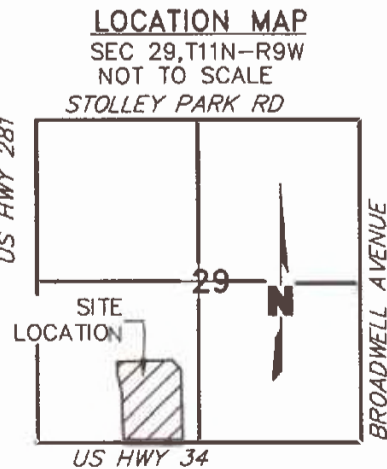
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SECTION TIES

SW CORNER, SEC. 29, T11N, R9W
FOUND BRASS CAP
93.74' N TO NAIL IN POWER POLE
93.52' NNW TO CHISELED "X" IN CONCRETE BASE OF TRAFFIC SIGNAL
89.27' S TO CHISELED "X" ON CONCRETE CULVERT RETAINING HEADWALL
52.57' SE TO CHISELED "X" IN CONCRETE BASE OF TRAFFIC SIGNAL
65.80' W TO FOUND BRASS CAP

S1/4 CORNER, SEC. 29, T11N, R9W
FOUND 1/2" REBAR
14.46' W TO CENTERLINE OF EAST RAILROAD TRACK
92.07' NE TO NAIL IN POWER POLE
62.65' SSE TO BRASS CAP (U269, 1947) IN CONCRETE
107.46' NW TO NAIL IN POWER POLE



SHEET 2 OF 2

olsson

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

PROJECT NO. 2022-05041
CCC SURVEY
FB GI 2022 2

**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 Central Community College
Address 3134 W HWY 34
City Grand Island, State NE Zip 68801
Phone 308-398-4222

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: 10/12/2022
(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 LS-630

SUBDIVISION NAME: COMMUNITY COLLEGE SECOND 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 7

Number of Acres 29.26

Checklist of things Planning Commission Needs

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- ☒ 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 \$ 560.00

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

Pd



Hall County Regional Planning Commission

**Wednesday, November 2, 2022
Regular Meeting**

Item S1

Comprehensive Plans

Staff Contact:

CONTRACT FOR SERVICES



Doniphan, Nebraska

Comprehensive Plan/Zoning and Subdivision Regulations

This agreement between Doniphan, Nebraska (Village)/Hall County Regional Planning Commission and Marvin Planning Consultants (MPC) is hereby entered this ____ day of _____, 2022. This agreement shall consist of this document and such other drawings; conditions and stipulations as shall be mutually agreed to and attached hereto.

The purpose of this agreement is for the project entitled Doniphan, Nebraska Comprehensive Plan/Zoning and Subdivision Regulations and Blighted and Substandard Study. A scope of services to be performed under this agreement is contained in Section 1. Such work shall begin upon signing of this document and is estimated to be substantially complete by February 2024. Modification or additions to this schedule may be authorized by mutual consent of the Village and MPC.

SECTION 1 - Scope of Services

- A. MPC** shall provide the following services to the Village:
See Thayer County for specific components. Meetings shall be limited.

MPC may combine reports listed above in order to facilitate review and comment. Additional services may be performed by MPC at the direction of the Village and with modification to the contract amount in Section 2. Such services shall be mutually agreed to and attached to this document.

The standard of care for all professional services performed or furnished by MPC under this Agreement will be the care and skill ordinarily used by members of the MPC's profession practicing under similar conditions at the same time and in the same locality. MPC makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with services provided.

All documents prepared or furnished by MPC pursuant to this Agreement are instruments of service developed exclusively for use of the Village, and MPC shall retain an ownership and property interest therein. Other reuse of any such documents by Village shall be at Village's sole risk; and Village agrees to indemnify, and hold MPC harmless from all claims, damages, and expenses including attorney's fees arising out of such reuse of documents by Village or by others acting through Village.

B. VILLAGE shall provide the following:

1. A project manager as a direct liaison with MPC to provide instruction and direction on behalf of the Village.
2. Provide all printed materials for meetings prior to the final documents being printed.
3. As needed, copies of all existing base maps owned by or in the possession of the Village.
4. Copies of all studies and data in its possession or that it may obtain that are relevant to the performance of this contract.
5. Reasonable assistance in contacting residents and agencies, scheduling activities and distributing information about the project.
6. Arrange for safe access to and make all provisions for MPC and MPC's Consultants to enter upon public and private property as required for MPC to perform services under this Agreement.
7. Examine all alternate solutions, studies, reports, sketches, drawings, specifications, proposals and other documents presented by MPC (including obtaining advice of an attorney and other consultants as Village deems appropriate with respect to such examination) and

render in writing decisions pertaining thereto.

