



Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Tom Brown	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	Vice Chairperson
Bill Hayes	Doniphan	
Dianne Miller	Grand Island	
Jaye Montor	Cairo	
Robert (Bob) Niemann	Grand Island	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Barbara Quandt

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, 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, July 12, 2006
Regular Meeting

Item .A1

Summary to Agenda

July 12, 2006 Meeting Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
July 12, 2006**

4. **Public Hearing** - Concerning a change to the Doniphan Comprehensive Plan and Future Land Use Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. (C-19-2006D) (See full recommendation)

5. **Public Hearing** - Concerning a change of zoning for land proposed for platting as Nelson Family Subdivision and additional surrounding property from TA Transitional Agricultural to I1 Light Industrial to aid in the development of Commercial Property. (C-19-2006D) (See full recommendation.)

6. **Public Hearing** - Concerning a Change of Zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (C-20-2006G1) (See full recommendation.)

Preliminary Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue (12 lots)

Final Plat – Francis Subdivision located east of Carleton Avenue And south of Curran Avenue. (12 lots)

CONSENT AGENDA

7. **Final Plat** - Stoltenberg Subdivision located east of Webb Road between Lester and Bachman Streets. This final plat proposes to create 2 lots on a parcel of land in part of the SE ¼ 24-11N-10W. This land consists of approximately 1.850 acres. This plat is replatting these lots and dedicating additional right of way.

8. **Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. This final plat proposes to create 1 lot on a tract of land comprising a part of the SE1/4 NE1/4 SE1/4 of 05-09N-09W. This land consists of approximately 2.342 acres.

9. **Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. This final plat proposes to create 1 lot on a tract of land comprising a part of the W1/2 SE1/4 of 35-11-9. This land consists of approximately 3.113 acres. This is an existing farmstead on a tract of 20 acres or more.

It is recommended the Planning Commission Approve the consent agenda items as presented.



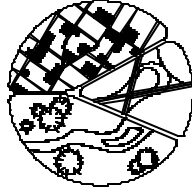
Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item E1

Minutes of June 7, 2006 Meeting

Staff Contact: Chad Nabity



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

Minutes
for
June 7, 2006

The meeting of the Regional Planning Commission was held Wednesday, June 7, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 27, 2006.

Present:	Debra Reynolds	Pat O'Neill
	John Amick	Bob Niemann
	Dianne Miller	Leslie Ruge
	Don Snodgrass	Bill Hayes
	Tom Brown	Mark Haskins
	Scott Eriksen	

Absent: Jaye Monter

Other: Ron Schmit, Karen Bredthauer, Tom Pirnie, Dave Huston,
Jan Palu, Ron Palu, Tracy Overstreet

Staff: Chad Nabity, Barbara Quandt

Press: Grand Island Independent

1. Call to order.

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

2. Minutes of May 10, 2006

A motion was made by Miller and seconded by Brown to approve the minutes of the May 10, 2006 meeting.

The motion carried with 11 members present voting in favor (Brown, Reynolds, O'Neill, Miller, Niemann, Ruge, Snodgrass, Hayes) and 3 members (Amick, Haskins, Eriksen) abstaining.

3. Request time to speak

Tom Pirnie, David Huston (on behalf of T & S Investments) and Ron Schmit requested to speak on Agenda Item 4. Jan Palu requested to speak on Agenda Items 4, 5 and 6. Karen Bredhauer requested to speak on Agenda Items 5, 6 and 7.

4. Public Hearing - Concerning a change of zoning for land proposed for platting as land located in the SW ¼ of the SW ¼ Section 14, Township 11, Range 09 from LLR Large Lot Residential to M2 Heavy Manufacturing. This property is located north of Bismark Road and East of Stuhr Road. (C-16-2006GI)

Nabity explained the differences in the procedures between the Planning Commission and the City Council regarding questioning and discussion of Agenda items. He explained that T & S Development LLC are requesting that the City make an amendment to the Grand Island Zoning Map to change a tract of land located in the SW ¼ 14-11-09, east of Stuhr Road and north of Bismark Road, consisting of approximately 35.49 acres of land from LLR-Large Lot Residential to M2 Heavy Manufacturing. The stated purpose of this zoning is to allow for the storage of trailers and semi trailers by Grand Island Express, Inc. of Grand Island Nebraska. According to the Future Land Use Map in the Grand Island Comprehensive plan the majority of this property is planned for Manufacturing uses. Nabity asked for questions from Commission members and from other public hearing attendees.

Ron Schmit of 203 W. 11th Rd, Phillips, owner of residential property located at 609 Stuhr Rd., spoke. Mr. Schmit expressed concern that there could be increased traffic in the area, which would lower the value of his property. He suggested rezoning only 6 or 8 acres for their purposes.

Dave Huston, 108 N. Locust, representing T & S Investments, spoke. He expressed that the current project would not likely increase the traffic volumes on Stuhr or Bismark. Mr. Huston also stated that it was the current plan that the northwest corner of this property would be changed to a hard surface for the intended purpose of parking of trailers and semi tractors.

Tom Pirnie, 919 E. Phoenix, Grand Island, spoke. Mr. Pirnie said that they only intend to use about 1 acre in the northwest corner of the property for truck parking. The access would come off of Stuhr Road. The option to purchase this property was given for the whole piece not just a portion of the property. He stated that the use of the remaining acres of this property would continue to be agricultural at this time.

Dianne Miller, Commission member, posed the question as to possibility of zoning the tract Commercial, with a conditional use permit to allow some type of a buffer between the residential and manufacturing use of this property. Nability stated that for the intended use of truck parking, heavy manufacturing is the only reasonable zoning option. Owners of property zoned manufacturing are required to provide a buffer to shield adjacent residential property from the manufacturing property.

A motion was made by Ruge, and seconded by Niemann, to approve rezoning as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

5. Public Hearing – Concerning an amendment to the Grand Island Comprehensive Plan and Future Land Use Map for Jeanette Subdivision and land proposed for platting as Springdale Subdivision from M-Manufacturing to LM-Low to Medium Density Residential. This land is located in the SE ¼ (quarter) of the NE ¼ (quarter) Section 23, Township 11, Range 10 west of the 6th P.M. south of Lilly Drive and west of North Road. (C-17-2006GI)

6. Public Hearing – Concerning a change of zoning for land proposed for platting as Springdale Subdivision from LLR Large Lot Residential to R1 Suburban Density Residential. This land is located in the SE ¼ (quarter) of the NE ¼ (quarter) Section 23, Township 11, Range 10 west of the 6th P.M. south of Lilly Drive and west of North Road. (C-17-2006GI)

Nability recommended the approval of the amendment to the Grand Island Comprehensive Plan and Future Land Use Map for Jeanette Subdivision and land proposed for platting as Springdale Subdivision from M-Manufacturing to LM-Low to Medium Density Residential, as well as the zoning change from LLR Large Lot Residential to R1 Suburban Density Residential.

Chairman O'Neill opened the meeting for questions from Commissioners and the audience.

Jan Palu, property owner of 4157 West Capital Avenue, spoke requesting information regarding possibility of adding a recreational area adjacent to the property affected by the proposed amendment. Nability explained that the adjacent area is currently zoned B2, which would be considered to be appropriate for the proposed recreational area.

Ron Palu, property owner at 4157 West Capital Avenue, spoke. Mr. Palu asked if, and if so, where another street would be added. Naby answered that a street is being proposed for just south of the existing house on the property.

A motion was made by Eriksen and seconded by Amick to recommend an amendment to the Grand Island Comprehensive Plan and Future Land Use Map as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

A motion was made by Miller and seconded by Reynolds to recommend the zoning change as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

CONSENT AGENDA

7. Final Plat – Springdale Subdivision located South of Lilly Drive and West of North Road.

This is submitted in conformance with the approved preliminary plat for Springdale Subdivision. This is the first phase of the development and will create 9 lots adjacent to Lilly Drive.

8. Final Plat – B Z Subdivision located East of Webb Road and North of White Cloud Road.

This subdivision proposes to create 1 lot on a parcel of land in the SW ¼ 20-12-09. This is a one time split from a tract of 80 acres or more.

9. Final Plat – McCumber Subdivision located West of Highway 11 and ¼ mile North of Holling Road (2 lots)

This subdivision proposes to formally subdivide two existing houses onto separate lots. Both houses are on the same small metes and bounds tract. The newest house was built in 1969 on this tract and would have been legal at that time. This parcel of land is in the SE ¼ 30-10-11.

10. Final Plat – Centura Hills 2nd Subdivision located East of Hwy. 11 and South of Centura Hills Dr. in the Village of Cairo.

This plat proposes to create 4 lots from 2 full lots and one partial lot in the Centura Hills Subdivision. The property is zoned R-9 and the proposed lots meet all of the requirements for lots in the R-9 zoning district.

11. Final Plat – Centura Hills East Subdivision located West of 130th Road and ½ mile North in the Village of Cairo.

This plat proposed to create 30 lots and new streets consistent with the approved preliminary plat for Centura Hills East Subdivision. The property is zoned R-9 and the proposed lots meet all of the requirements for lots in the R-9 zoning district.

A motion was made by Haskins, and seconded by Eriksen, to approve the consent agenda items as presented.

A roll call vote was taken and the motion carried with 11 members present voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Eriksen, Brown, Amick, Niemann, Snodgrass, Haskins).

8. Planning Director's Report

Nabity asked for appointments to the Community Beautification Award Committee and the Budget Committee. O'Neill, Ruge and Neimann, volunteered for the Beautification Award and O'Neill, Miller and Hayes volunteered for the Budget Committee. Nabity stated that some of the fees would be going up this year to cover the actual cost of the application. Otherwise the budget would be largely a repeat of last year.

- . **Next Meeting July 12, 2006 at 6:00 p.m.**

13. Adjourn

Chairman O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary

by Barbara Quandt



Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item F1

C-19-2006D - Zoning Change

Concerning a change to the Doniphan Comprehensive Plan and Future Landuse Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. (Hearing, Discussion, Action) C-19-2006D

Staff Contact: Chad Nabity

Agenda Item #4 and 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

June 27, 2006

SUBJECT: *Future Land Use Map Change and Zoning Change (C-19-2006D)*

PROPOSAL: This application includes approximately 25.5 acres on the east side of Doniphan, north of Giltner Road between west of Blaine Street. The property is located within the Doniphan zoning jurisdiction of the village.

The applicant is requesting that the future land use designation of this property be changed from Agricultural to Light Industrial. In addition, the applicant is asking that the zoning on this property be changed from TA-Transitional Agriculture and I1-Light Industrial. The stated purpose of this rezoning is to allow the applicant to subdivide the property for commercial/industrial development.

OVERVIEW:

Site Analysis

Current zoning designation:

TA-Transitional Agriculture,

Permitted and conditional uses:

TA - Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres

Comprehensive Plan Designation:

Designated for future single family residential and public uses

Existing land uses.

Farm Ground

Adjacent Properties Analysis

Current zoning designations:

North, South, and East:TA-Transitional Agriculture.

Permitted and conditional uses:

West: I-2-Heavy Industrial District

TA- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres. I-2- Permits a wide variety of manufacturing, warehousing, and industrial uses.

Comprehensive Plan Designation:

North: Agricultural and Public

West: Heavy Industrial

East: Agricultural

South: Single Family Residential

Existing land uses:

South: Agricultural land and limited large lot residential acreage development

North: Agricultural, Doniphan Sewer Lagoons

West: Vacant Industrial Ground

EVALUATION:

Positive Implications:

- *Infrastructure can be extended to serve this property:* The existing village utilities can be expanded to provide sewer and water to this property.
- *Will provide for additional industrial space in Doniphan:* Doniphan has been struggling to find property that could be developed for industrial uses over the past several years. Some properties that have been proposed have not panned out. There is a need for the additional space in Doniphan if they wish to attract, and retain, industrial development.
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

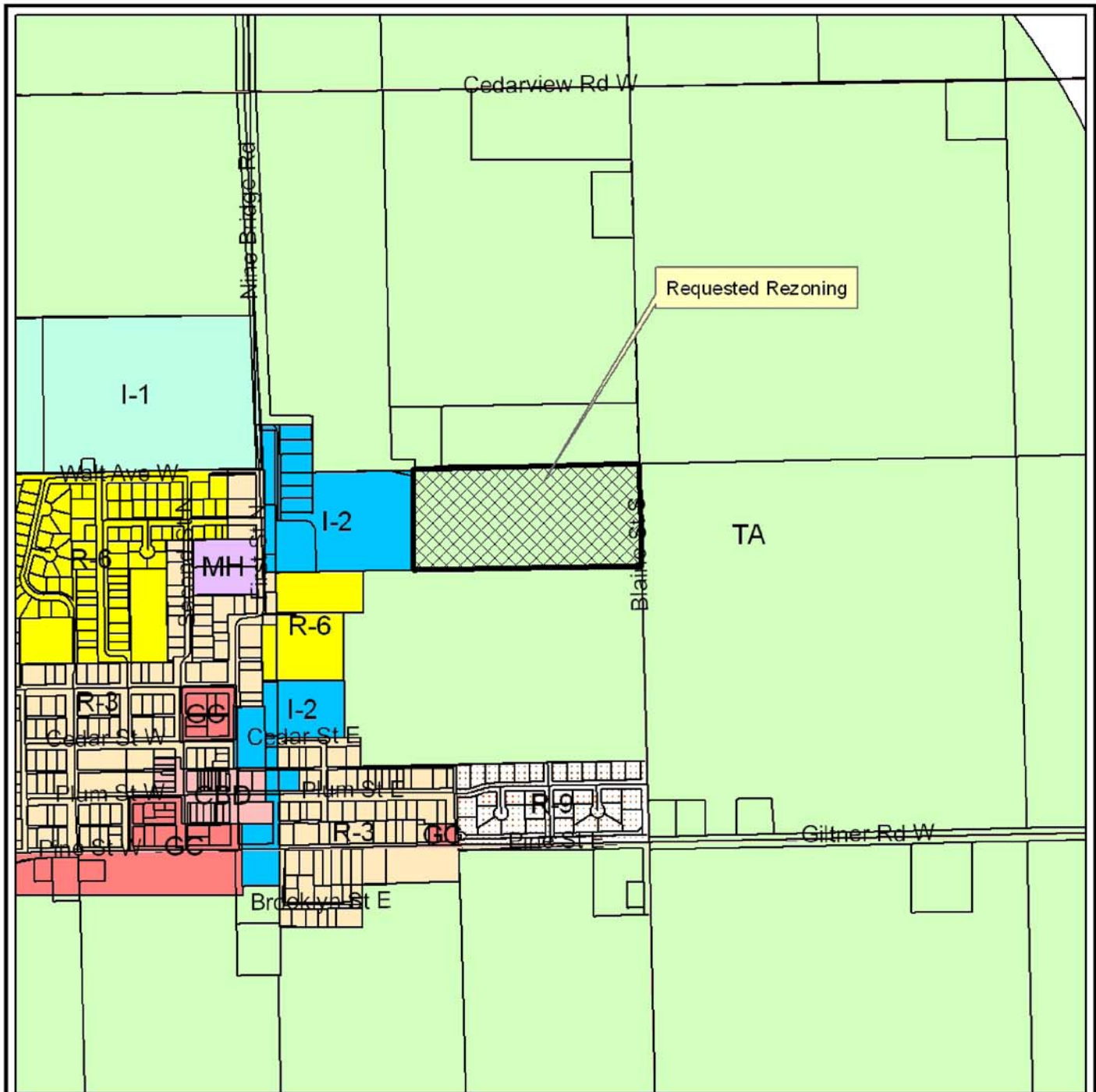
Negative Implications:

- *No known negative implications*

RECOMMENDATION:

That the Regional Planning Commission recommend that the Village of Doniphan amend the future land use map for this site to show the property as intended for light manufacturing and rezone this site from TA Transitional Agriculture to I1 Light Industrial.

_____ Chad Nability AICP, Planning Director



Requested Zoning

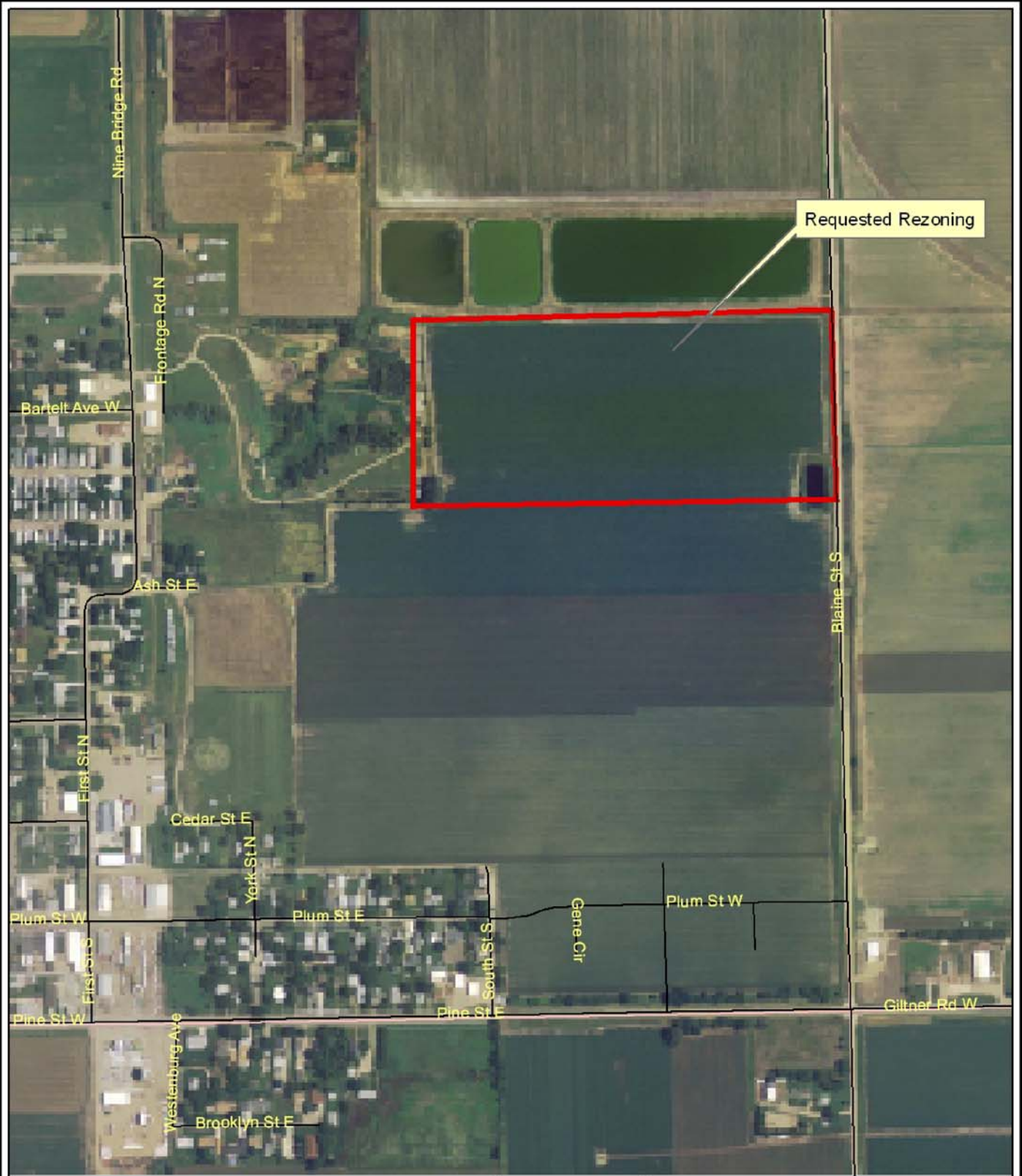
-  From TA: Transitional Agriculture Zone
-  To I-1: Light Industrial Zone

Scale : NONE

C-19-2006D



PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF BENTON, ARKANSAS



Requested Zoning





Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item F2

C-19-2006D - Zoning Change for Nelson Family Subdivision

Concerning a change of zoning for land proposed for platting as Nelson Family Subdivision and additional surrounding property from TA Transitional Agricultural to I1 Light Industrial to aid in the development of Commercial Property. (Hearing, Discussion, Action) C-19-2006D

Staff Contact: Chad Nabity

June 21, 2006
C-19-2006D

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, Beginning at 6:00 p.m., Wednesday July 12, 2006 concerning the following changes:

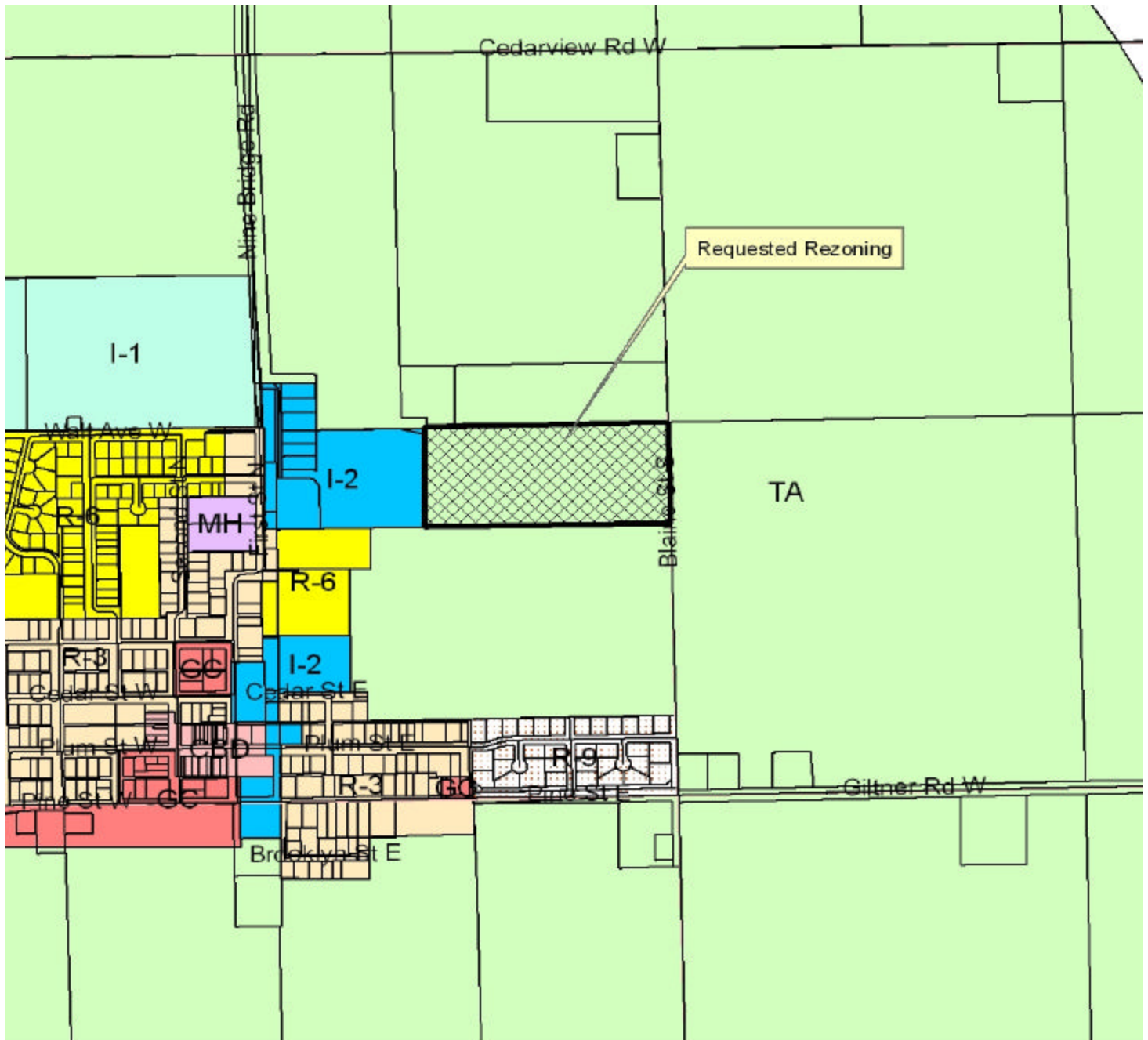
Amendment to the Doniphan Zoning Map from TA Transitional Agricultural to I1 Light Industrial for a tract of land located in part of the N1/2 SE ¼ Section 5, Township 9, Range 9 west, of the 6th P.M., in Hall County, Nebraska. This property is located west of Blaine Street and north of Giltner Road, as show on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.