8. Give prompt written notice to MPC whenever Village observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of MPC services, or any defect or nonconformance in MPC's services or in the work of any Subconsultant.
9. Review by Village Attorney of documents for conformity with existing local, state and federal law and regulations.
10. MPC shall be entitled to use and rely upon all such information and services provided by Village or others in performing services under this Agreement.

SECTION 2 - Contract Sum and Payment

The Village shall pay MPC a total lump sum of \$15,000.00 for the performance of the scope of services in Section 1. Phased breakdown is described in Attachment #1.

The City will be billed monthly for services completed and performed to date. All Invoices not paid within 30 days will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said day.

In addition, MPC may, after giving seven (7) days written notice to City, suspend services under this Agreement until MPC has been paid in full all amounts due for services, expenses, and other related charges.

Additional services as may be agreed to and as may be added to Section 1.A above shall be billed in accordance with the agreement or addendum authorizing such service.

SECTION 3 - General Considerations

A. Controlling Law

This Agreement is to be governed by the law of the State of Nebraska.

B. Successors and Assigns

Neither party shall assign, sublet, or transfer its rights, interests or obligations under this Agreement without the express written consent of the other party.

C. Unless expressly provided otherwise in this Agreement:

1. Nothing in this Agreement shall be construed to create, impose or give rise to any duty owed by MPC to any Contractor, Subcontractor, Supplier, other person or entity, or to any surety for or employee of any of them, or give any rights in or benefits under this Agreement to anyone other than Village and MPC.
2. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit on Village and MPC and not for the benefit of any other party.

D. Notices

Any notice required under this Agreement will be in writing, addressed to the appropriate party at the address which appears on the signature page to this Agreement and given personally, by registered or certified mail, return receipt requested, by facsimile, or by a nationally recognized overnight courier service. All notice shall be effective upon the date of receipt.

E. Severability and Waiver

Any provisions or part of the Agreement held to be void or unenforceable under any laws or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Village and MPC, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

F. Termination of Contract

Either party may at any time, upon seven (7) days prior written notice to the other party, terminate this Agreement. Upon such termination, Village shall pay to MPC all amounts owing to MPC under this Agreement, for all work performed up to the effective date of termination.

Signed this _____ day of _____, 2022.

Chair, Hall County RPC

Marvin Planning Consultants

Chair

Keith A. Marvin AICP, President

Attest:

PROJECT FEE STRUCTURE COMPREHENSIVE PLAN

PROJECT KICK-OFF AND ORGANIZATION

Total Fee: \$1,000.00

COMMUNITY PROFILE

Total Fee: \$5,000.00

ENVISION DONIPHAN

Total Fee: \$1,300.00

DONIPHAN TOMORROW

Total Fee: \$5,000.00

IMPLEMENTATION PLAN

Total Fee: \$ 700.00

COMPREHENSIVE PLAN

Total Fee: \$13,000.00

Total Time frame: 6 - 9 months

ZONING AND SUBDIVISION REGULATION UPDATE

Total Fee: \$7,000.00

Total Time frame: 6 - 9 months

The overall fee will be modified and adjusted based upon the final negotiated Scope of Services. Our team would welcome the opportunity to discuss the Scope of Services and Proposed Fee further.

TOTAL FEES AND TIMEFRAME

Total Fee: \$20,000.00

Total Time frame: 12 - 14 months

CONTRACT FOR SERVICES



Alda, Nebraska

Comprehensive Plan/Zoning and Subdivision Regulations

This agreement between Alda, Nebraska (Village)/Hall County Regional Planning Commission and Marvin Planning Consultants (MPC) is hereby entered this ____ day of _____, 2022. This agreement shall consist of this document and such other drawings; conditions and stipulations as shall be mutually agreed to and attached hereto.