Sincerely,

Chad Nabity, AICP
Planning Director



Requested Zoning



-  From TA : Transitional Agriculture Zone
-  To I-1 : Light Industrial Zone

Scale : NONE
C-19-2006D





Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item F3

C-20-2006GI - Change of Zoning/Francis Subdivision

Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) C-20-2006GI

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 28, 2006

SUBJECT: *Zoning Change (C-20-2006G1)*

PROPOSAL: To rezone 4 Lots in Bosselman's 2nd Subdivisions approximately 3.697 acres of land between south of Curran Ave east of Carleton from B2-General Commercial and RO Residential Office Zones to RD- Residential Development Zone, in the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation:

Permitted and conditional uses:

B2- General Business, **RO** Residential Office

B2-General Business including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **RO-** High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities.

Comprehensive Plan Designation:

Commercial and Medium Density Residential to Office

Existing land uses.

Vacant Property

Adjacent Properties Analysis

Current zoning designations:

North and East: **B2** General Business

South: **RO** Residential Office

West: - **RO** Residential Office

Permitted and conditional uses:

B2-General Business including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **RO-** High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. **RD-**Residential Development Zone approved for duplex units on a private street.

Comprehensive Plan Designation:

North, East, South: Commercial

West: Medium Density Residential to Office Uses

Existing land uses:

North: Commercial Development and Apartments,

East: U.S. Highway 281, Commercial,

West: Multifamily Residential

South: Office Uses, Commercial

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated as commercial within the plan but adjacent properties are medium density residential to office uses. Residential uses are often found in and adjacent to most of the commercial zones in Grand Island. Higher density residential uses such as this are not uncommon.
- *Uses would be consistent with the level of service intended for Carleton and Curran Avenues:* Both streets meet the minimum standards for a commercial street.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *None Foreseen*

Other

The developer is proposing to build 12 buildings with two dwelling units in each building on this site (24 units total). At the proposed density, this development would be 6.49 units per acre or 1 unit for every 6710 square feet. This is significantly less development than could be allowed in a B2 or RO or even R4 or R3 district. This development provides for public utilities within the development.

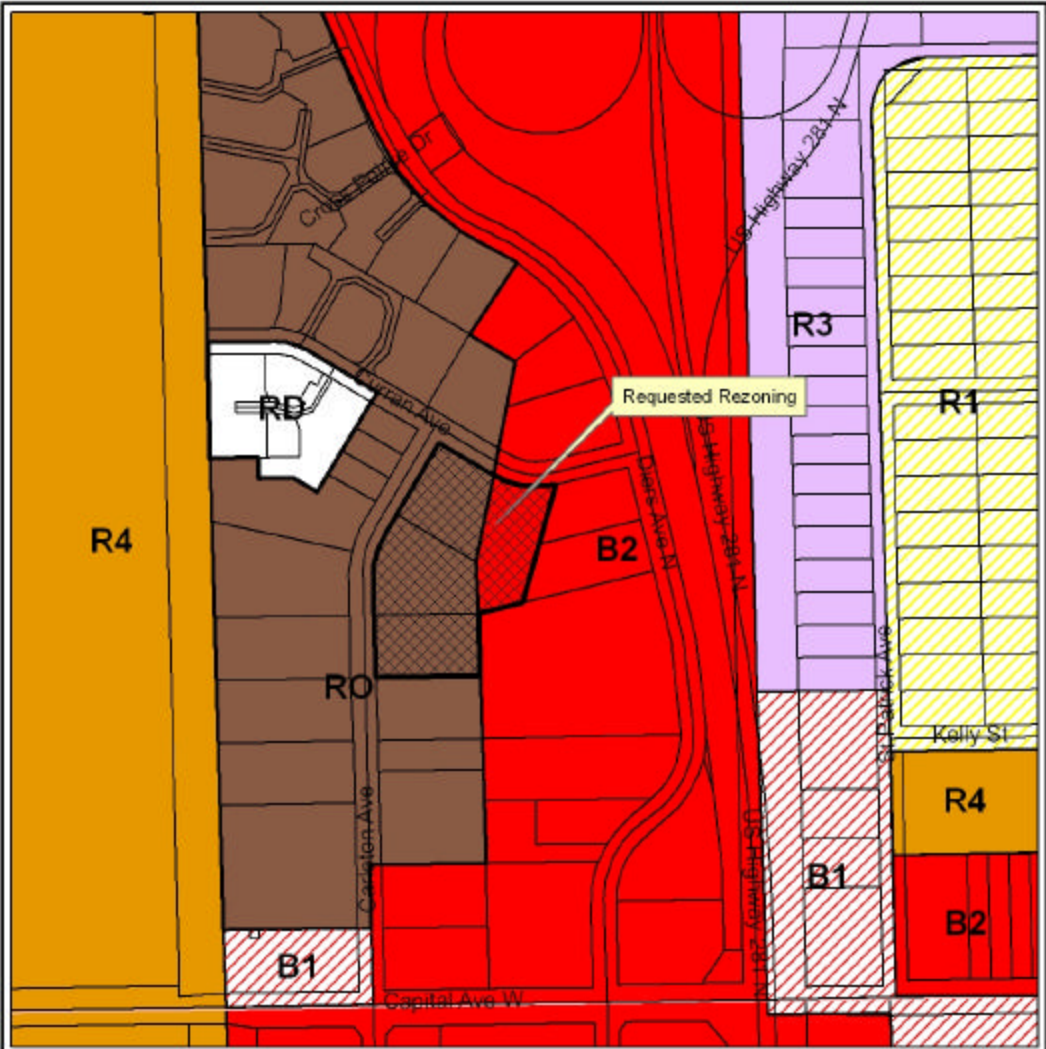
RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director



LOCATION MAP



Requested Zoning

-  From RO : Residential Office Zone
-  & B2: General Business Zone
-  To RD : Residential Development Zone



Scale : NONE
C-20-2006GI

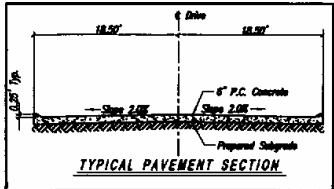
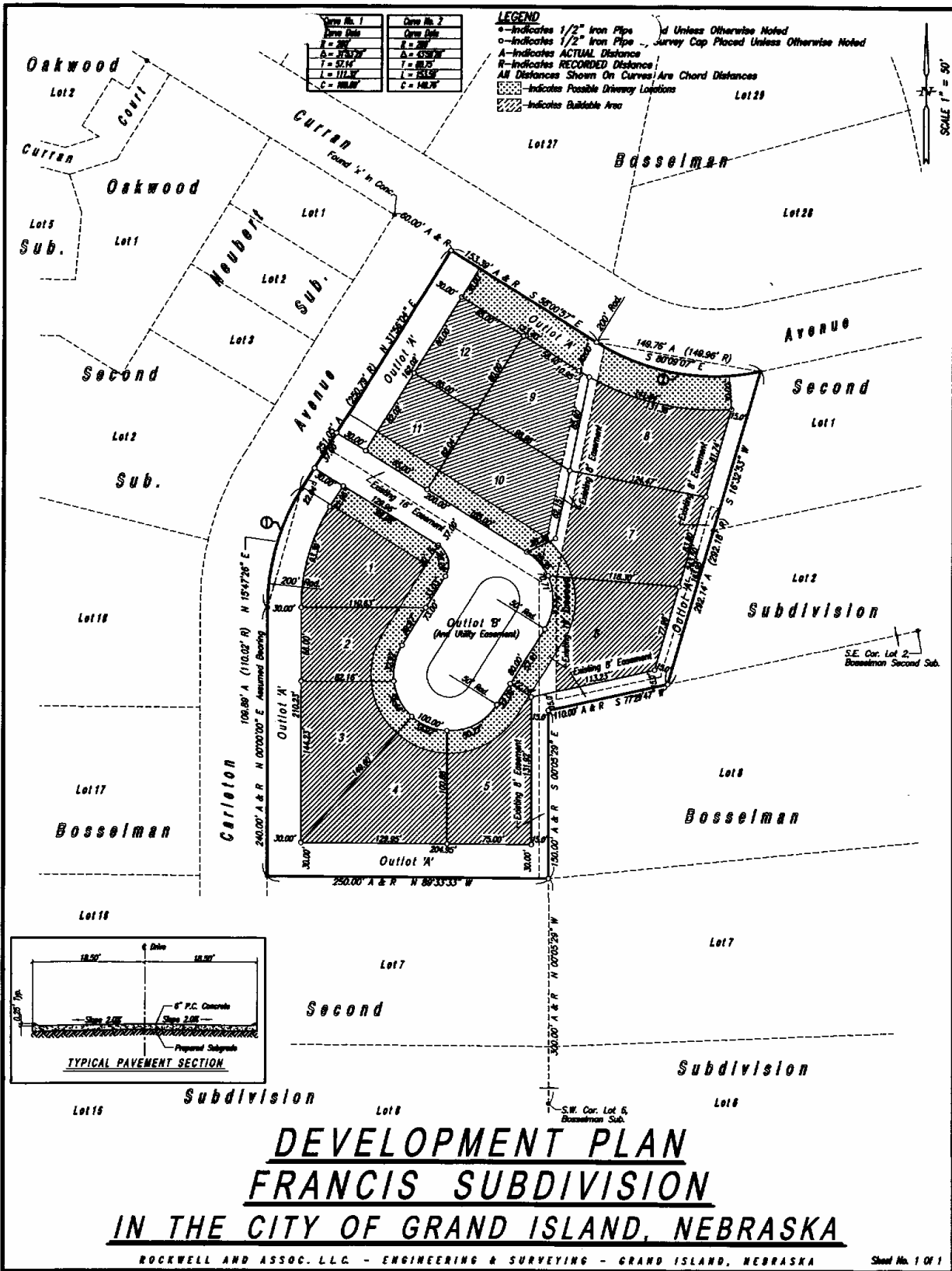


Curve No. 1	Curve No. 2
Curve Date	Curve Date
R = 200'	R = 200'
A = 135.00'	A = 135.00'
T = 57.14'	T = 57.14'
L = 114.28'	L = 114.28'
C = 100.00'	C = 100.00'

LEGEND

- - Indicates 1/2" Iron Pipe
 - - Indicates 1/2" Iron Pipe
 - A - Indicates ACTUAL Distance
 - R - Indicates RECORDED Distance
 - All Distances Shown On Curves Are Chord Distances
 - ▨ - Indicates Possible Driveway Locations
 - ▩ - Indicates Buildable Area
- Unless Otherwise Noted
Survey Cap Placed Unless Otherwise Noted

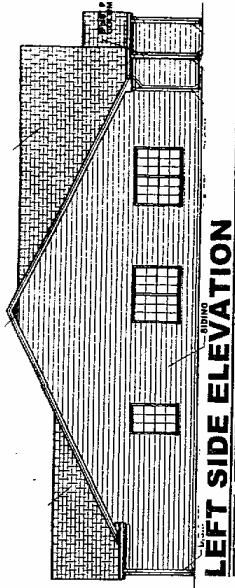
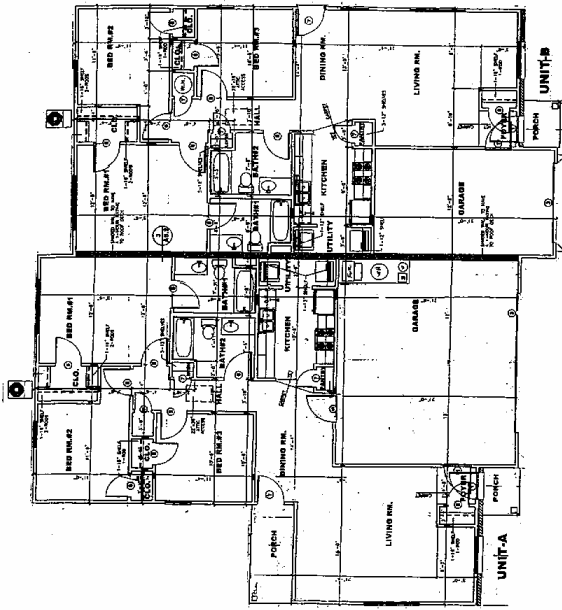
SCALE 1" = 50'



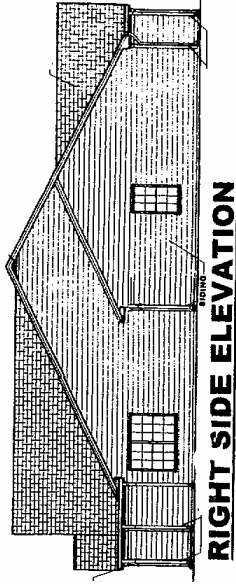
DEVELOPMENT PLAN FRANCIS SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. L.L.C. - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

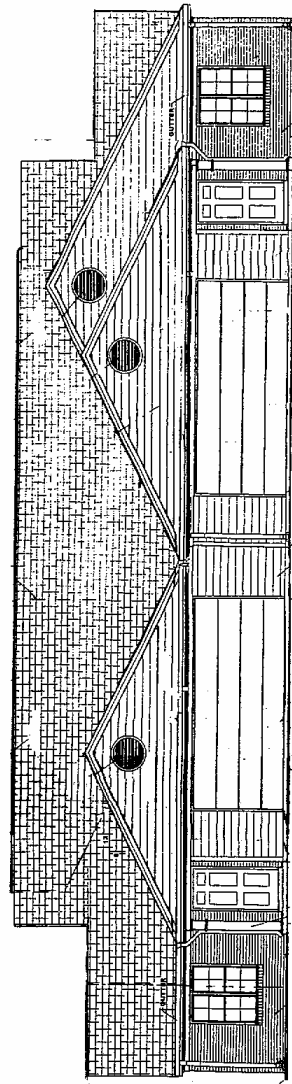
Sheet No. 1 OF 1



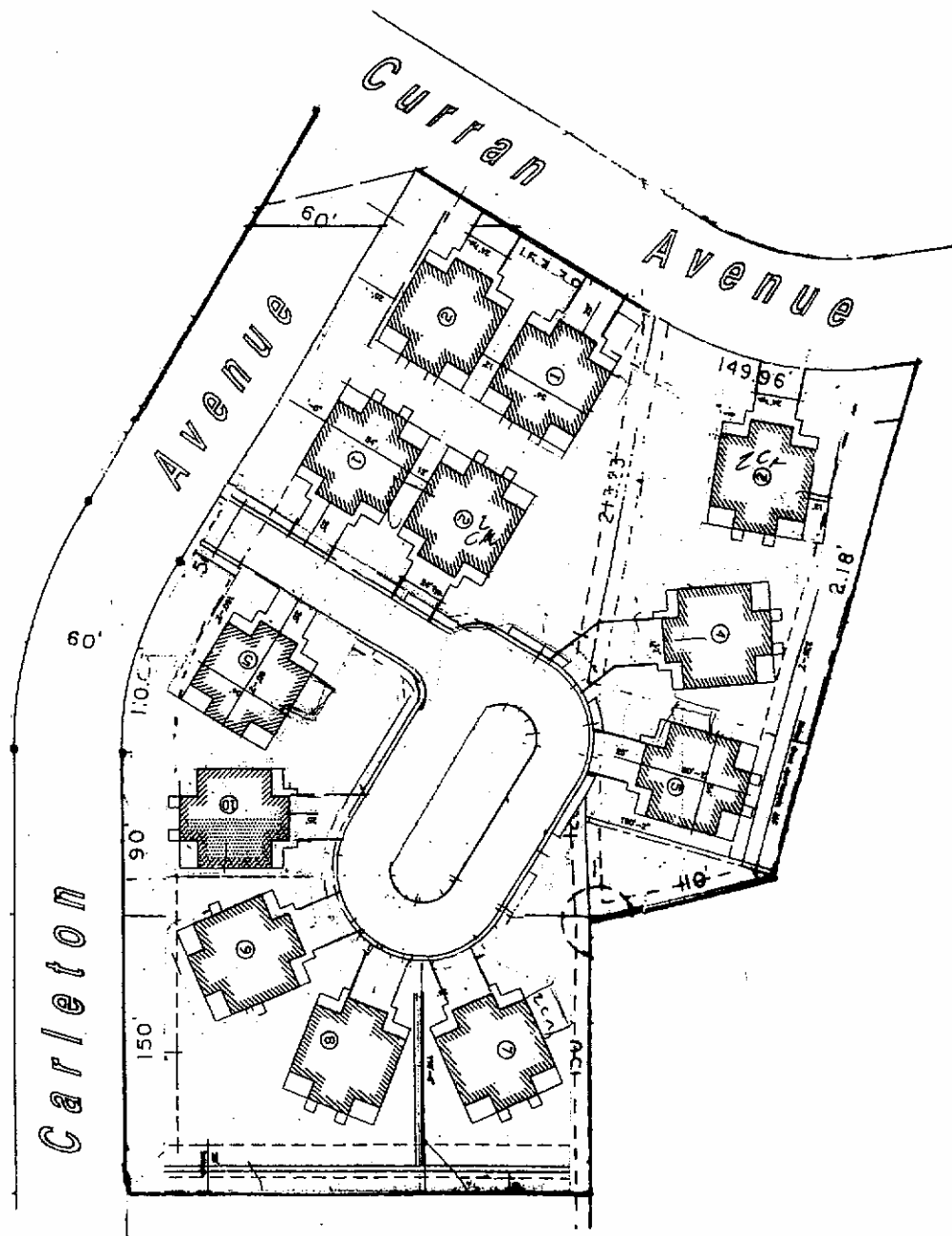
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION





Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item L1

Francis Subdivision

Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)

Staff Contact: Chad Nabity

June 22, 2006

Dear Members of the Board:

RE: Preliminary & Final Plat – Francis Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Francis Subdivision, located East of Carleton Avenue and South of Curran Avenue, Grand Island Nebraska.

This final plat proposes to create 12 lots on a tract of land in Lots 3,4,5 And 6, Bosselman Second Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 3.697 acres.

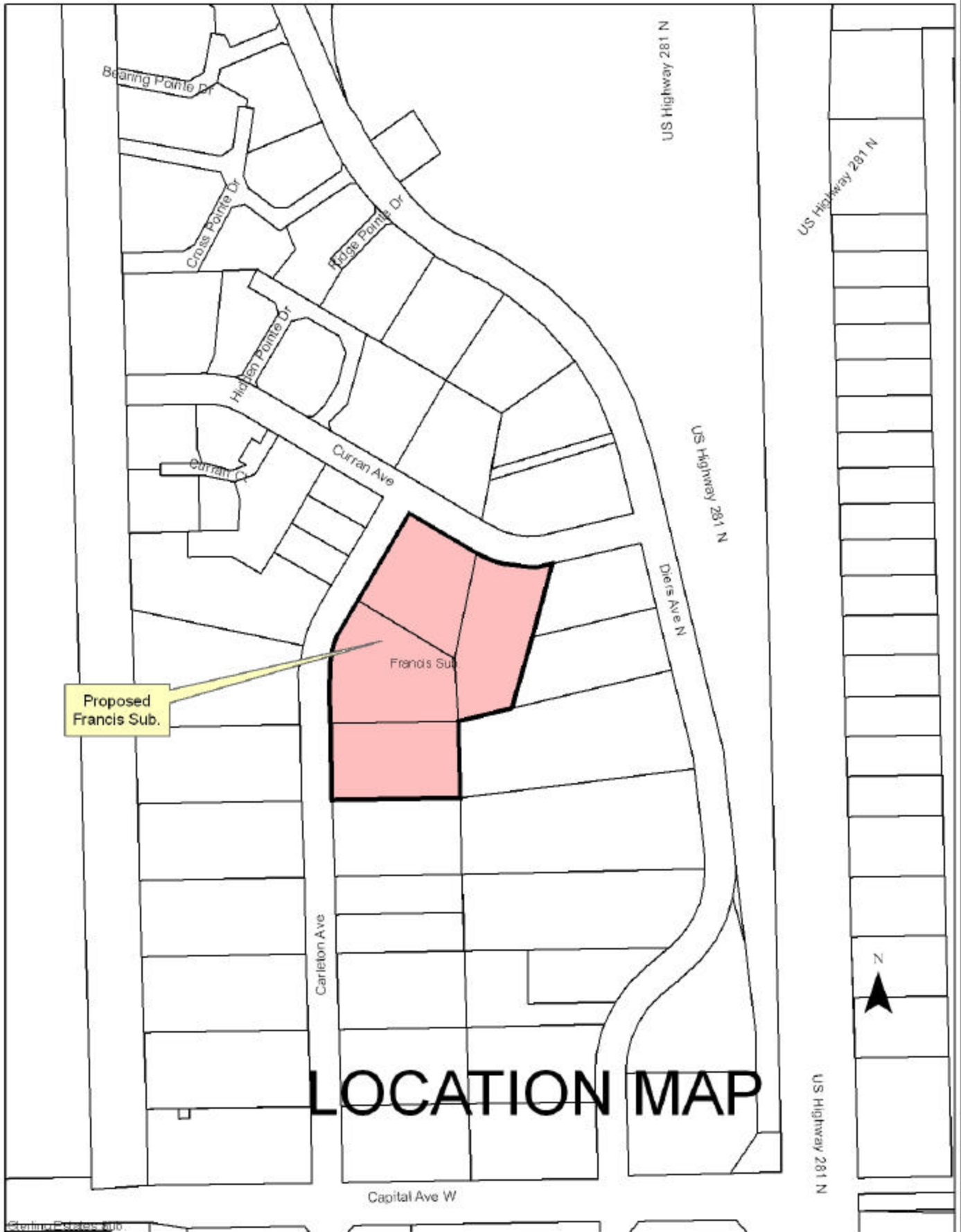
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 12, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Proposed
Francis Sub.

LOCATION MAP





Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item M1

Francis Subdivision - Final Plat

Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)

Staff Contact: Chad Nabity

June 22, 2006

Dear Members of the Board:

RE: Final Plat – Francis Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Francis Subdivision, located East of Carleton Avenue and South of Curran Avenue, Grand Island Nebraska.

This final plat proposes to create 12 lots on a tract of land in Lots 3,4,5 And 6, Bosselman Second Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 3.697 acres.