The purpose of this agreement is for the project entitled Alda, Nebraska Comprehensive Plan/Zoning and Subdivision Regulations and Blighted and Substandard Study. A scope of services to be performed under this agreement is contained in Section 1. Such work shall begin upon signing of this document and is estimated to be substantially complete by February 2024. Modification or additions to this schedule may be authorized by mutual consent of the Village and MPC.

SECTION 1 - Scope of Services

- A. MPC** shall provide the following services to the Village:
See Thayer County for specific components. Meetings shall be limited.

MPC may combine reports listed above in order to facilitate review and comment. Additional services may be performed by MPC at the direction of the Village and with modification to the contract amount in Section 2. Such services shall be mutually agreed to and attached to this document.

The standard of care for all professional services performed or furnished by MPC under this Agreement will be the care and skill ordinarily used by members of the MPC's profession practicing under similar conditions at the same time and in the same locality. MPC makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with services provided.

All documents prepared or furnished by MPC pursuant to this Agreement are instruments of service developed exclusively for use of the Village, and MPC shall retain an ownership and property interest therein. Other reuse of any such documents by Village shall be at Village's sole risk; and Village agrees to indemnify, and hold MPC harmless from all claims, damages, and expenses including attorney's fees arising out of such reuse of documents by Village or by others acting through Village.

B. VILLAGE shall provide the following:

1. A project manager as a direct liaison with MPC to provide instruction and direction on behalf of the Village.
2. Provide all printed materials for meetings prior to the final documents being printed.
3. As needed, copies of all existing base maps owned by or in the possession of the Village.
4. Copies of all studies and data in its possession or that it may obtain that are relevant to the performance of this contract.
5. Reasonable assistance in contacting residents and agencies, scheduling activities and distributing information about the project.
6. Arrange for safe access to and make all provisions for MPC and MPC's Consultants to enter upon public and private property as required for MPC to perform services under this Agreement.
7. Examine all alternate solutions, studies, reports, sketches, drawings, specifications, proposals and other documents presented by MPC (including obtaining advice of an attorney and other consultants as Village deems appropriate with respect to such examination) and

render in writing decisions pertaining thereto.

8. Give prompt written notice to MPC whenever Village observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of MPC services, or any defect or nonconformance in MPC's services or in the work of any Subconsultant.
9. Review by Village Attorney of documents for conformity with existing local, state and federal law and regulations.
10. MPC shall be entitled to use and rely upon all such information and services provided by Village or others in performing services under this Agreement.

SECTION 2 - Contract Sum and Payment

The Village shall pay MPC a total lump sum of \$15,000.00 for the performance of the scope of services in Section 1. Phased breakdown is described in Attachment #1.

The City will be billed monthly for services completed and performed to date. All Invoices not paid within 30 days will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said day.

In addition, MPC may, after giving seven (7) days written notice to City, suspend services under this Agreement until MPC has been paid in full all amounts due for services, expenses, and other related charges.

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Signed this _____ day of _____, 2022.

Chair, Hall County RPC

Marvin Planning Consultants

Chair

Keith A. Marvin AICP, President

Attest:

PROJECT FEE STRUCTURE COMPREHENSIVE PLAN

PROJECT KICK-OFF AND ORGANIZATION

Total Fee: \$ 800.00

COMMUNITY PROFILE

Total Fee: \$2,750.00

ENVISION ALDA

Total Fee: \$1,000.00

ALDA TOMORROW

Total Fee: \$2,750.00

IMPLEMENTATION PLAN

Total Fee: \$ 700.00

COMPREHENSIVE PLAN

Total Fee: \$8,000.00

Total Time frame: 6 - 9 months

ZONING AND SUBDIVISION REGULATION UPDATE

Total Fee: \$7,000.00

Total Time frame: 6 - 9 months

The overall fee will be modified and adjusted based upon the final negotiated Scope of Services. Our team would welcome the opportunity to discuss the Scope of Services and Proposed Fee further.

TOTAL FEES AND TIMEFRAME

Total Fee: \$15,000.00

Total Time frame: 12 - 14 months



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

Invoice

Date	Invoice #
10/24/2022	1308

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	11/23/2022		
Description		Qty	Rate	Amount
See attached pdf Out-of-state sale, exempt from sales tax			22,111.25 0.00%	22,111.25 0.00
			Total	\$22,111.25
			Payments/Credits	\$0.00
			Balance Due	\$22,111.25

Phone #
402.367.5031

E-mail
kmarvin@marvinplanning.com