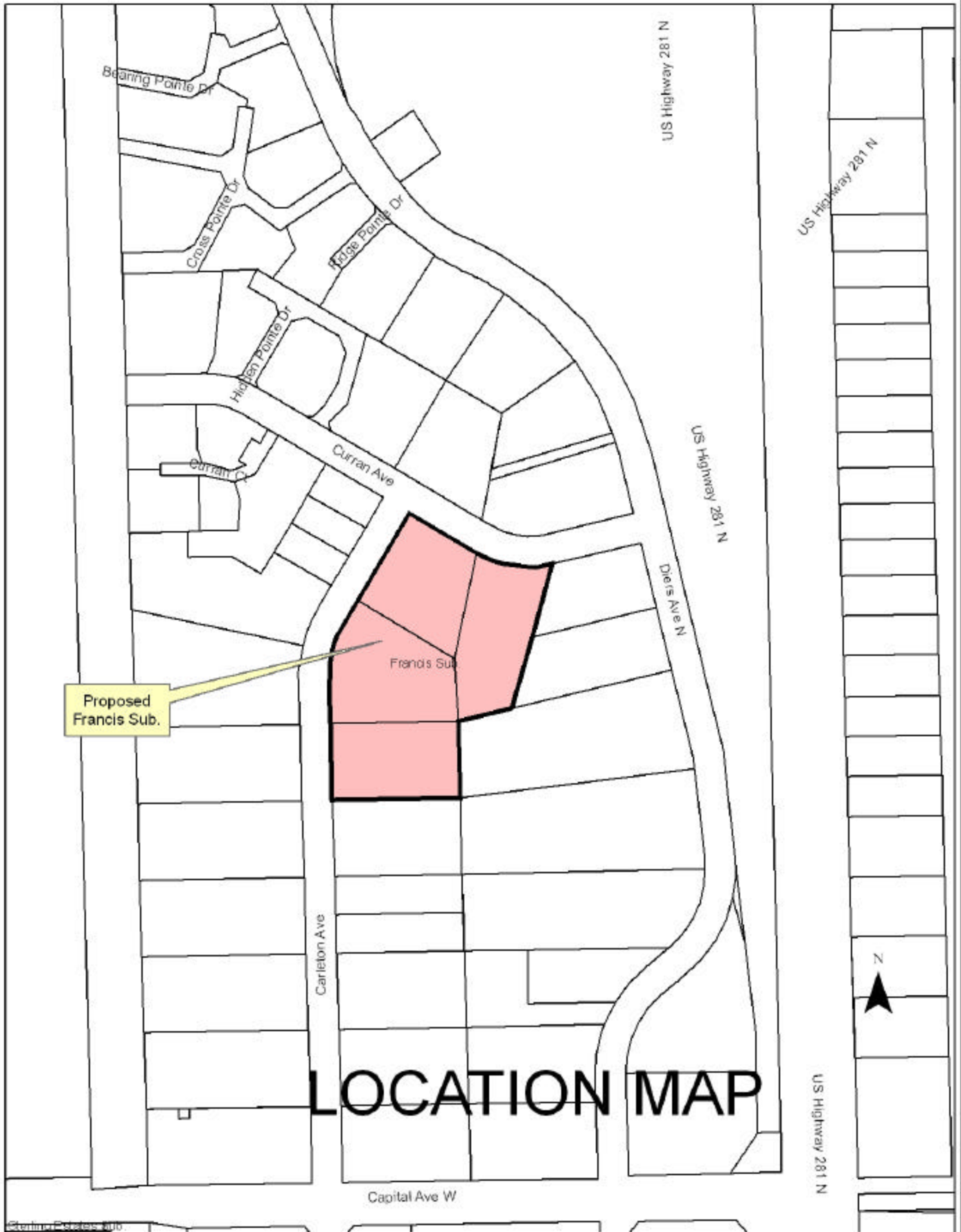
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Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Proposed Francis Sub.

LOCATION MAP





Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item J1

Stoltenberg Second Subdivision - Final Plat

Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)

Staff Contact: Chad Nabity

June 21, 2006

Dear Members of the Board:

RE: Final Plat – Stoltenberg Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Stoltenberg Subdivision, located East of Webb Road between Lester and Bachman Streets, Grand Island Nebraska.

This final plat proposes to create 2 lots on a parcel of land in part of the SE ¼ 24-11N-10W. This land consists of approximately 1.850 acres. This plat is developing lots along an existing right of way consistent with the approved preliminary plat.

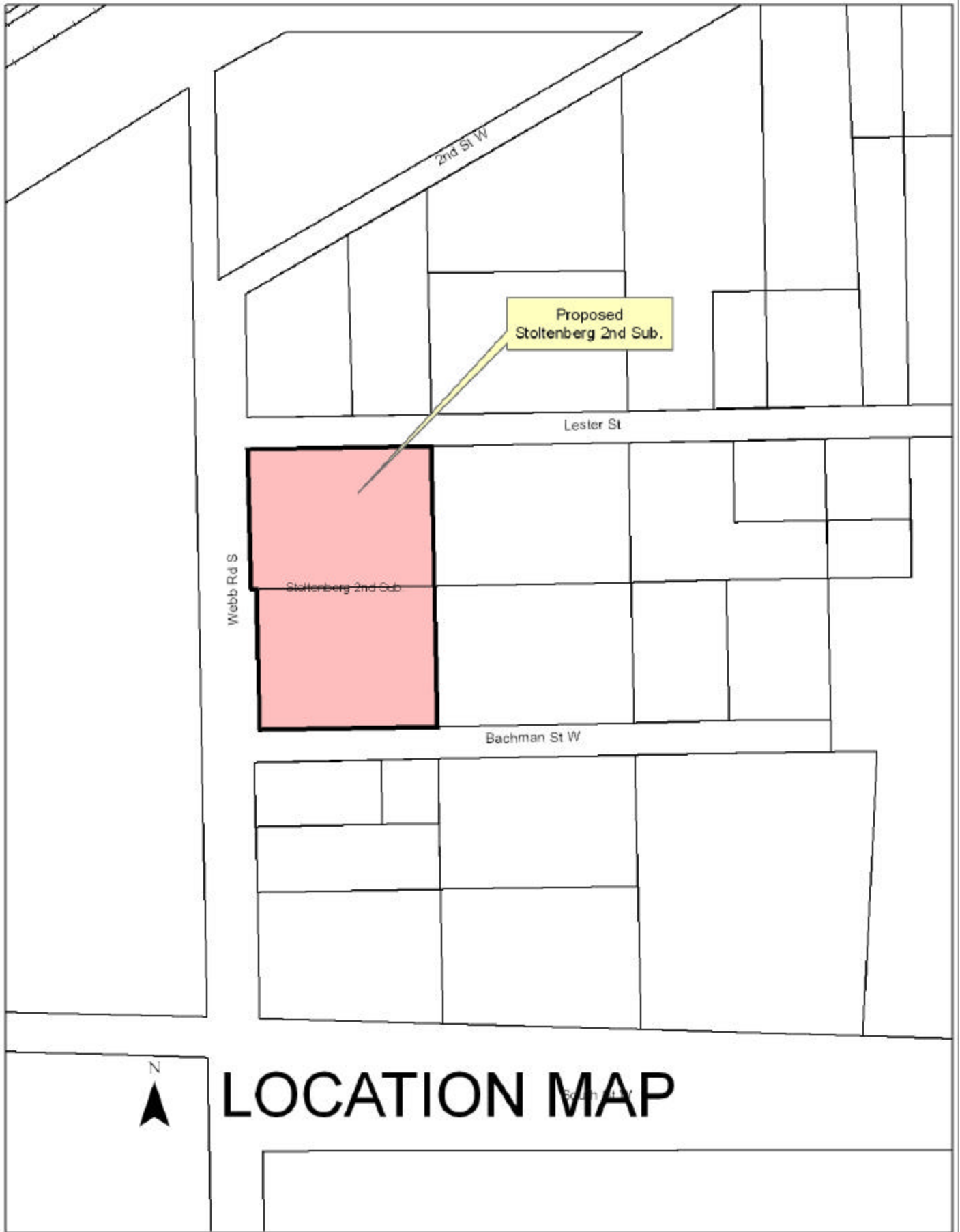
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 12, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



LOCATION MAP

REGIONAL PLANNING COMMISSION

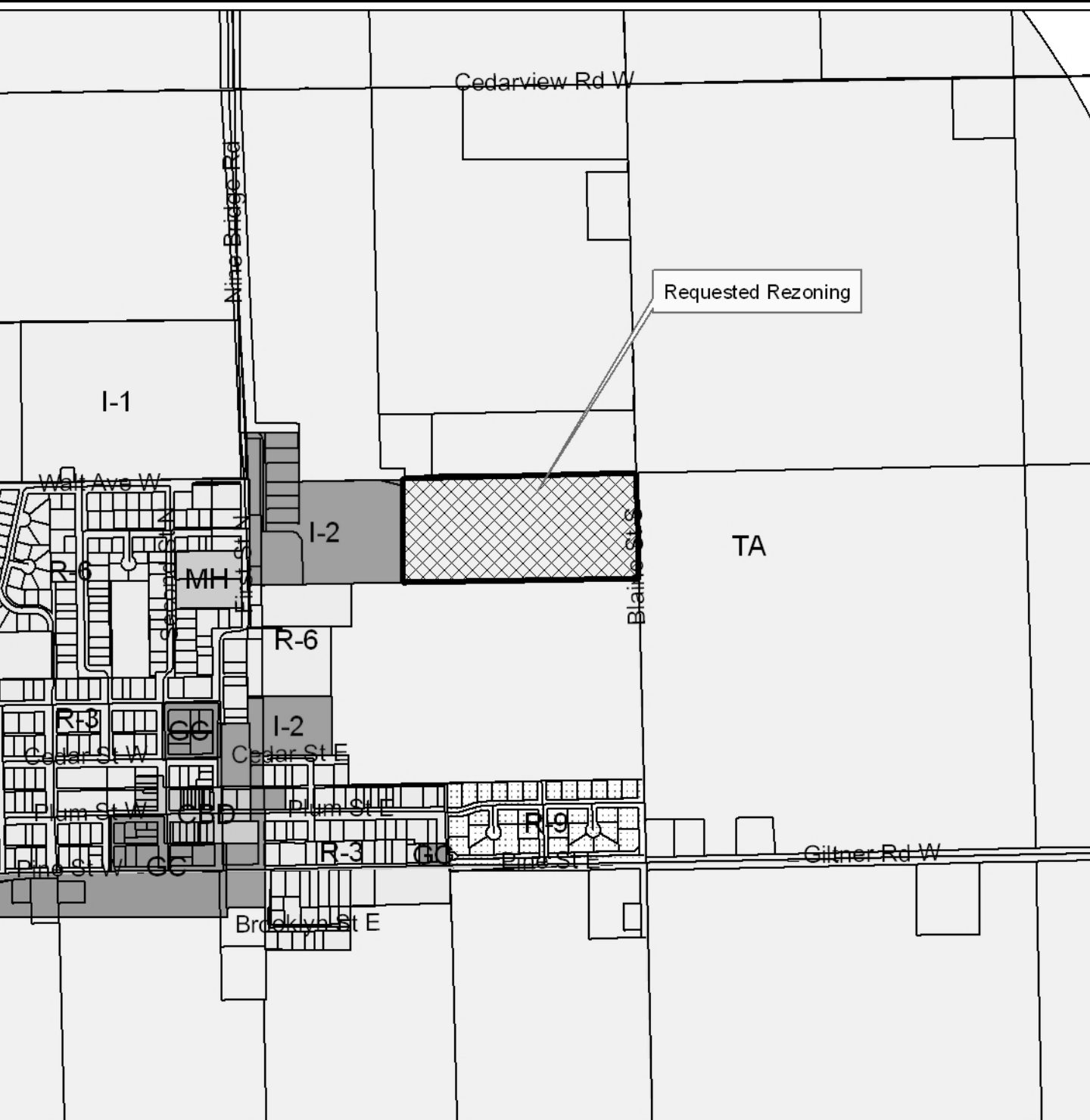
AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

- 1. Call to Order.**
- 2. Minutes of June 7, 2006.**
- 3. Request Time to Speak**
- 4. Public Hearing -** Concerning a change to the Doniphan Comprehensive Plan and Future Landuse Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. (Hearing, Discussion, Action) (C-19-2006D)
- 5. Public Hearing -** Concerning a change of zoning for land proposed for platting as Nelson Family Subdivision and additional surrounding property from TA Transitional Agricultural to I1 Light Industrial to aid in the development of Commercial Property. (Hearing, Discussion, Action) (C-19-2006D)
- 6. Public Hearing –** Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)



Requested Zoning



- From TA : Transitional Agriculture Zone
- To I- 1 : Light Industrial Zone

Scale : NONE

C-19-2006D



PLANNING AND ZONING COMMISSION
 2000 Cedarview Rd, West Des Moines, IA 50319
 515.281.2200 • www.ci.wdmn.ia.us



Requested Rezoning

Requested Zoning



REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

- 6. Public Hearing** – Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)

Preliminary Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)

Final Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)



CONSENT AGENDA

- 7. Final Plat** – Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)
- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)
- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)
- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department
- 11. Planning Director's Report**



Requested Zoning



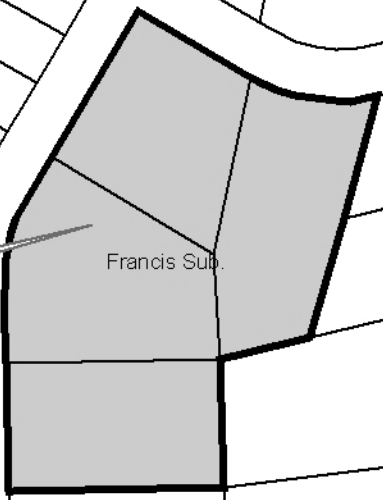
-  From RO : Residential Office Zone
& B2: General Business Zone
-  To RD : Residential Development Zone

Scale : NONE
C-20-2006GI



THE PROJECT WAS PREPARED BY THE CITY OF CARY, NORTH CAROLINA. THE CITY OF CARY, NORTH CAROLINA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

Cross Pointe Dr

Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

Carleton Ave

US Highway 281 N

US Highway 281 N

Diers Ave N

US Highway 281 N

US Highway

LOCATION MAP



N



Bearing Pointe Dr

Cross Pointe Dr

Edge Pointe Dr

Higher Pointe Dr

Curran Ave

Curran Ave

Carrleton Ave

US Highway 281 N

US Highway 281 N

US Highway 281 N

Diers Ave

Proposed Francis Sub.

Francis Sub.

LOCATION MAP

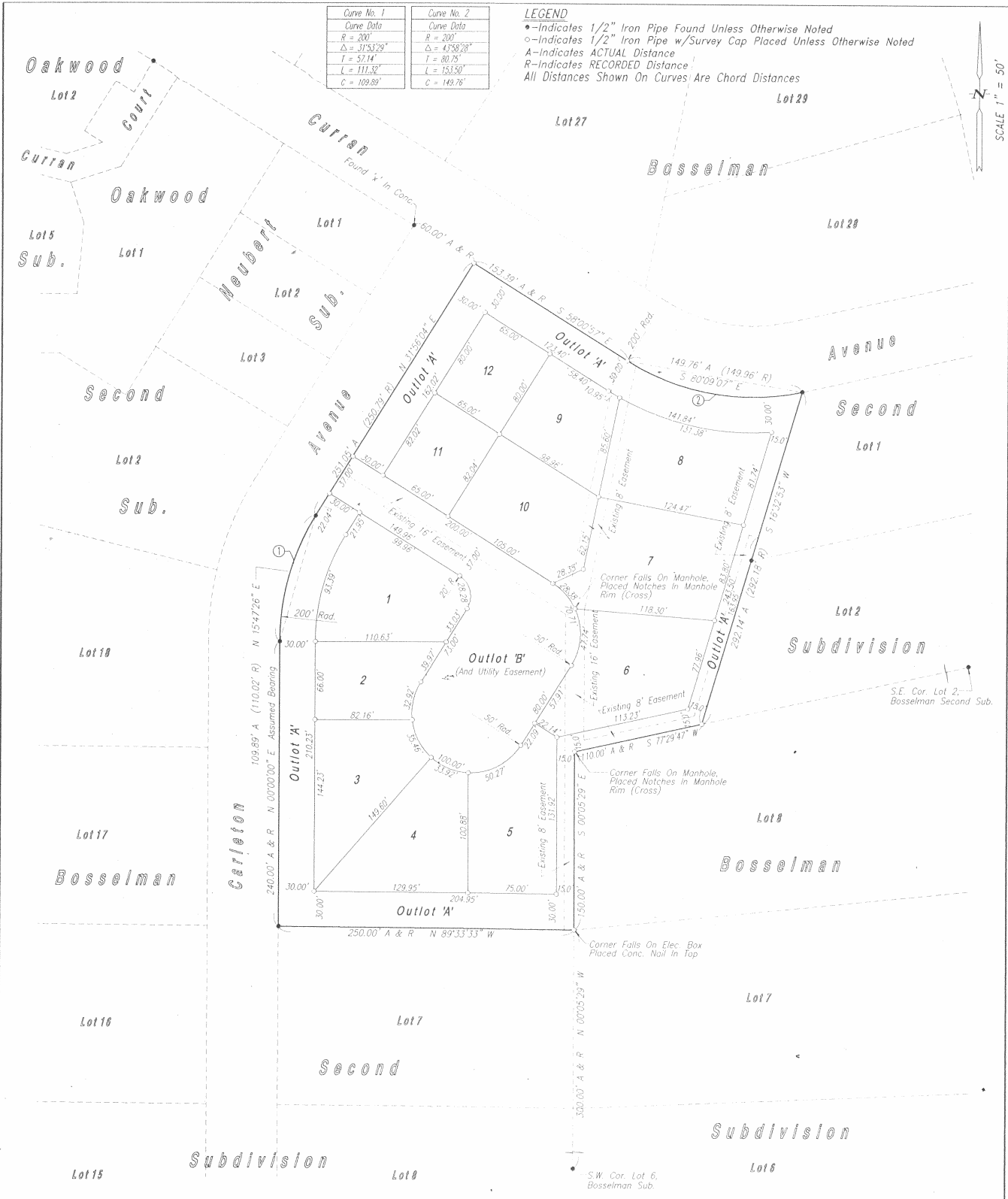


US Highway

Curve No. 1	Curve No. 2
Curve Data	Curve Data
R = 200'	R = 200'
$\Delta = 3153.29^\circ$	$\Delta = 4758.28^\circ$
T = 571.4'	T = 80.75'
L = 111.32'	L = 153.50'
C = 102.89'	C = 148.76'

LEGEND

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- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance
- All Distances Shown On Curves Are Chord Distances



FRANCIS SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

CONSENT AGENDA

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- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)

- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)

- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

- 11. Planning Director's Report**

- 12. Next Meeting August 2, 2006**

- 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.



Webb Rd S

2nd St W

Proposed
Stoltenberg 2nd Sub.

Lester St

Stoltenberg 2nd Sub.

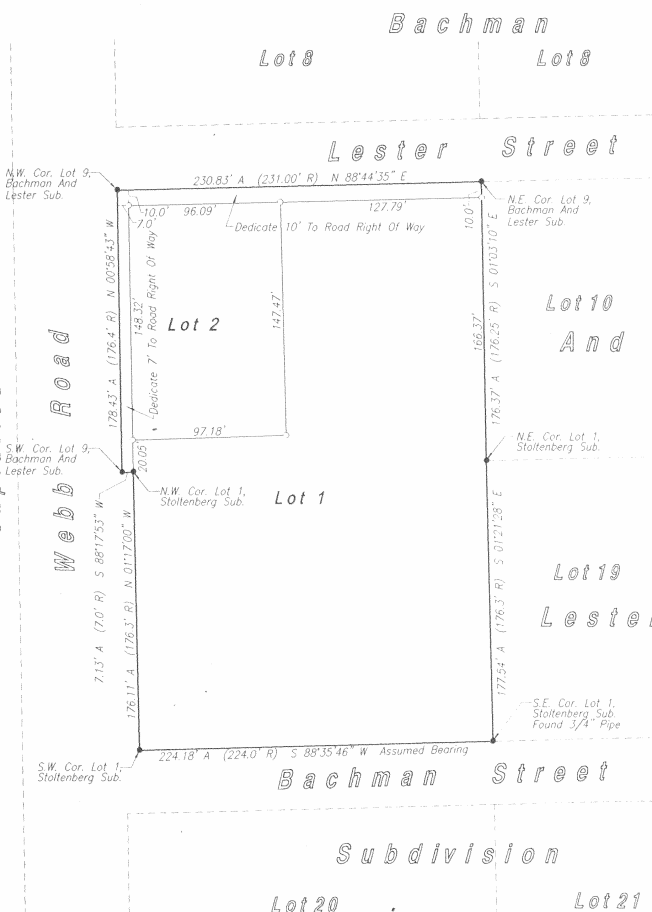
Bachman St W

South St W



LOCATION MAP

Pt. SE14, Sec. 24, T11N-R10W
Unplatted



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
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 R - Indicates RECORDED Distance

SCALE 1" = 50'

Legal Description

A tract of land comprising all of Lot One (1), Stoltzenberg Subdivision and all of Lot Nine (9), Bachman And Lester Subdivision, EXCEPTING THEREFROM the southerly One Hundred Seventy Six and Three Tenth (176.3) feet of Lot Nine (9), Bachman And Lester Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 1.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STOLTZENBERG SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street right of way as shown thereon to the public for their use forever and 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, this _____ day of _____, 2006.

1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company

Surveyor's Certificate

I hereby certify that on June 7, 2006, I completed an accurate survey of 'STOLTZENBERG SECOND SUBDIVISION', in the City of Grand Island, 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.

(Seal)

Deryl D. Sorgentfrei, Reg. Land Surveyor No. 578

Gordon F. Glade, Manager

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GORDON F. GLADE, Manager of 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, 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, and the voluntary act and deed of said Company.
 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

(Seal)

Approval

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.

 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2006.

 Mayor City Clerk

(Seal)

**STOLTZENBERG SECOND SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**



Proposed
Stoltenberg 2nd Sub.

2nd St W

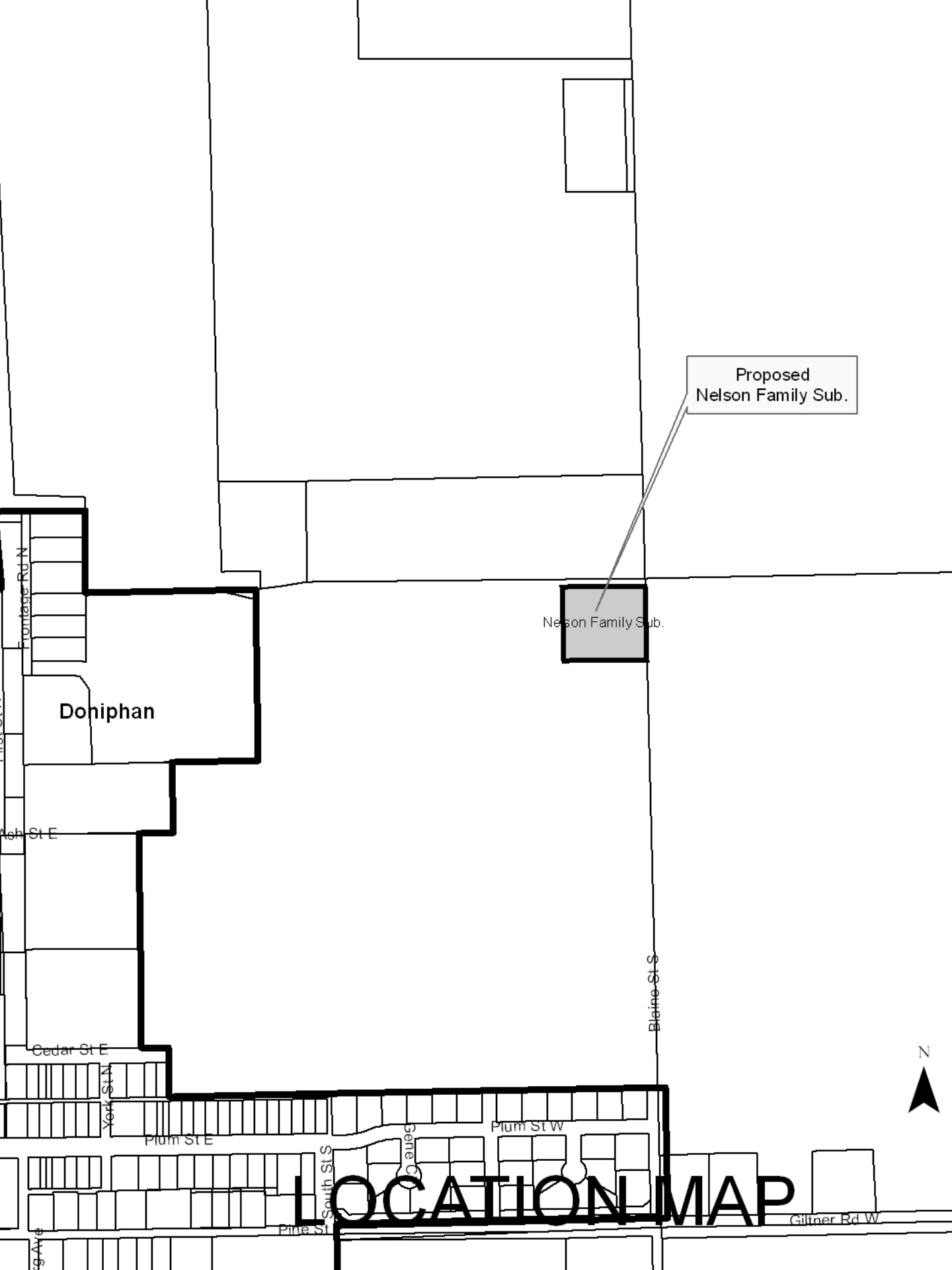
Lester St

Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

LOCATION MAP



Proposed
Nelson Family Sub.

Nelson Family Sub.

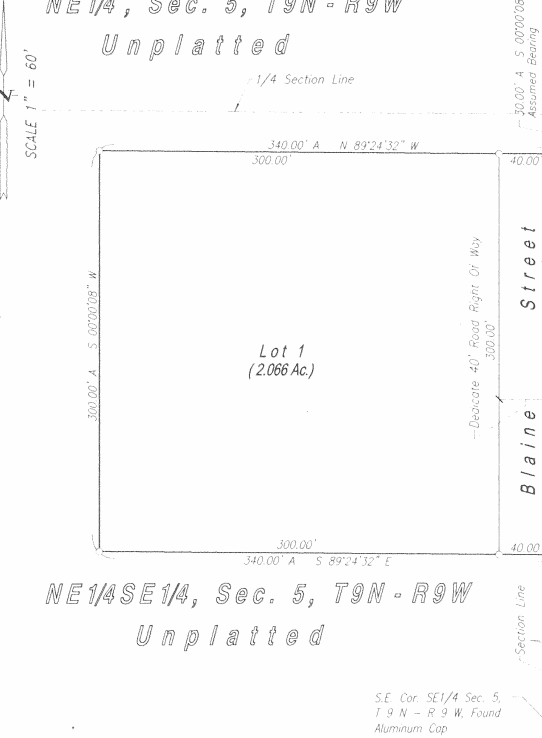
Doniphan

LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

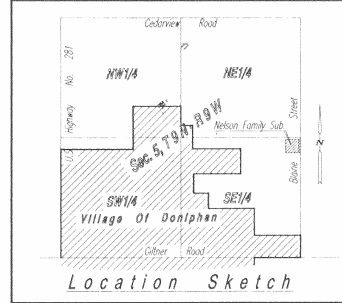
Unplatted

1/4 Section Line



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



NE1/4SE1/4, Sec. 5, T9N - R9W

Unplatted

S.E. Cor. SE1/4 Sec. 5, T 9 N - R 9 W, Found Aluminum Cap

Surveyor's Certificate

I hereby certify that on June 2, 2006, I completed an accurate survey of 'NELSON FAMILY 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

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.

Chairman

Date

Gene Hoffman

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the Village Board of Doniphan, Nebraska, this day of _____, 2006.

Chairman Of The Board

Village Clerk

(Seal)

Notary Public

(Seal)

Legal Description

A tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°00'08"W, a distance of Thirty (30.00) feet, to the ACTUAL point of beginning; thence running N89°24'32"W, a distance of Three Hundred Forty (340.00) feet; thence running S00°00'08"W, a distance of Three Hundred (300.00) feet; thence running S89°24'32"E, a distance of Three Hundred Forty (340.00) feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running N00°00'08"E, along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), a distance of Three Hundred (300.00) feet, to the ACTUAL point of beginning and containing 2.342 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GENE HOFFMAN, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON FAMILY SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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 consents 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, this _____ day of _____, 2006.

Acknowledgement

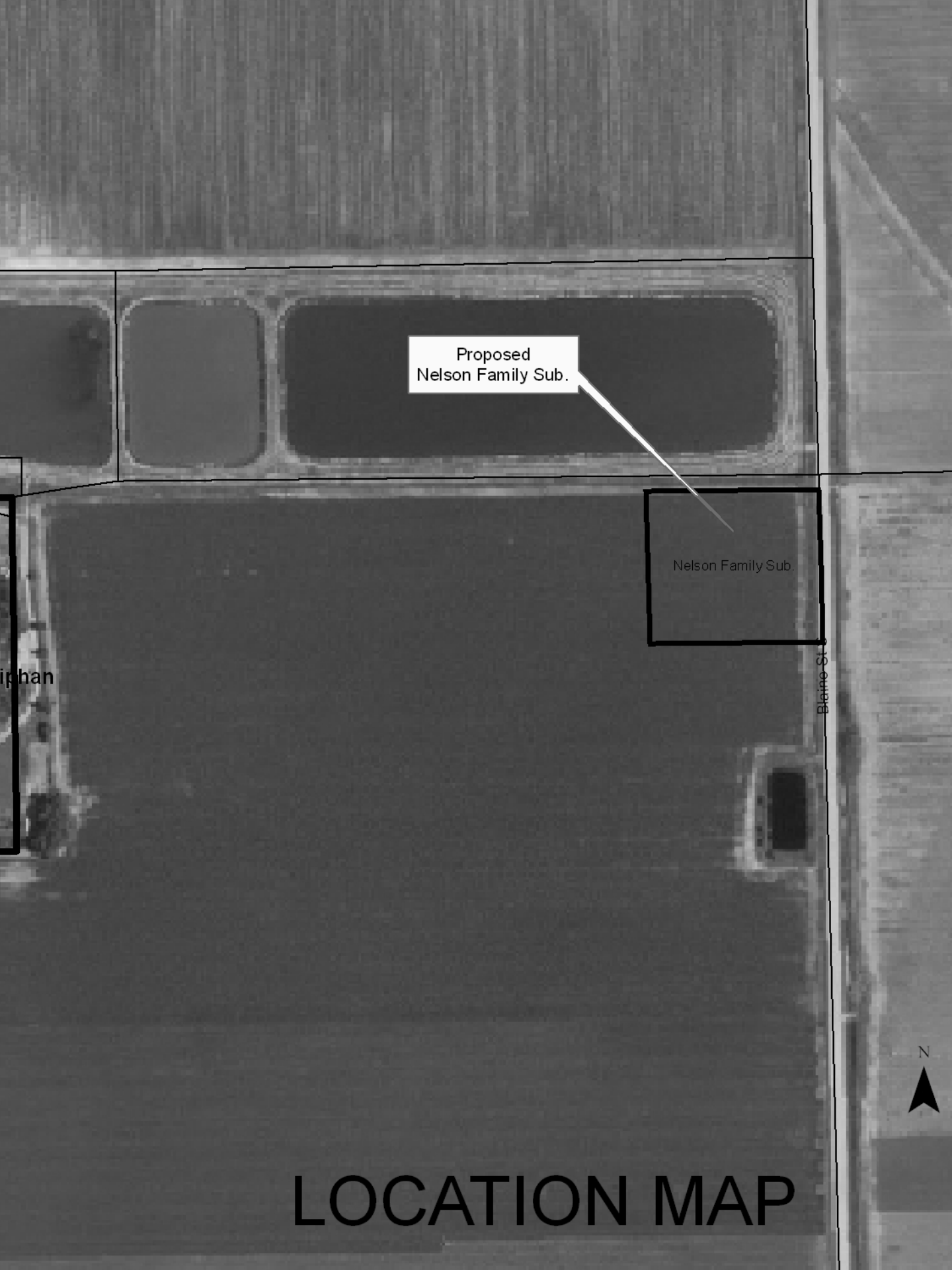
State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GENE HOFFMAN, a single person 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 _____.

NELSON FAMILY SUBDIVISION
HALL COUNTY, NEBRASKA



Proposed
Nelson Family Sub.

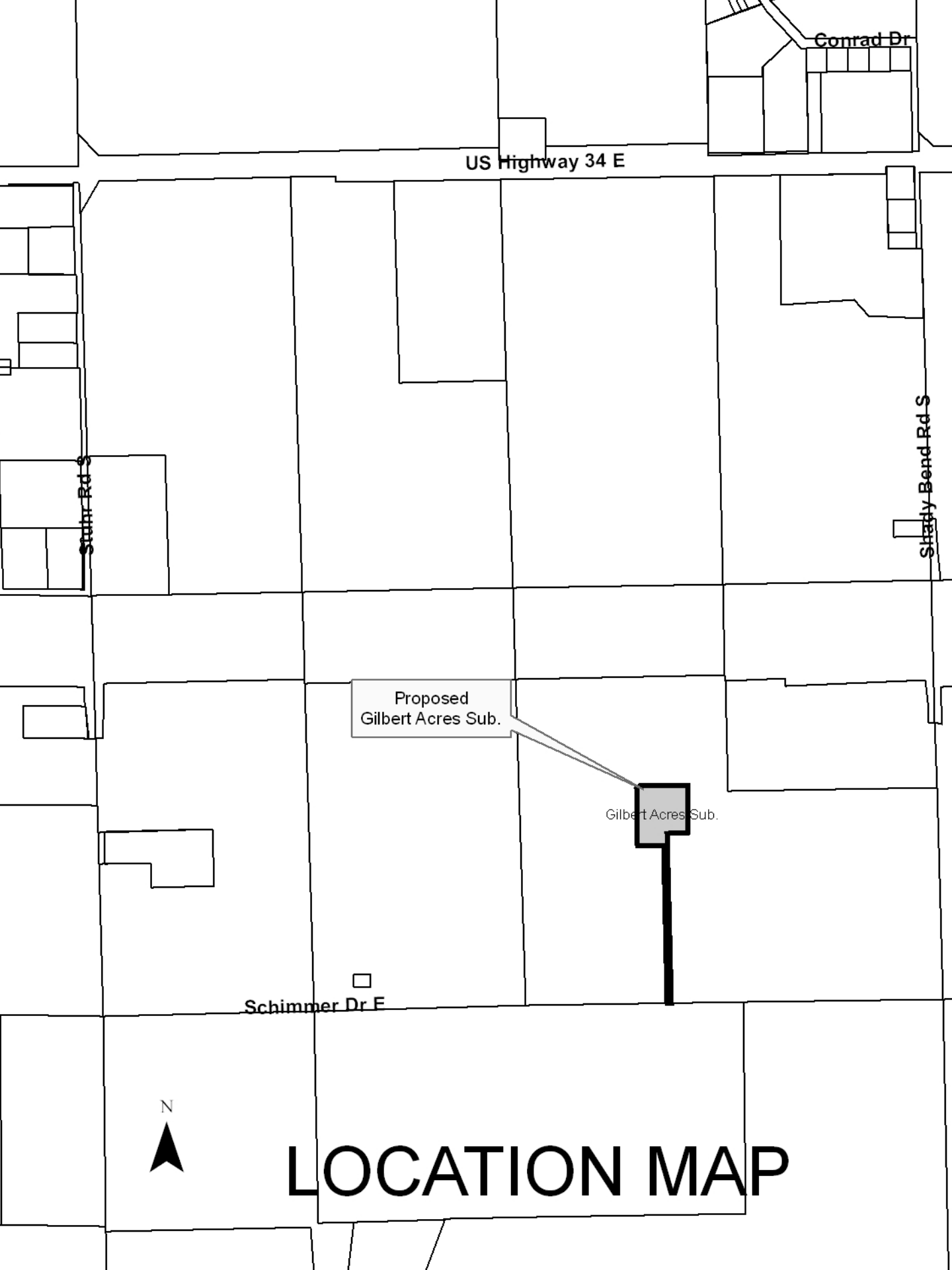
Nelson Family Sub.

Blaine St.

iphan



LOCATION MAP



Conrad Dr

US Highway 34 E

Stuhr Rd S

Shady Bend Rd S

Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP

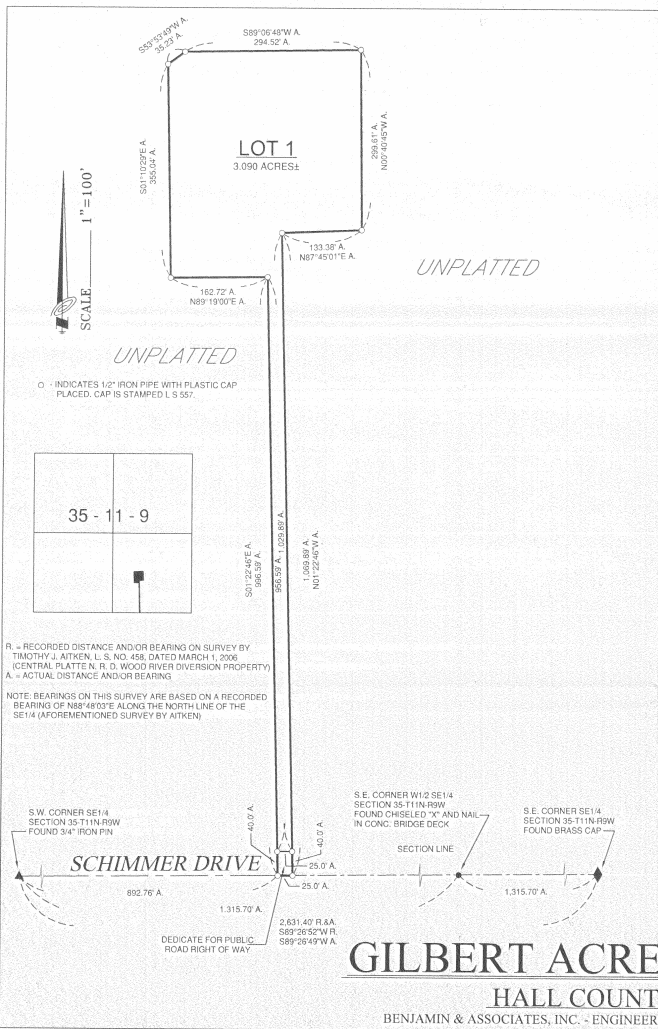
Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), said point being Eight Hundred Ninety Two and Seventy Six Hundredths (892.76) feet east of the southwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4); thence N89°26'52"E, along and upon the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), a distance of Twenty Five (25.0) feet; thence N01°22'48"W, a distance of One Thousand Sixty Nine and Eighty Nine Hundredths (1,068.89) feet; thence N87°45'01"E, a distance of One Hundred Thirty Three and Thirty Eight Hundredths (133.38) feet; thence N00°40'45"W, a distance of Two Hundred Ninety Nine and Sixty One Hundredths (299.61) feet; thence S89°06'48"W, a distance of Two Hundred Ninety Four and Fifty Two Hundredths (294.52) feet; thence S53°53'49"W, a distance of Thirty Five and Twenty Three Hundredths (35.23) feet; thence S01°10'29"E, a distance of Three Hundred Fifty Five and Four Hundredths (355.04) feet; thence N89°19'00"E, a distance of One Hundred Sixty Two and Seventy Two Hundredths (162.72) feet; thence S01°22'48"E, a distance of Nine Hundred Ninety Six and Fifty Nine Hundredths (996.59) feet to the point of beginning and containing 3.113 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Francie Niedfell Bailou (formerly Francie Niedfell), a single person, and Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "GILBERT ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and 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 _____, 2006.

Francie Niedfell Bailou (formerly Francie Niedfell)

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Elizabeth Gilbert (formerly Elizabeth Falmien) Gene Gilbert

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Francie Niedfell Bailou (formerly Francie Niedfell), a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to 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 (SEAL)

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and 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 (SEAL)

GILBERT ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

10. 2006-2007 Budget Review – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

11. Planning Director's Report

12. Next Meeting August 2, 2006

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.

REGIONAL PLANNING COMMISSION

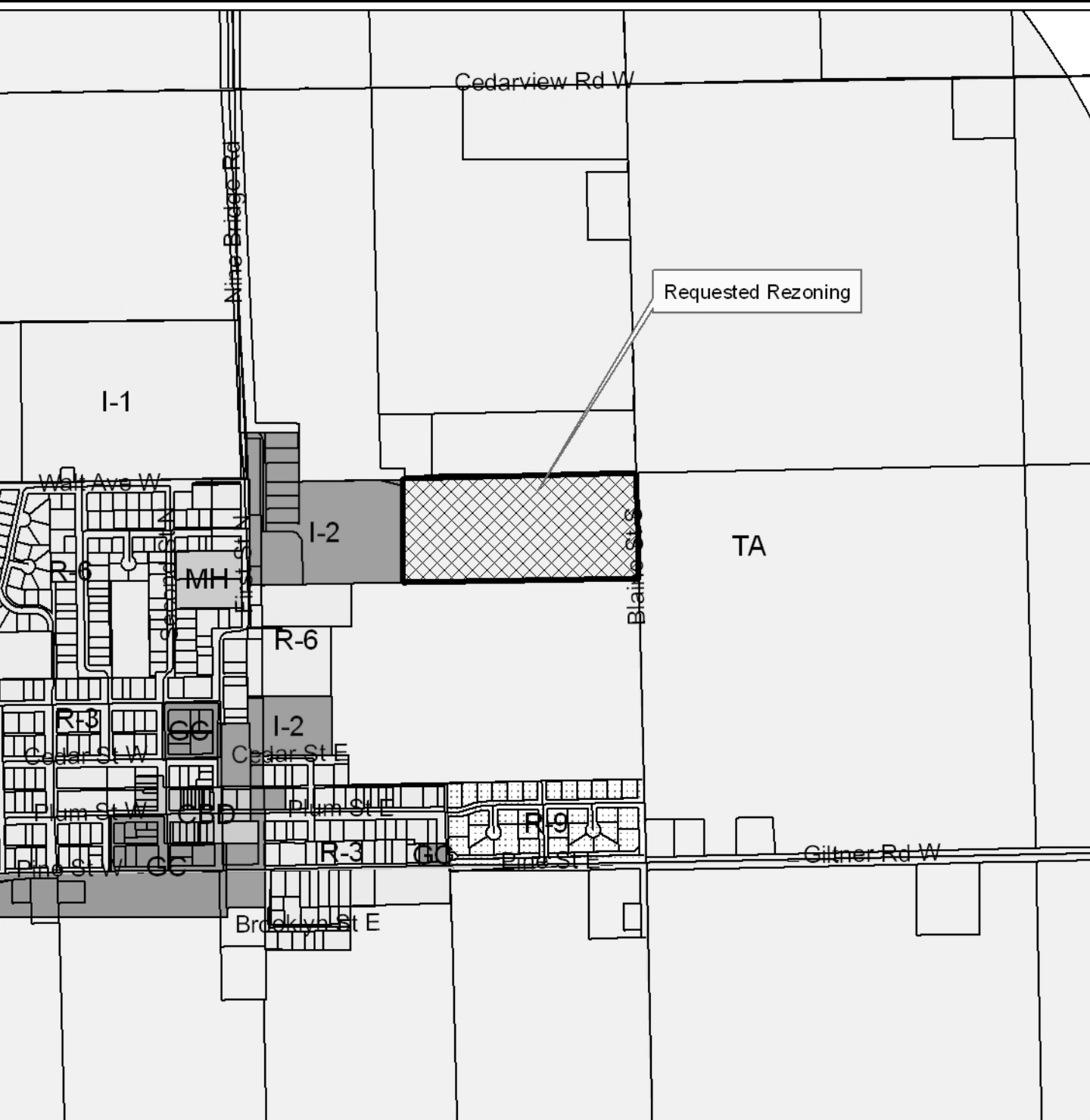
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Requested Zoning



-  From TA : Transitional Agriculture Zone
-  To I- 1 : Light Industrial Zone

Scale : NONE

C-19-2006D



PLANNING COMMISSION
 1000 10th St NW
 Grand Rapids, MI 49503
 616.251.1234



Requested Rezoning

Requested Zoning



REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

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City Hall Council Chambers — Grand Island

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Requested Zoning



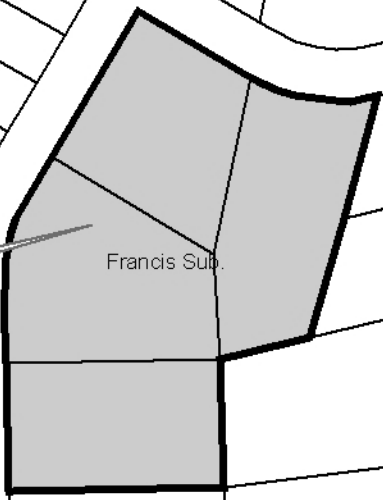
-  From RO : Residential Office Zone & B2: General Business Zone
-  To RD : Residential Development Zone

Scale : NONE
C-20-2006GI



THE PROJECT WAS PREPARED BY THE CITY OF CARY, NORTH CAROLINA. THE CITY OF CARY, NORTH CAROLINA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

Cross Pointe Dr

Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

Carleton Ave

US Highway 281 N

US Highway 281 N

Diers Ave N

US Highway 281 N

US Highway



LOCATION MAP



Bearing Pointe Dr

Cross Pointe Dr

Edge Pointe Dr

Higher Pointe Dr

Curran Ave

Curran Ave

Carrleton Ave

US Highway 281 N

US Highway 281 N

US Highway 281 N

Diers Ave

Proposed Francis Sub.

Francis Sub.

LOCATION MAP

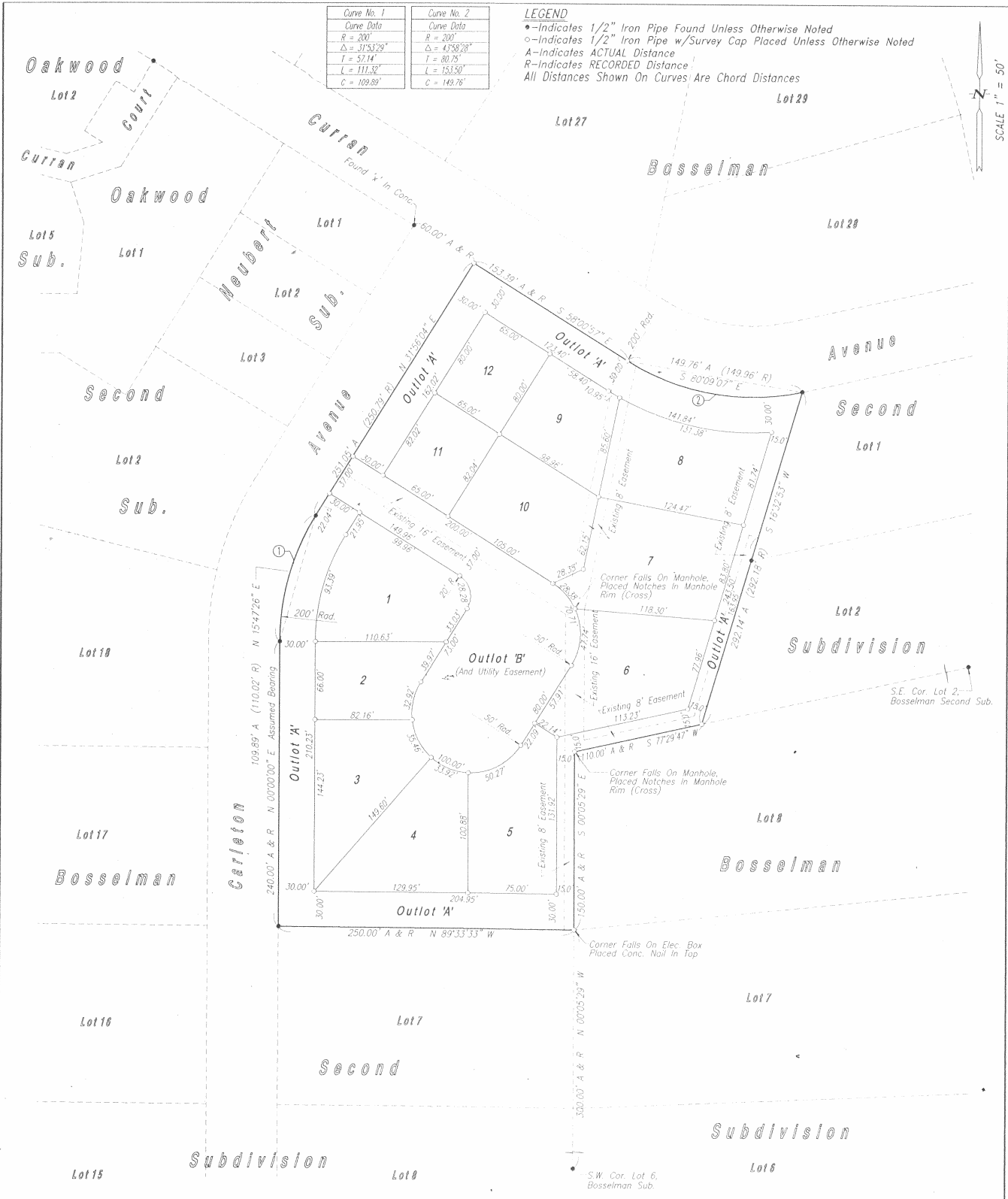


US Highway

Curve No. 1	Curve No. 2
Curve Data	Curve Data
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FRANCIS SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

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- 12. Next Meeting August 2, 2006**

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Webb Rd S

2nd St W

Proposed
Stoltenberg 2nd Sub.

Lester St

Stoltenberg 2nd Sub.

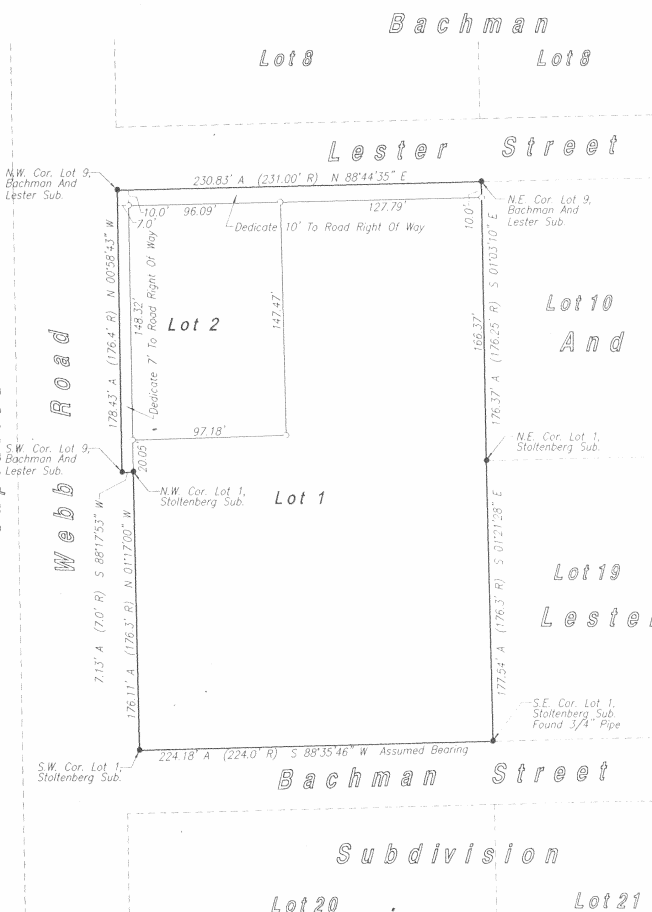
Bachman St W

South St W



LOCATION MAP

Pt. SE14, Sec. 24, T11N-R10W
Unplatted



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance

SCALE 1" = 50'
 N

Legal Description

A tract of land comprising all of Lot One (1), Stoltzenberg Subdivision and all of Lot Nine (9), Bachman And Lester Subdivision, EXCEPTING THEREFROM the southerly One Hundred Seventy Six and Three Tenth (176.3) feet of Lot Nine (9), Bachman And Lester Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 1.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STOLTZENBERG SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street right of way as shown thereon to the public for their use forever and 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, this _____ day of _____, 2006.

1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company

Surveyor's Certificate

I hereby certify that on June 7, 2006, I completed an accurate survey of 'STOLTZENBERG SECOND SUBDIVISION', in the City of Grand Island, 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.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Gordon F. Glade, Manager

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GORDON F. GLADE, Manager of 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, 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, and the voluntary act and deed of said Company.
 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

(Seal)

Approval

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.

 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2006.

 Mayor City Clerk

(Seal)

**STOLTZENBERG SECOND SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**



Proposed
Stoltenberg 2nd Sub.

2nd St W

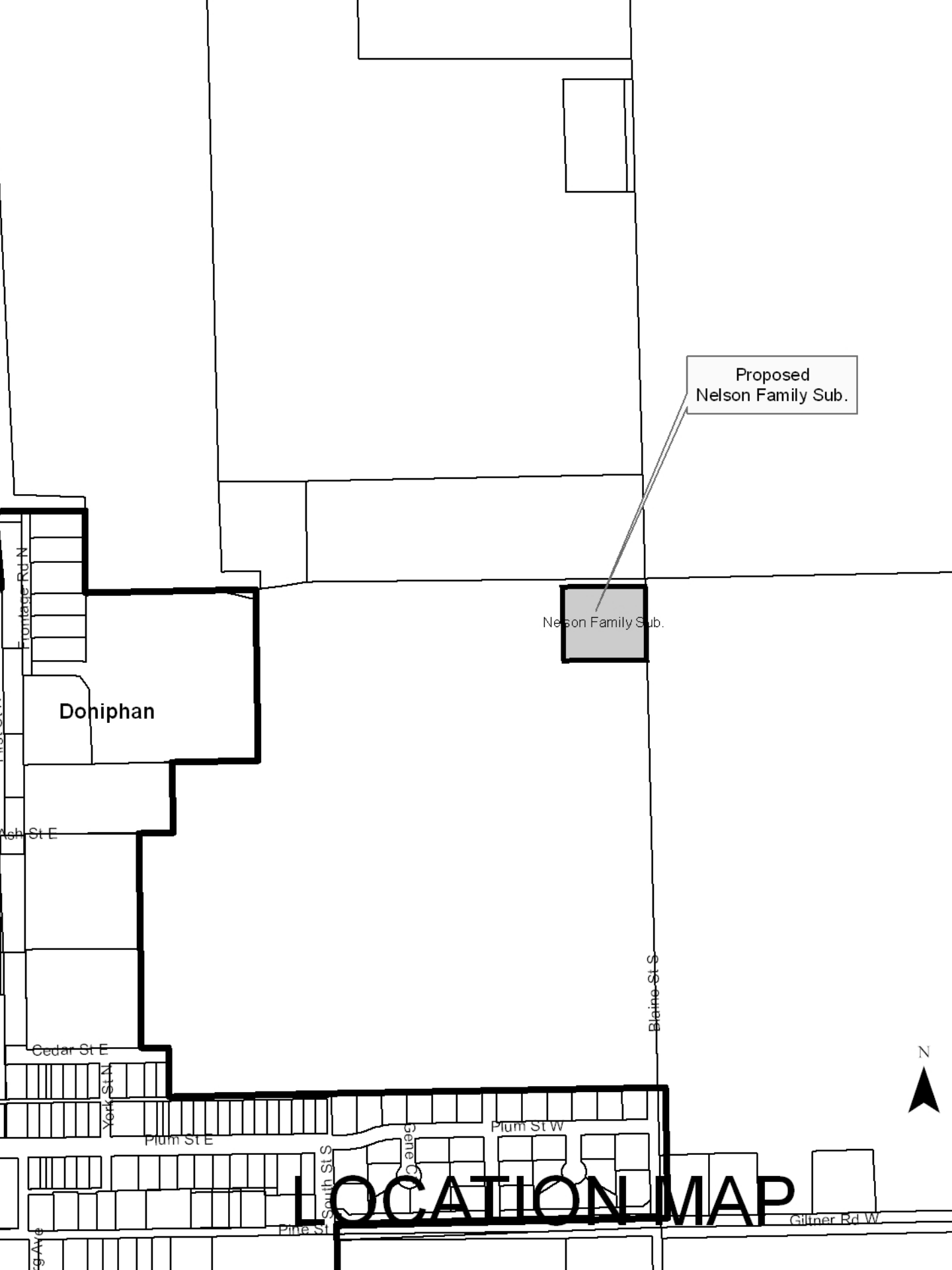
Lester St

Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

LOCATION MAP



Proposed
Nelson Family Sub.

Nelson Family Sub.

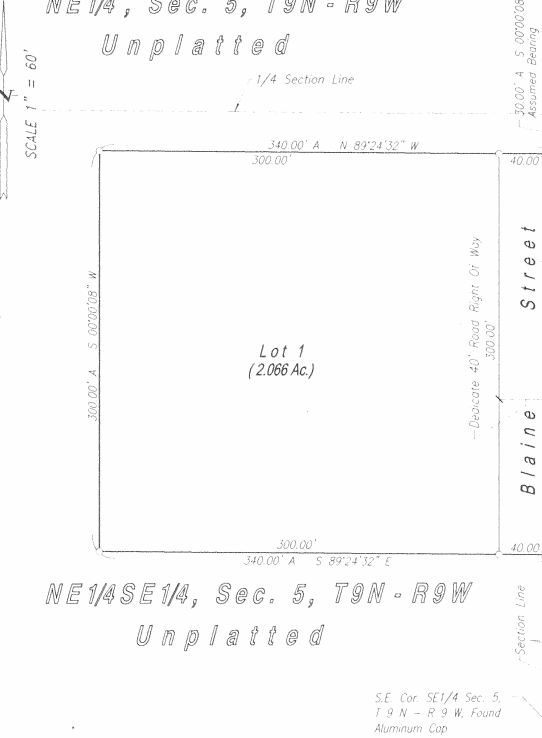
Doniphan

LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

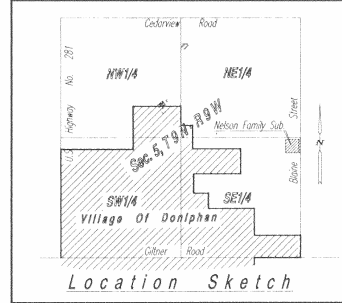
Unplatted

1/4 Section Line



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



NE1/4SE1/4, Sec. 5, T9N - R9W

Unplatted

S.E. Cor. SE1/4 Sec. 5, T 9 N - R 9 W, Found Aluminum Cap

Surveyor's Certificate

I hereby certify that on June 2, 2006, I completed an accurate survey of 'NELSON FAMILY 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

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.

Chairman

Date

Gene Hoffman

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the Village Board of Doniphan, Nebraska, this day of _____, 2006.

Chairman Of The Board

Village Clerk

(Seal)

Notary Public

(Seal)

Legal Description

A tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°00'08"W, a distance of Thirty (30.00) feet, to the ACTUAL point of beginning; thence running N89°24'32"W, a distance of Three Hundred Forty (340.00) feet; thence running S00°00'08"W, a distance of Three Hundred (300.00) feet; thence running S89°24'32"E, a distance of Three Hundred Forty (340.00) feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running N00°00'08"E, along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), a distance of Three Hundred (300.00) feet, to the ACTUAL point of beginning and containing 2.342 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GENE HOFFMAN, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON FAMILY SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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 consents 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, this _____ day of _____, 2006.

Acknowledgement

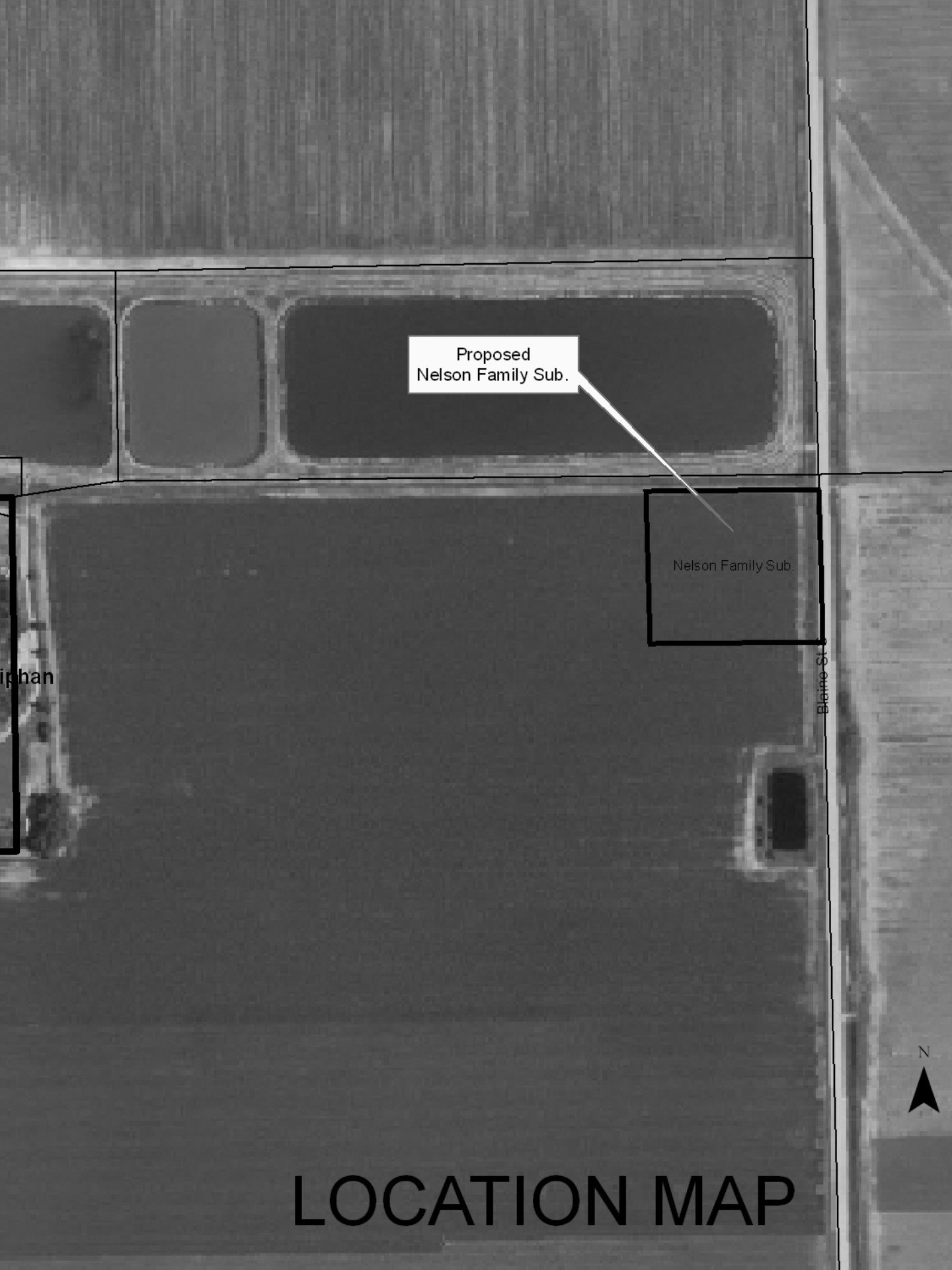
State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GENE HOFFMAN, a single person 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 _____.

NELSON FAMILY SUBDIVISION
HALL COUNTY, NEBRASKA



Proposed
Nelson Family Sub.

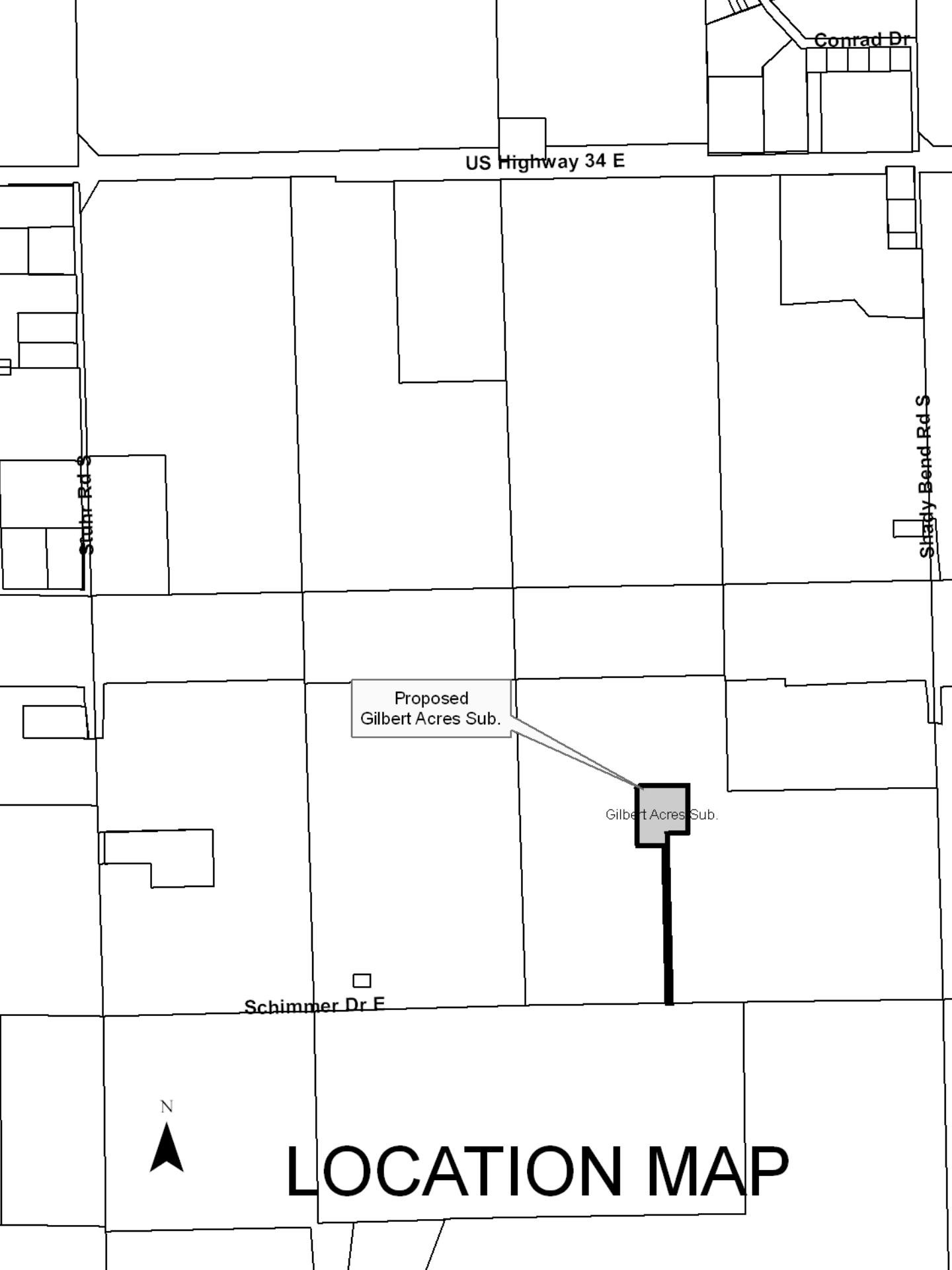
Nelson Family Sub.

iphah

Blaine St.



LOCATION MAP



Conrad Dr

US Highway 34 E

Stahr Rd S

Shetty Bend Rd S

Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP

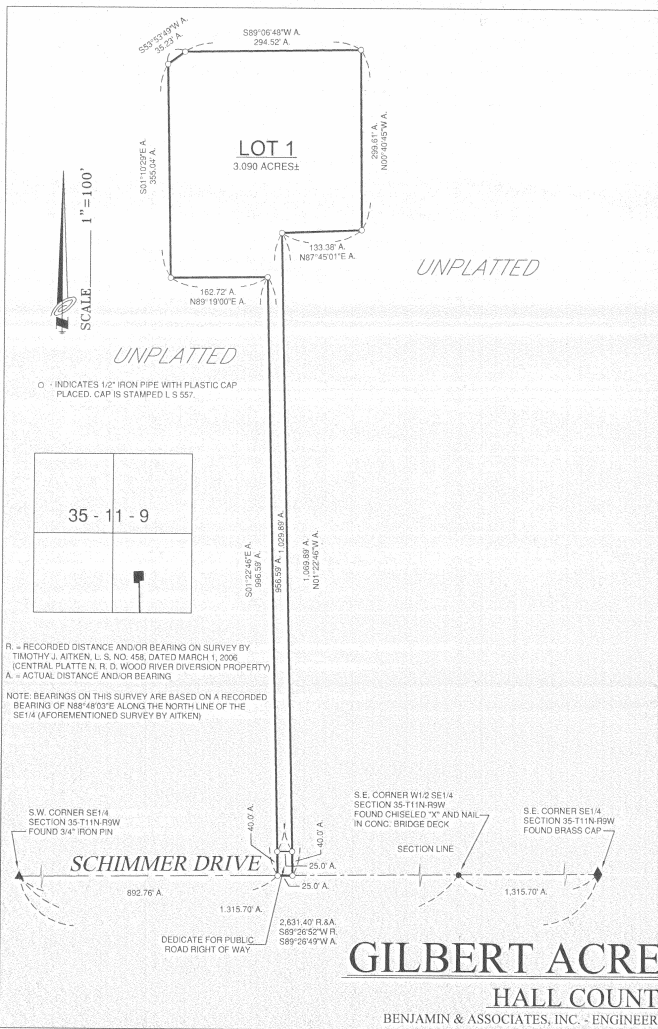
Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), said point being Eight Hundred Ninety Two and Seventy Six Hundredths (892.76) feet east of the southwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4); thence N89°26'52"E, along and upon the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), a distance of Twenty Five (25.0) feet; thence N01°22'48"W, a distance of One Thousand Sixty Nine and Eighty Nine Hundredths (1,068.89) feet; thence N87°45'01"E, a distance of One Hundred Thirty Three and Thirty Eight Hundredths (133.38) feet; thence N00°40'45"W, a distance of Two Hundred Ninety Nine and Sixty One Hundredths (299.61) feet; thence S89°06'48"W, a distance of Two Hundred Ninety Four and Fifty Two Hundredths (294.52) feet; thence S53°53'49"W, a distance of Thirty Five and Twenty Three Hundredths (35.23) feet; thence S01°10'29"E, a distance of Three Hundred Fifty Five and Four Hundredths (355.04) feet; thence N89°19'00"E, a distance of One Hundred Sixty Two and Seventy Two Hundredths (162.72) feet; thence S01°22'48"E, a distance of Nine Hundred Ninety Six and Fifty Nine Hundredths (996.59) feet to the point of beginning and containing 3.113 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Francie Niedfoll Ballou (formerly Francie Niedfoll), a single person, and Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "GILBERT ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and 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 _____, 2006.

Francie Niedfoll Ballou (formerly Francie Niedfoll)

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Elizabeth Gilbert (formerly Elizabeth Falmien) Gene Gilbert

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Francie Niedfoll Ballou (formerly Francie Niedfoll), a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to 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 _____ (SEAL)

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and 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 _____ (SEAL)

GILBERT ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

10. 2006-2007 Budget Review – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

11. Planning Director's Report

12. Next Meeting August 2, 2006

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.



Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item J2

Nelson Family Subdivision - Final Plat

Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)

Staff Contact: Chad Nabity

June 22, 2006

Dear Members of the Board:

RE: Final Plat – Nelson Family Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Nelson Family Subdivision, located west of Blaine Street and north of Giltner Road.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska. This land consists of approximately 2.342 acres.

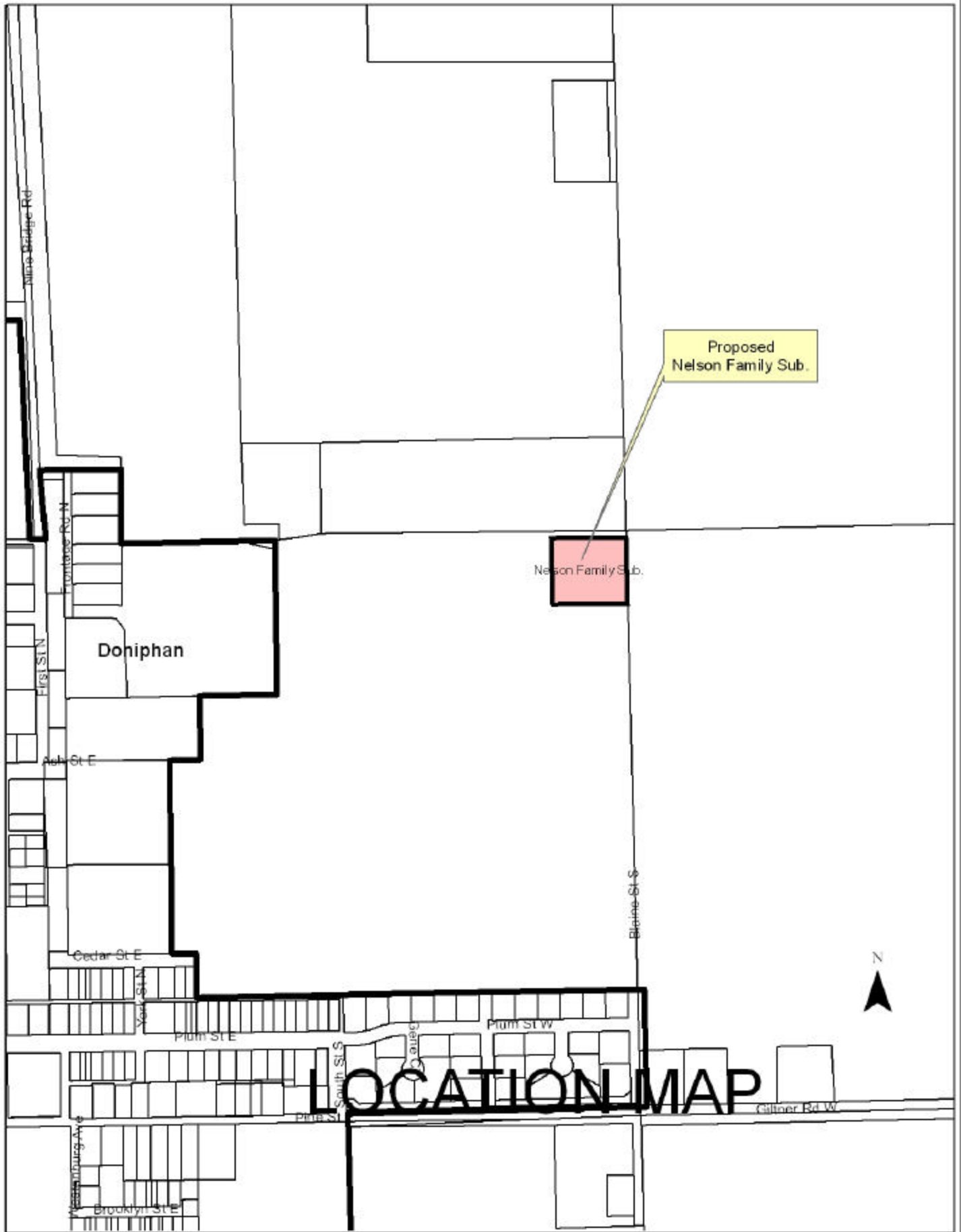
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 12, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Doniphan City Clerk
Doniphan City Attorney
County Director of Public Works
County Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



LOCATION MAP

REGIONAL PLANNING COMMISSION

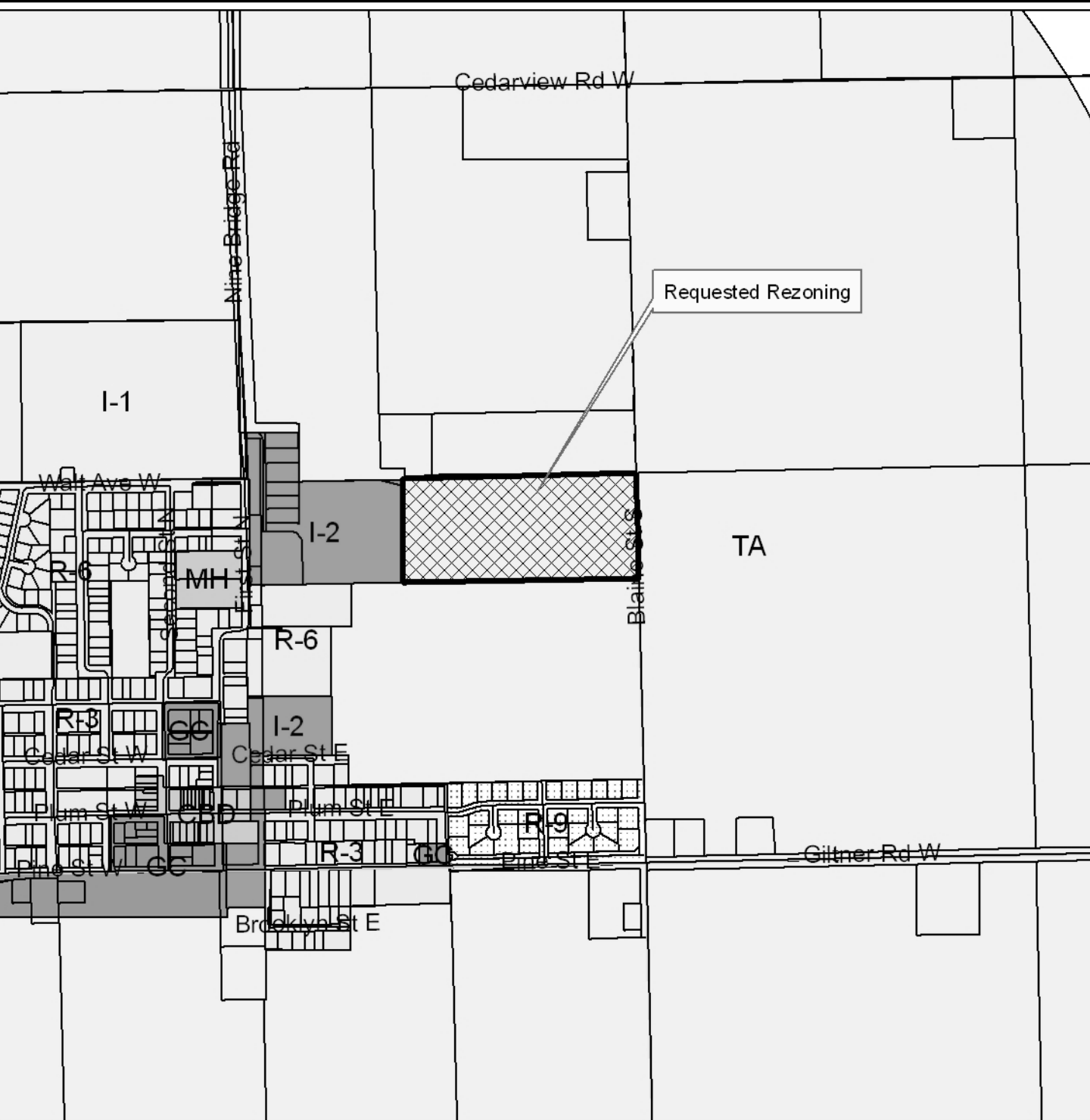
AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.



City Hall Council Chambers — Grand Island

- 1. Call to Order.**
- 2. Minutes of June 7, 2006.**
- 3. Request Time to Speak**
- 4. Public Hearing** - Concerning a change to the Doniphan Comprehensive Plan and Future Landuse Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. (Hearing, Discussion, Action) (C-19-2006D)
- 5. Public Hearing** - Concerning a change of zoning for land proposed for platting as Nelson Family Subdivision and additional surrounding property from TA Transitional Agricultural to I1 Light Industrial to aid in the development of Commercial Property. (Hearing, Discussion, Action) (C-19-2006D)
- 6. Public Hearing** – Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)



Requested Zoning



-  From TA : Transitional Agriculture Zone
-  To I- 1 : Light Industrial Zone

Scale : NONE

C-19-2006D



PLANNING AND ZONING COMMISSION
 2000 Cedar Street, Wood River, MO 64095
 (314) 924-1100 • www.ci.woodriver.mo.us



Requested Rezoning

Requested Zoning



REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

- 6. Public Hearing** – Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)

Preliminary Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)




Final Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)

CONSENT AGENDA

- 7. Final Plat** – Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)
- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)
- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)
- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department
- 11. Planning Director's Report**



Requested Zoning

-  From RO : Residential Office Zone
-  & B2: General Business Zone
-  To RD : Residential Development Zone



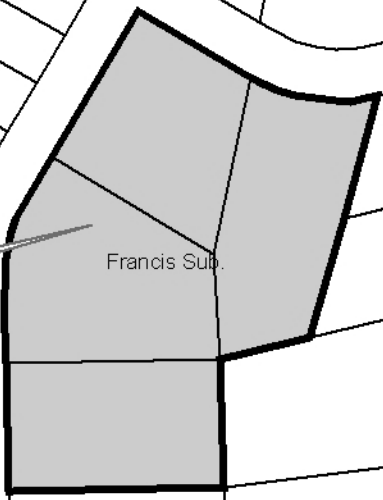
Scale : NONE

C-20-2006GI



THE PROJECT WILL BE IN ACCORDANCE WITH SECTION 2 OF THE
CITY OF CARY CHARTER, REVISED 2007 AND 2011. THE
CITY OF CARY, NORTH CAROLINA

Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

Cross Pointe Dr

Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

Carleton Ave

US Highway 281 N

US Highway 281 N

Diers Ave N

US Highway 281 N

US Highway

LOCATION MAP



N



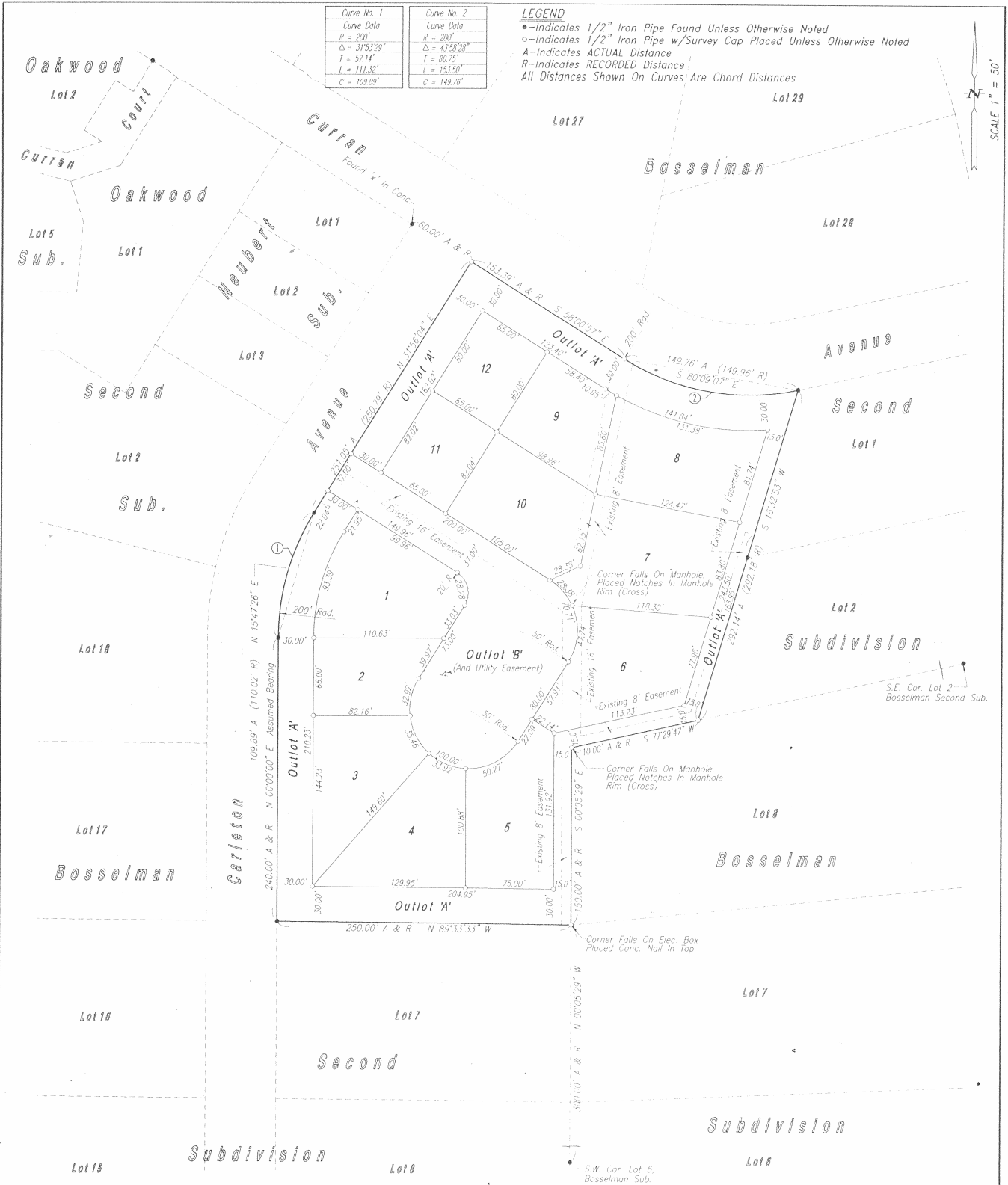
Proposed Francis Sub.

LOCATION MAP

Curve No. 1	Curve No. 2
Curve Data	Curve Data
R = 200'	R = 200'
$\Delta = 3153.29^\circ$	$\Delta = 4758.28^\circ$
T = 571.4'	T = 80.75'
L = 111.32'	L = 153.50'
C = 102.89'	C = 148.76'

LEGEND

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance
- All Distances Shown On Curves Are Chord Distances



FRANCIS SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

CONSENT AGENDA

- 7. Final Plat** – Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)

- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)

- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)

- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

- 11. Planning Director's Report**

- 12. Next Meeting August 2, 2006**

- 12. Adjourn**

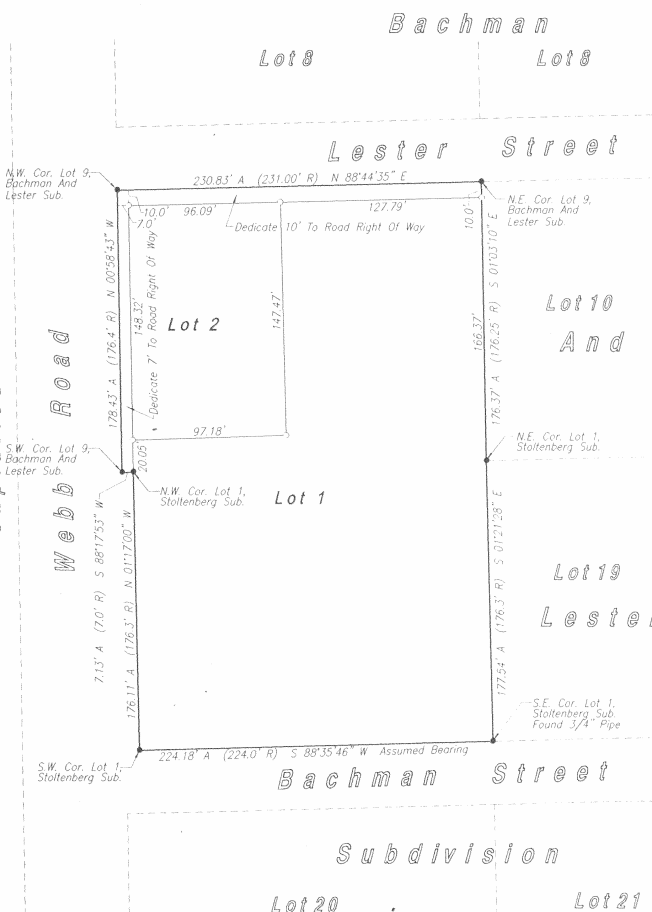
PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.



LOCATION MAP

South City

Pt. SE14, Sec. 24, T11N-R10W
Unplatted



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance

SCALE 1" = 50'

Legal Description

A tract of land comprising all of Lot One (1), Stoltzenberg Subdivision and all of Lot Nine (9), Bachman And Lester Subdivision, EXCEPTING THEREFROM the southerly One Hundred Seventy Six and Three Tenth (176.3) feet of Lot Nine (9), Bachman And Lester Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 1.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STOLTZENBERG SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street right of way as shown thereon to the public for their use forever and 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, this _____ day of _____, 2006.

1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company

Surveyor's Certificate

I hereby certify that on June 7, 2006, I completed an accurate survey of 'STOLTZENBERG SECOND SUBDIVISION', in the City of Grand Island, 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.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Gordon F. Glade, Manager

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GORDON F. GLADE, Manager of 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, 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, and the voluntary act and deed of said Company.
 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

(Seal)

Approval

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.

 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2006.

 Mayor City Clerk

(Seal)

**STOLTZENBERG SECOND SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**



Proposed
Stoltenberg 2nd Sub.

2nd St W

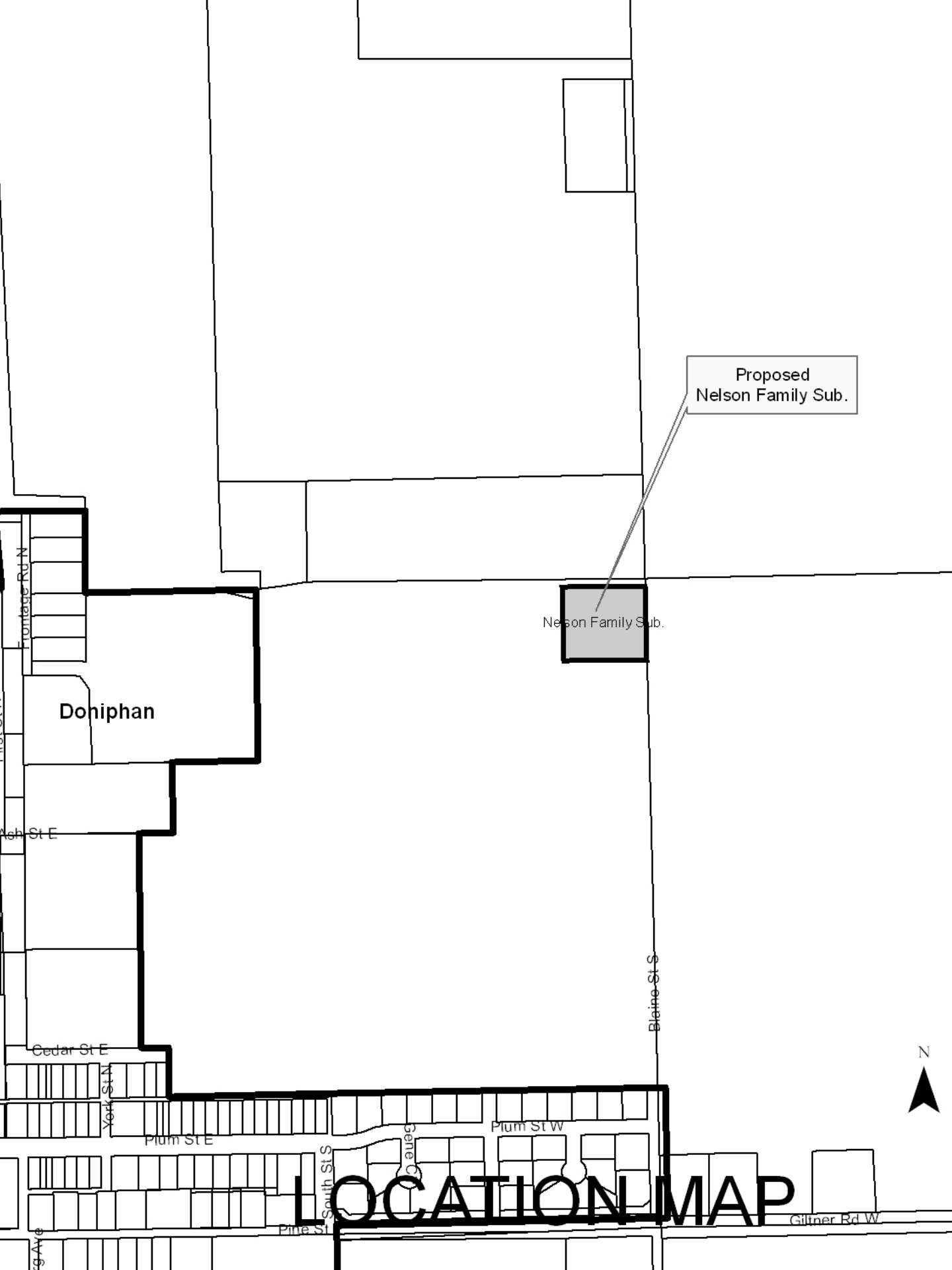
Lester St

Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

LOCATION MAP



Proposed
Nelson Family Sub.

Nelson Family Sub.

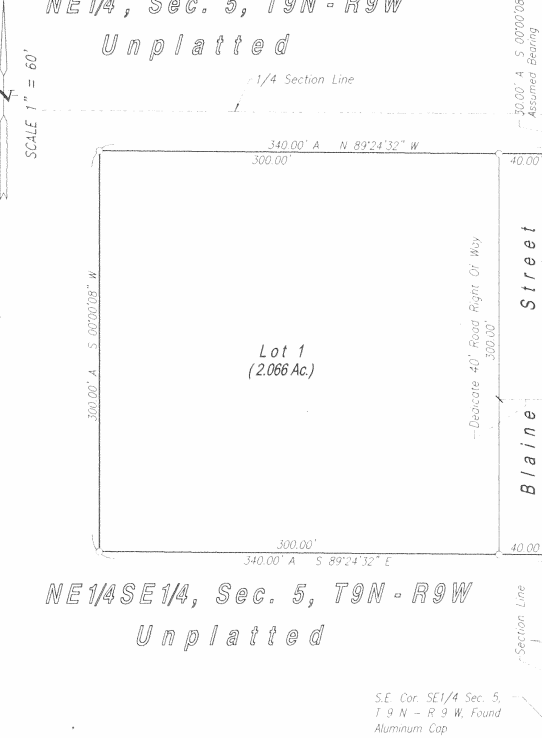
Doniphan

LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

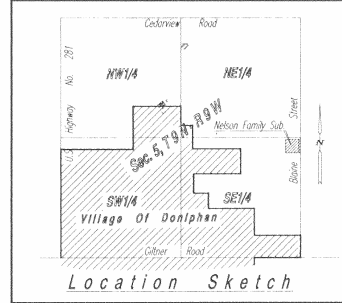
Unplatted

1/4 Section Line



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



NE1/4SE1/4, Sec. 5, T9N - R9W

Unplatted

S.E. Cor. SE1/4 Sec. 5, T 9 N - R 9 W, Found Aluminum Cap

Surveyor's Certificate

I hereby certify that on June 2, 2006, I completed an accurate survey of 'NELSON FAMILY 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

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.

Chairman

Date

Gene Hoffman

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the Village Board of Doniphan, Nebraska, this day of _____, 2006.

Chairman Of The Board

Village Clerk

(Seal)

Notary Public

(Seal)

Legal Description

A tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°00'08"W, a distance of Thirty (30.00) feet, to the ACTUAL point of beginning; thence running N89°24'32"W, a distance of Three Hundred Forty (340.00) feet; thence running S00°00'08"W, a distance of Three Hundred (300.00) feet; thence running S89°24'32"E, a distance of Three Hundred Forty (340.00) feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running N00°00'08"E, along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), a distance of Three Hundred (300.00) feet, to the ACTUAL point of beginning and containing 2.342 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GENE HOFFMAN, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON FAMILY SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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 consents 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, this _____ day of _____, 2006.

Acknowledgement

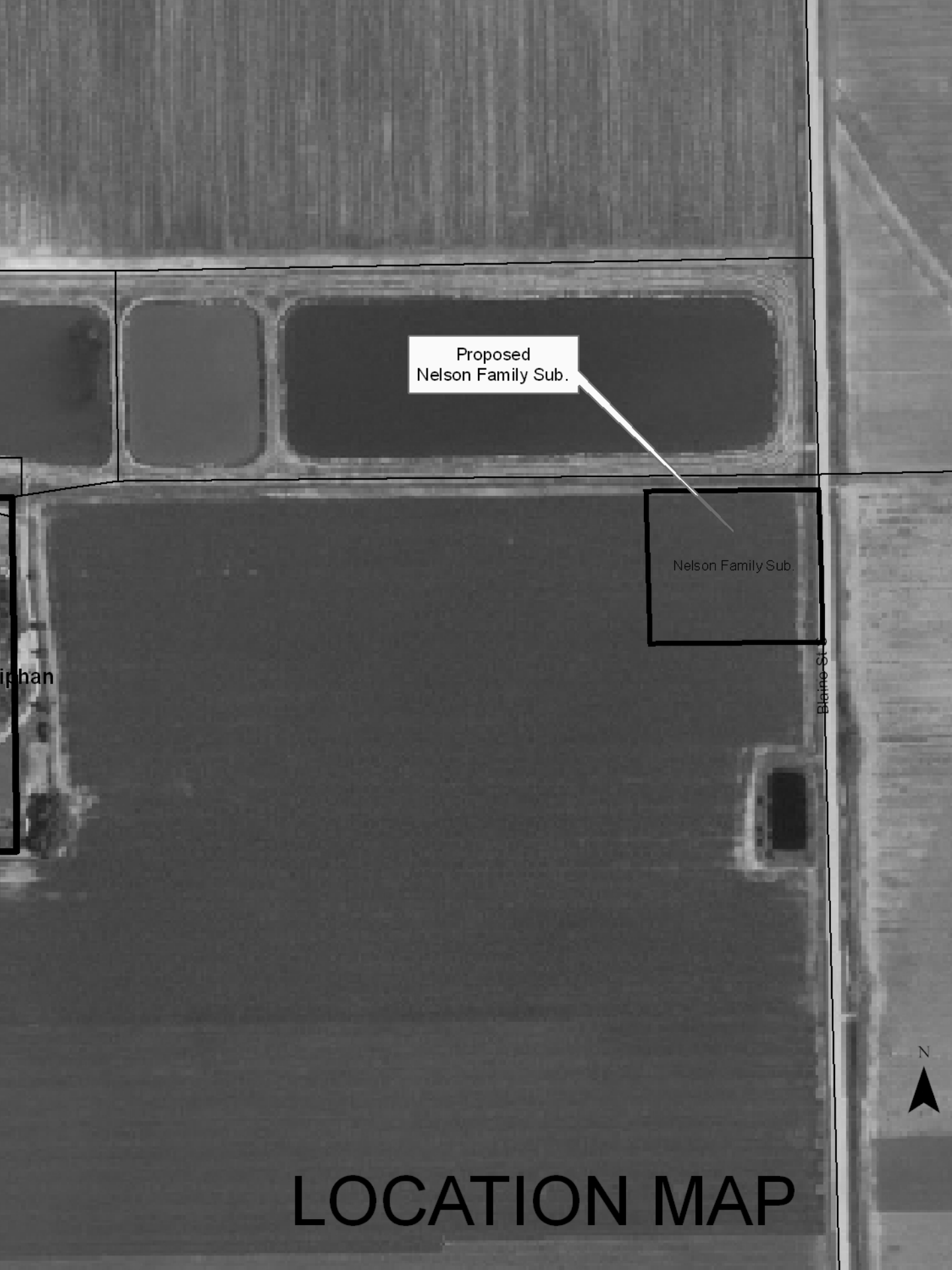
State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GENE HOFFMAN, a single person 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 _____.

NELSON FAMILY SUBDIVISION
HALL COUNTY, NEBRASKA



Proposed
Nelson Family Sub.

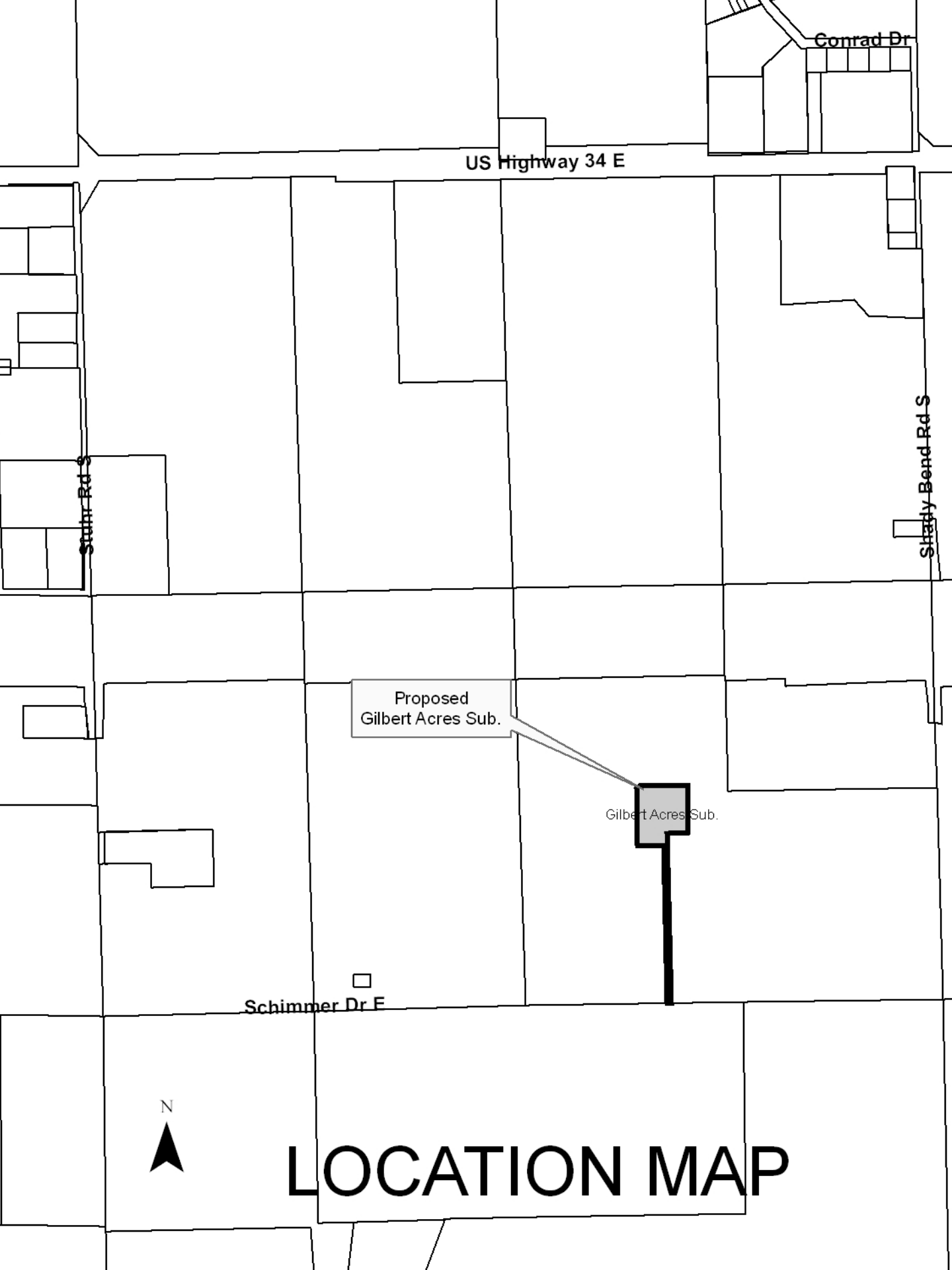
Nelson Family Sub.

Blaine St.

iphan



LOCATION MAP



Conrad Dr

US Highway 34 E

Stahr Rd S

Shetty Bend Rd S

Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP

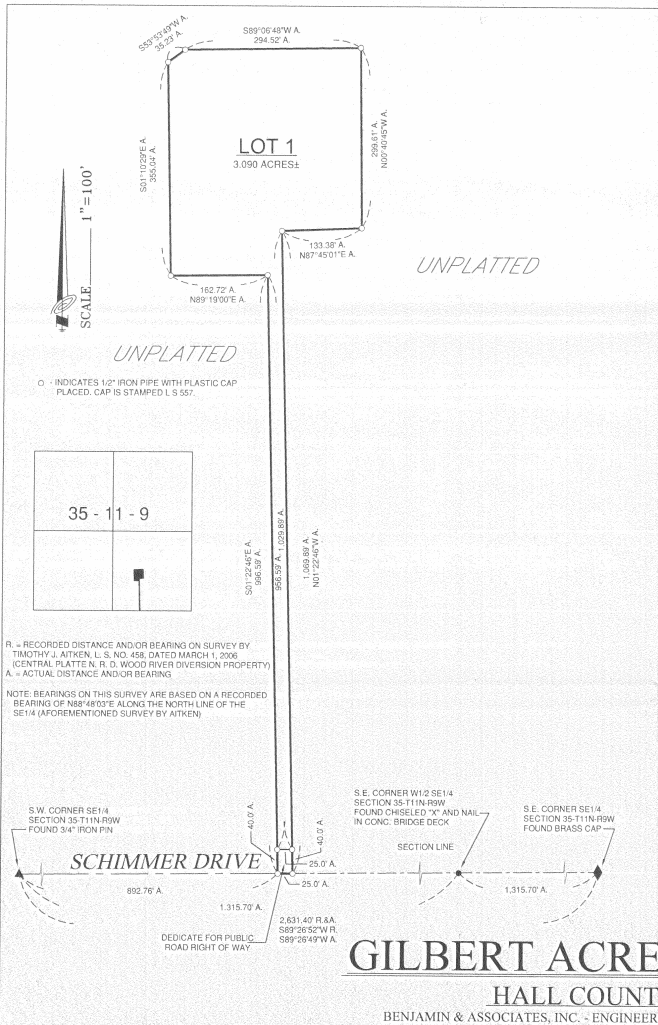
Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), said point being Eight Hundred Ninety Two and Seventy Six Hundredths (892.76) feet east of the southwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4); thence N89°26'52"E, along and upon the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), a distance of Twenty Five (25.0) feet; thence N07°22'48"W, a distance of One Thousand Sixty Nine and Eighty Nine Hundredths (1,068.89) feet; thence N87°45'01"E, a distance of One Hundred Thirty Three and Thirty Eight Hundredths (133.38) feet; thence N00°40'45"W, a distance of Two Hundred Ninety Nine and Sixty One Hundredths (299.61) feet; thence S89°06'48"W, a distance of Two Hundred Ninety Four and Fifty Two Hundredths (294.52) feet; thence S53°53'49"W, a distance of Thirty Five and Twenty Three Hundredths (35.23) feet; thence S01°10'29"E, a distance of Three Hundred Fifty Five and Four Hundredths (355.04) feet; thence N89°19'00"E, a distance of One Hundred Sixty Two and Seventy Two Hundredths (162.72) feet; thence S01°22'48"E, a distance of Nine Hundred Ninety Six and Fifty Nine Hundredths (996.59) feet to the point of beginning and containing 3.113 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Francie Niedfell Ballou (formerly Francie Niedfell), a single person, and Elizabeth Gilbert (formerly Elizabeth Falmlen) and Gene Gilbert, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "GILBERT ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and the 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 _____, 2006.

Francie Niedfell Ballou (formerly Francie Niedfell)

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Elizabeth Gilbert (formerly Elizabeth Falmlen) Gene Gilbert

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Francie Niedfell Ballou (formerly Francie Niedfell), a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to 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 _____ (SEAL)

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Elizabeth Gilbert (formerly Elizabeth Falmlen) and Gene Gilbert, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and 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 _____ (SEAL)

GILBERT ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

10. 2006-2007 Budget Review – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

11. Planning Director's Report

12. Next Meeting August 2, 2006

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.

REGIONAL PLANNING COMMISSION

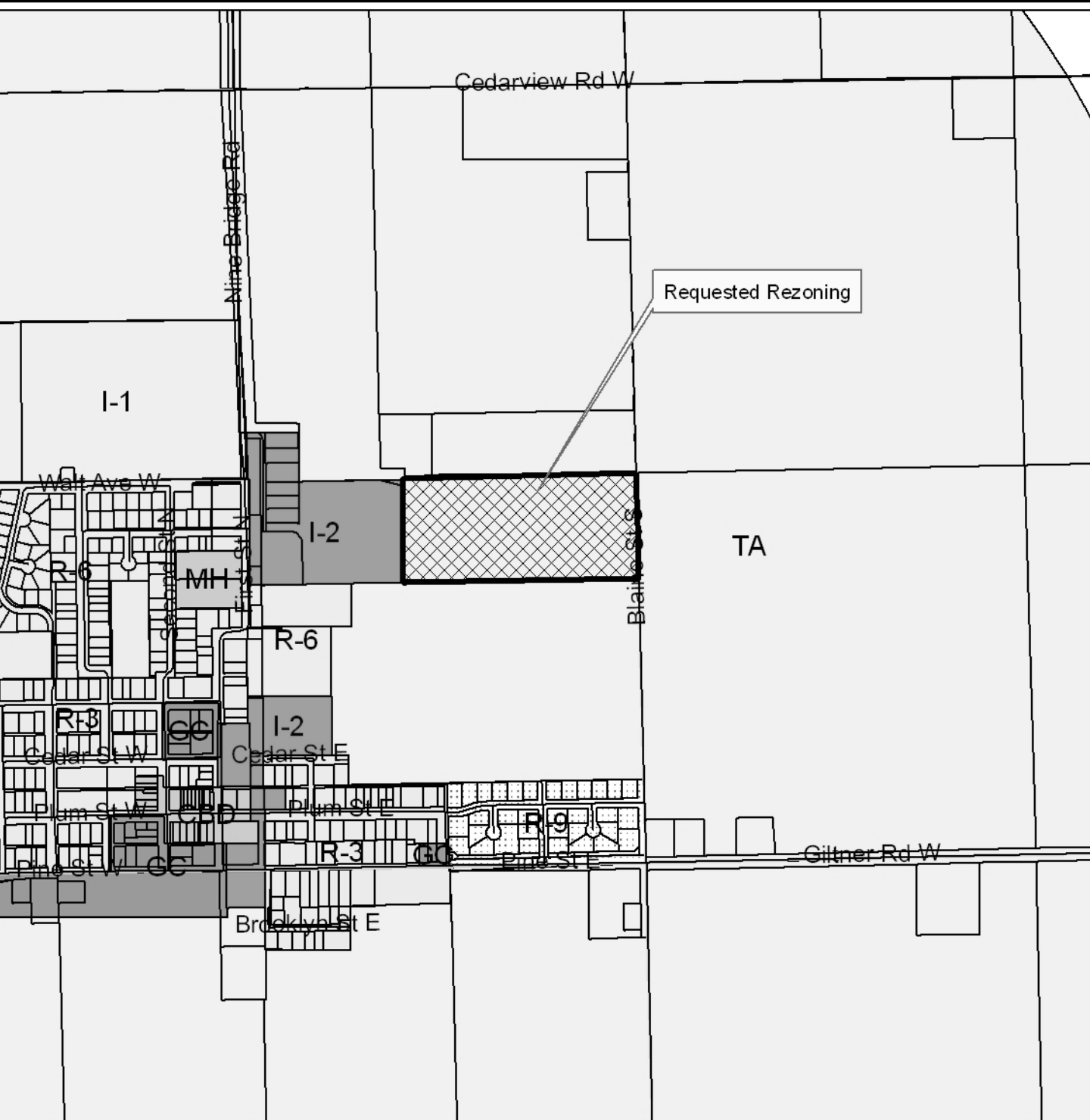
AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island



- 1. Call to Order.**
- 2. Minutes of June 7, 2006.**
- 3. Request Time to Speak**
- 4. Public Hearing -** Concerning a change to the Doniphan Comprehensive Plan and Future Landuse Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. (Hearing, Discussion, Action) (C-19-2006D)
- 5. Public Hearing -** Concerning a change of zoning for land proposed for platting as Nelson Family Subdivision and additional surrounding property from TA Transitional Agricultural to I1 Light Industrial to aid in the development of Commercial Property. (Hearing, Discussion, Action) (C-19-2006D)
- 6. Public Hearing –** Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)



Requested Rezoning

Requested Zoning



-  From TA : Transitional Agriculture Zone
-  To I- 1 : Light Industrial Zone

Scale : NONE
C-19-2006D





Requested Zoning



REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

- 6. Public Hearing** – Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)

Preliminary Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)

Final Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)



CONSENT AGENDA

- 7. Final Plat** – Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)
- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)
- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)
- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department
- 11. Planning Director's Report**



Requested Zoning



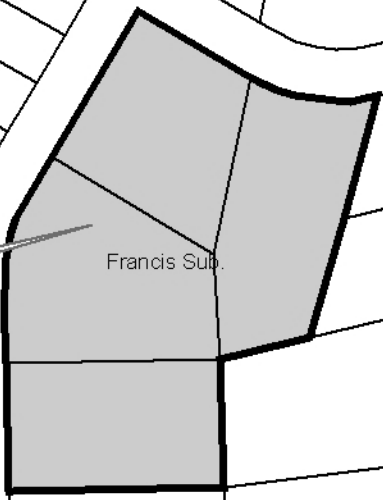
-  From RO : Residential Office Zone
& B2: General Business Zone
-  To RD : Residential Development Zone

Scale : NONE
C-20-2006GI



THE PROJECT WAS PREPARED BY THE CITY OF CARY, NORTH CAROLINA. THE CITY OF CARY, NORTH CAROLINA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

Cross Pointe Dr

Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

Carleton Ave

US Highway 281 N

US Highway 281 N

Diers Ave N

US Highway 281 N

US Highway



LOCATION MAP



Bearing Pointe Dr

Cross Pointe Dr

Edge Pointe Dr

Higher Pointe Dr

Curran C

Curran Ave

Carrleton Ave

US Highway 281 N

US Highway 281 N

US Highway 281 N

Diers Ave

Proposed Francis Sub.

Francis Sub.



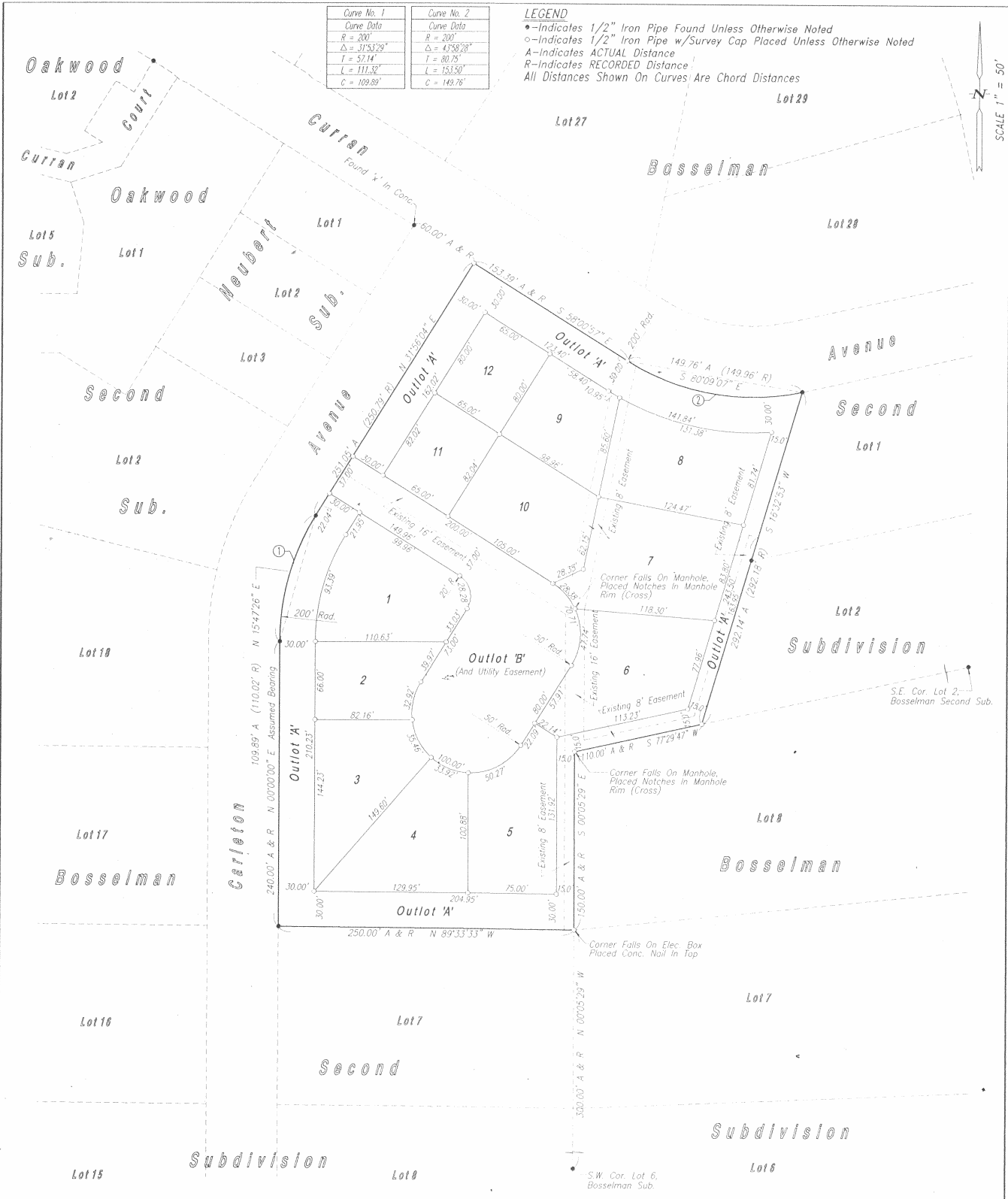
US Highway

LOCATION MAP

Curve No. 1	Curve No. 2
Curve Data	Curve Data
R = 200'	R = 200'
$\Delta = 3153.29^\circ$	$\Delta = 4758.28^\circ$
T = 571.4'	T = 80.75'
L = 111.32'	L = 153.50'
C = 102.89'	C = 148.76'

LEGEND

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance
- All Distances Shown On Curves Are Chord Distances



FRANCIS SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

CONSENT AGENDA

- 7. Final Plat** – Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)

- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)

- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)

- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

- 11. Planning Director's Report**

- 12. Next Meeting August 2, 2006**

- 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.



Webb Rd S

2nd St W

Proposed
Stoltenberg 2nd Sub.

Lester St

Stoltenberg 2nd Sub.

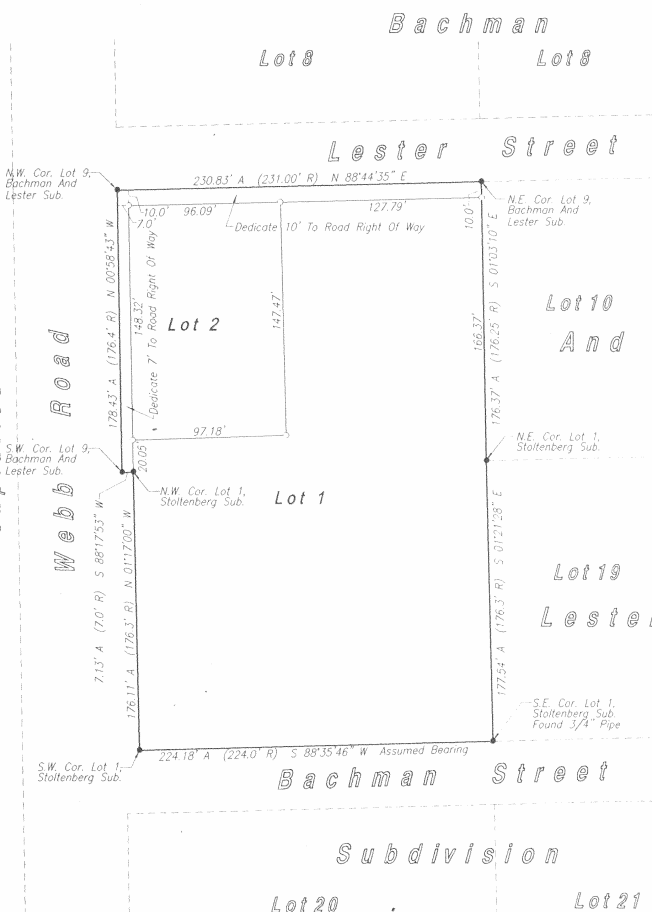
Bachman St W

South St W



LOCATION MAP

Pt. SE14, Sec. 24, T11N-R10W
Unplatted



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance

SCALE 1" = 50'
 N

Legal Description

A tract of land comprising all of Lot One (1), Stoltzenberg Subdivision and all of Lot Nine (9), Bachman And Lester Subdivision, EXCEPTING THEREFROM the southerly One Hundred Seventy Six and Three Tenth (176.3) feet of Lot Nine (9), Bachman And Lester Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 1.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STOLTZENBERG SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street right of way as shown thereon to the public for their use forever and 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, this _____ day of _____, 2006.

1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company

Surveyor's Certificate

I hereby certify that on June 7, 2006, I completed an accurate survey of 'STOLTZENBERG SECOND SUBDIVISION', in the City of Grand Island, 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.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Gordon F. Glade, Manager

Acknowledgement

State Of Nebraska ss
 County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GORDON F. GLADE, Manager of 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, 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, and the voluntary act and deed of said Company.

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

(Seal)

Approval

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.

Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2006.

Mayor City Clerk

(Seal)

**STOLTZENBERG SECOND SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**



Proposed
Stoltenberg 2nd Sub.

2nd St W

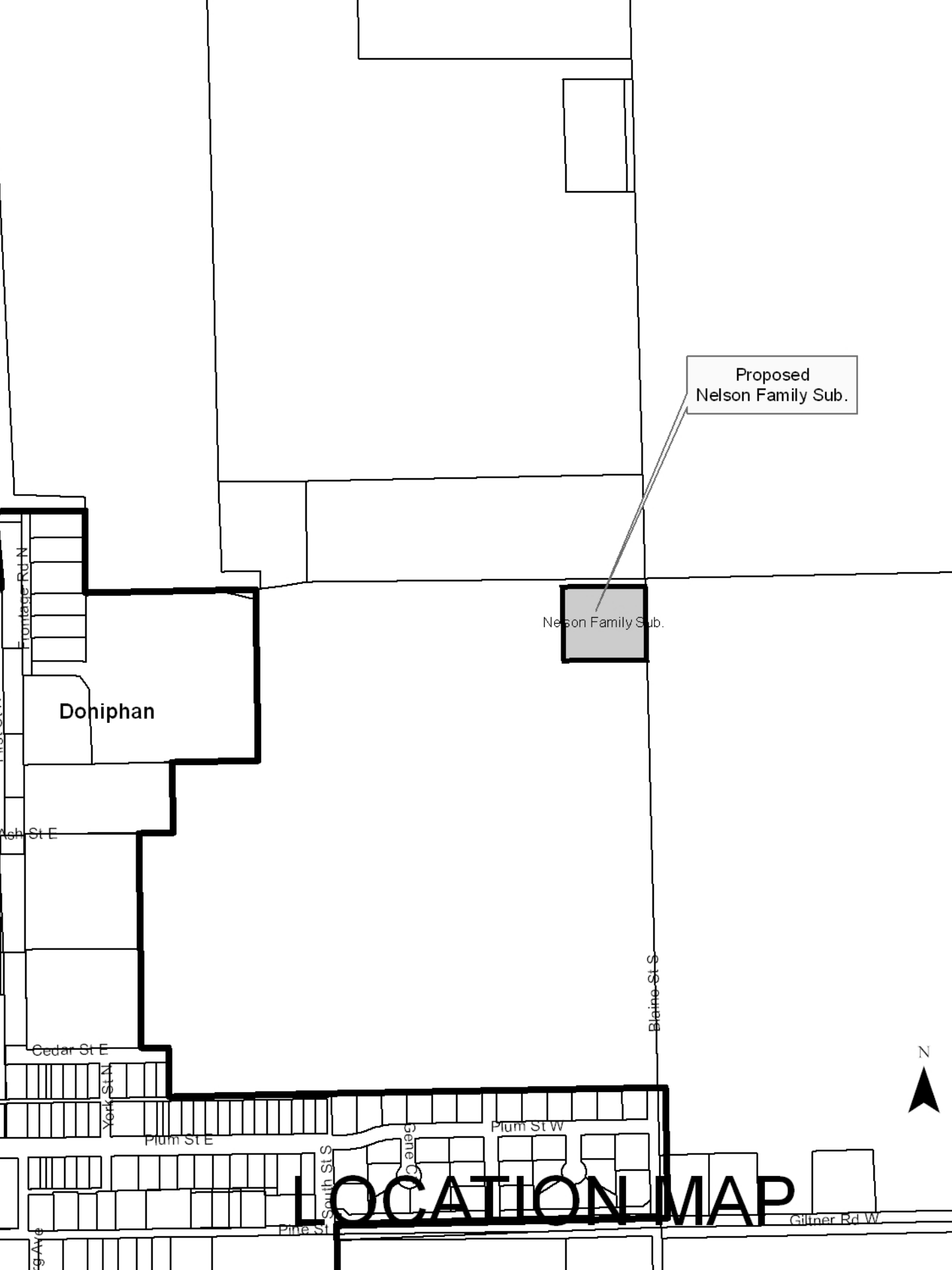
Lester St

Webb Rd S

Stoltenberg 2nd Sub

Bachman St W

LOCATION MAP



Proposed
Nelson Family Sub.

Nelson Family Sub.

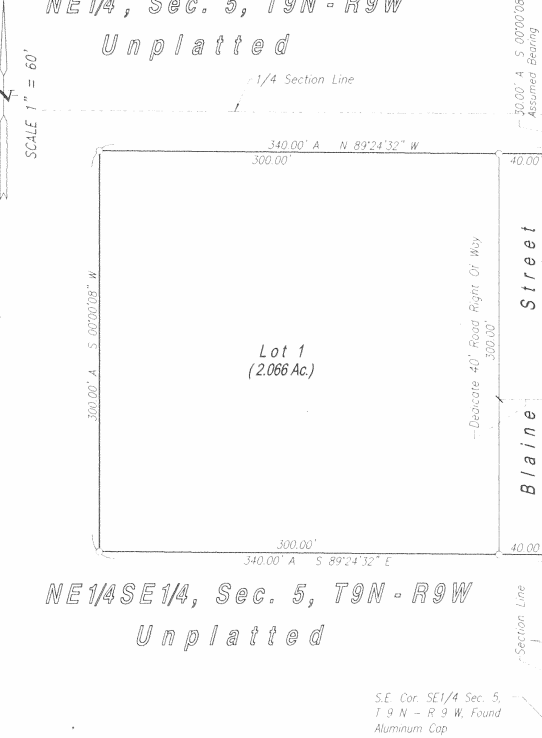
Doniphan

LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

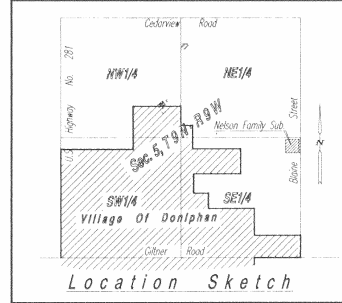
Unplatted

1/4 Section Line



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



NE1/4SE1/4, Sec. 5, T9N - R9W

Unplatted

S.E. Cor. SE1/4 Sec. 5, T 9 N - R 9 W, Found Aluminum Cap

Legal Description

A tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°00'08"W, a distance of Thirty (30.00) feet, to the ACTUAL point of beginning; thence running N89°24'32"W, a distance of Three Hundred Forty (340.00) feet; thence running S00°00'08"W, a distance of Three Hundred (300.00) feet; thence running S89°24'32"E, a distance of Three Hundred Forty (340.00) feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running N00°00'08"E, along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), a distance of Three Hundred (300.00) feet, to the ACTUAL point of beginning and containing 2.342 acres more or less.

Surveyor's Certificate

I hereby certify that on June 2, 2006, I completed an accurate survey of 'NELSON FAMILY 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

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.

Chairman

Date

Gene Hoffman

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the Village Board of Doniphan, Nebraska, this day of _____, 2006.

Chairman Of The Board

Village Clerk

(Seal)

Notary Public

(Seal)

Acknowledgement

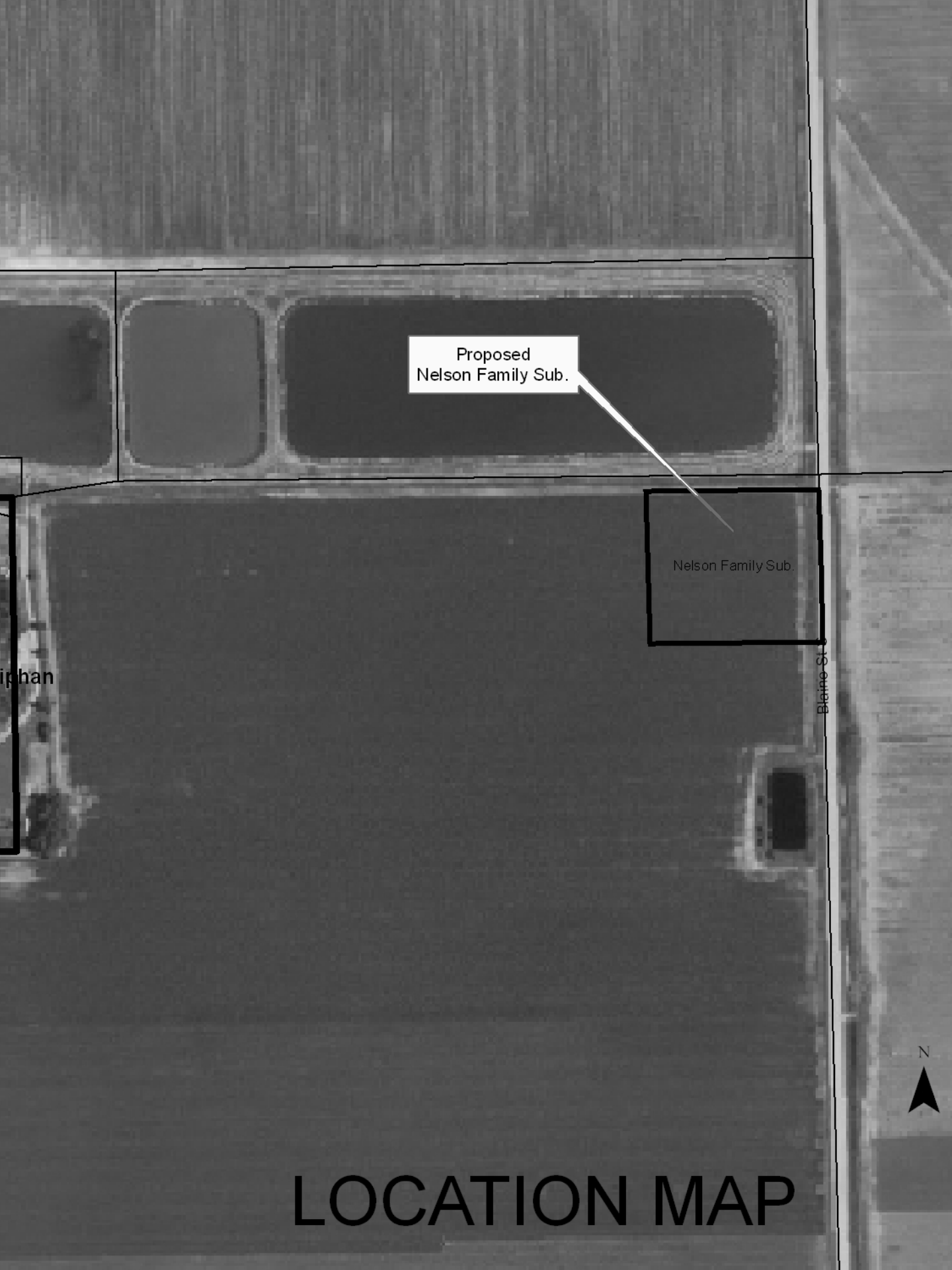
State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GENE HOFFMAN, a single person 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 _____.

NELSON FAMILY SUBDIVISION
HALL COUNTY, NEBRASKA



Proposed
Nelson Family Sub.

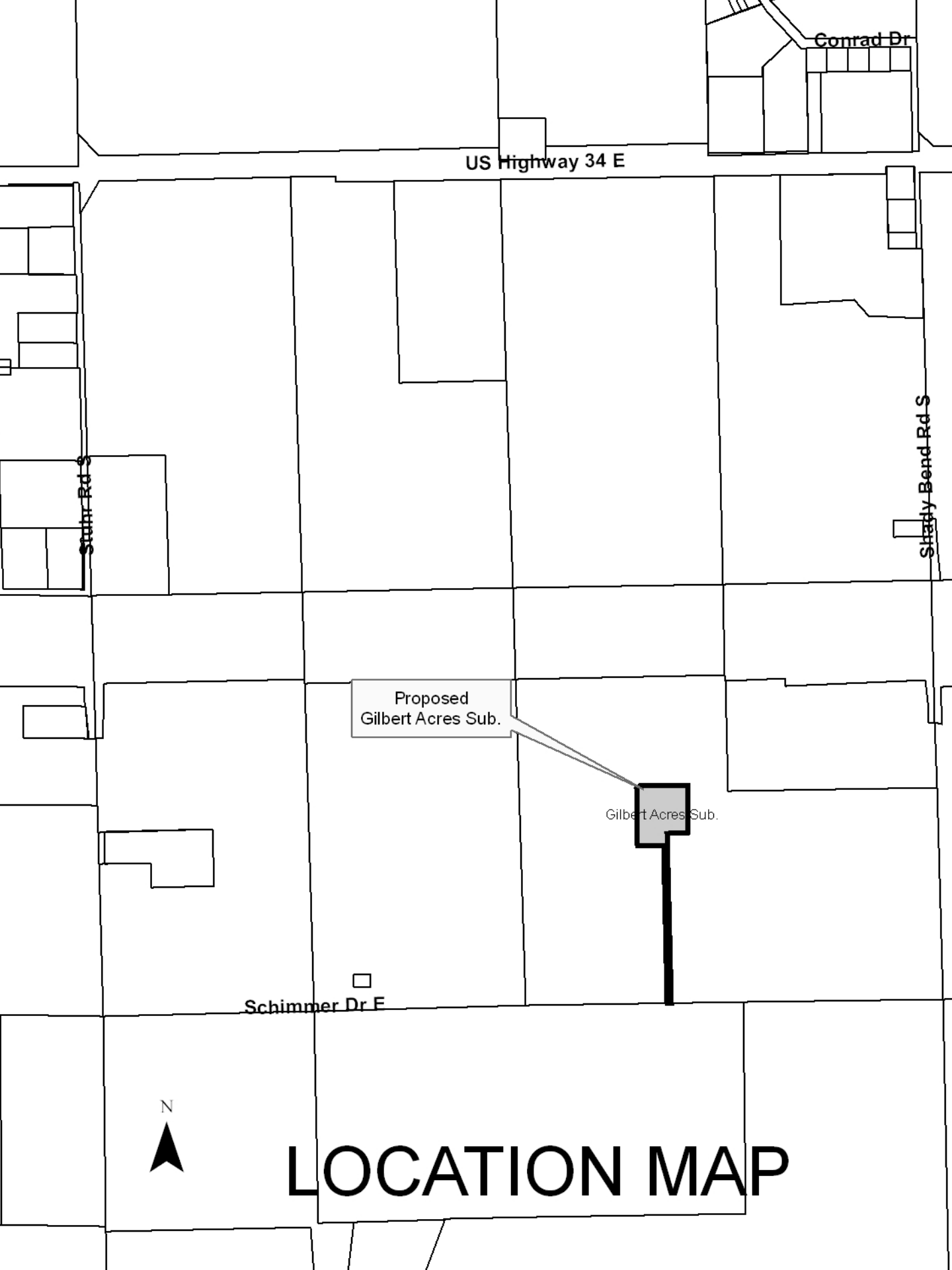
Nelson Family Sub.

Blaine St.

iphan



LOCATION MAP



Conrad Dr

US Highway 34 E

Stahr Rd S

Shady Bend Rd S

Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP

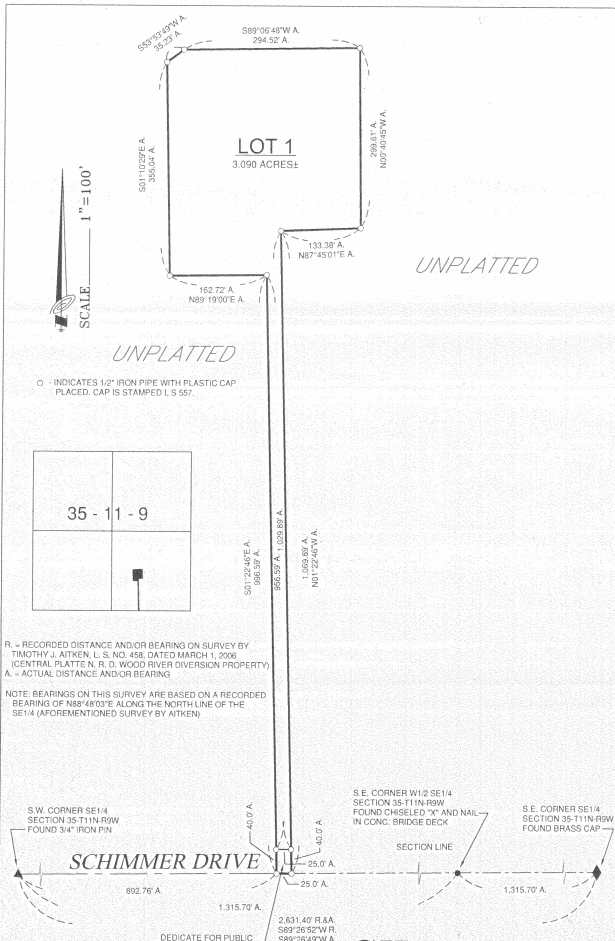
Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), said point being Eight Hundred Ninety Two and Seventy Six Hundredths (892.76) feet east of the southwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4); thence N89°26'52\"/>

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Francie Niedfell Bailou (formerly Francie Niedfell), a single person, and Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, being the owners of the land described hereon, have cussed same to be surveyed, subdivided, platted and designated as "GILBERT ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and the 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 _____, 2006.

Francie Niedfell Bailou (formerly Francie Niedfell)

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Elizabeth Gilbert (formerly Elizabeth Falmien) Gene Gilbert

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared Francie Niedfell Bailou (formerly Francie Niedfell), a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to 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 _____ (SEAL)

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and 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 _____ (SEAL)

GILBERT ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

10. 2006-2007 Budget Review – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

11. Planning Director's Report

12. Next Meeting August 2, 2006

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.



Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item J3

Gilbert Acres - Final Plat

Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)

Staff Contact: Chad Nabity

June 22, 2006

Dear Members of the Board:

RE: Final Plat – Gilbert Acres Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Gilbert Acres Subdivision, located north of Schimmer Drive and west of Shady Bend Road, Hall County, within Grand Island 2 mile jurisdiction.

This final plat proposes to create 1 lot on a tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 35, Township 11 North, Range 9 West of the 6th P.M., Hall County, Nebraska. This land consists of approximately 1.93 acres.

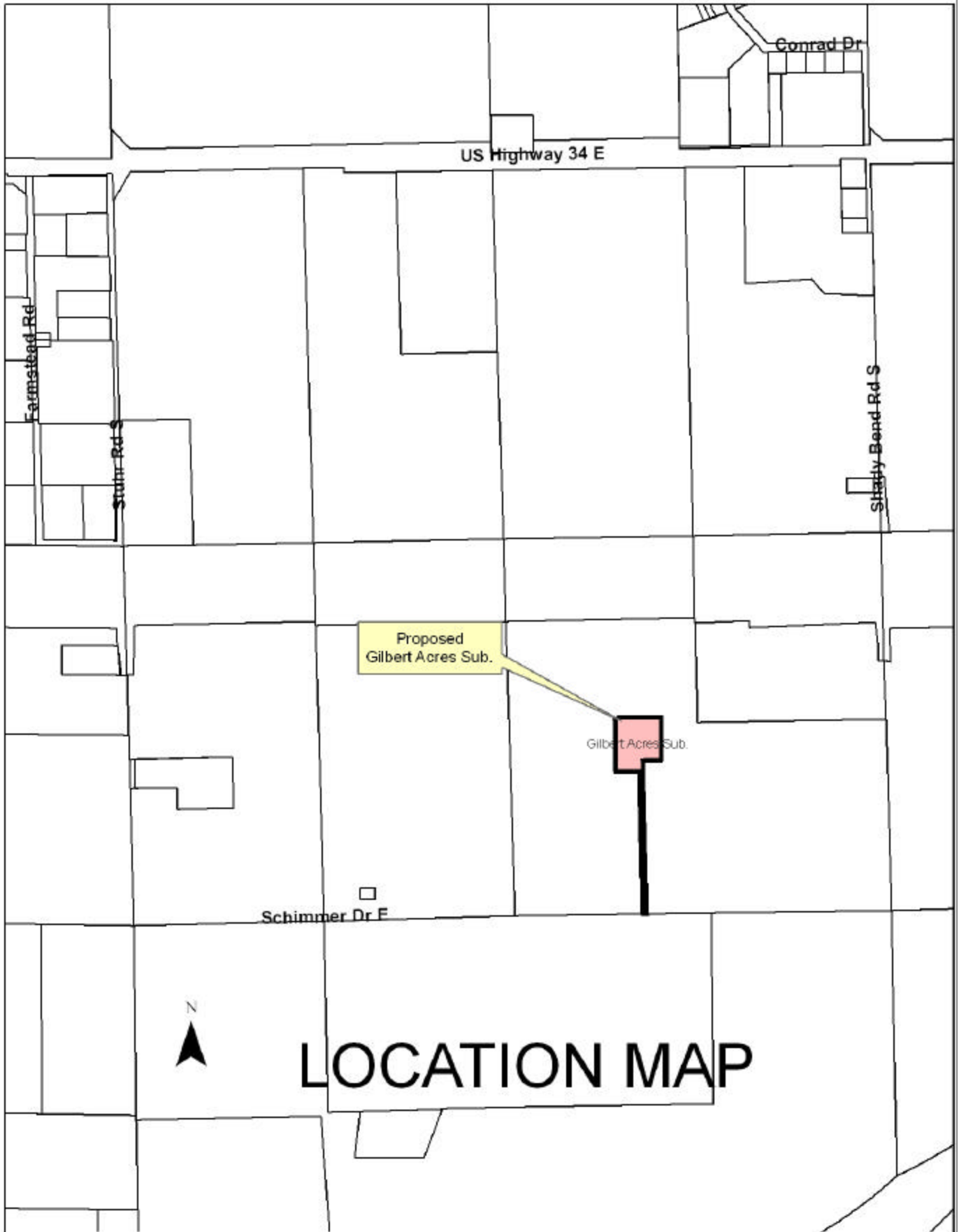
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 12, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
County Public Works
County Building
City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Benjamin & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



REGIONAL PLANNING COMMISSION

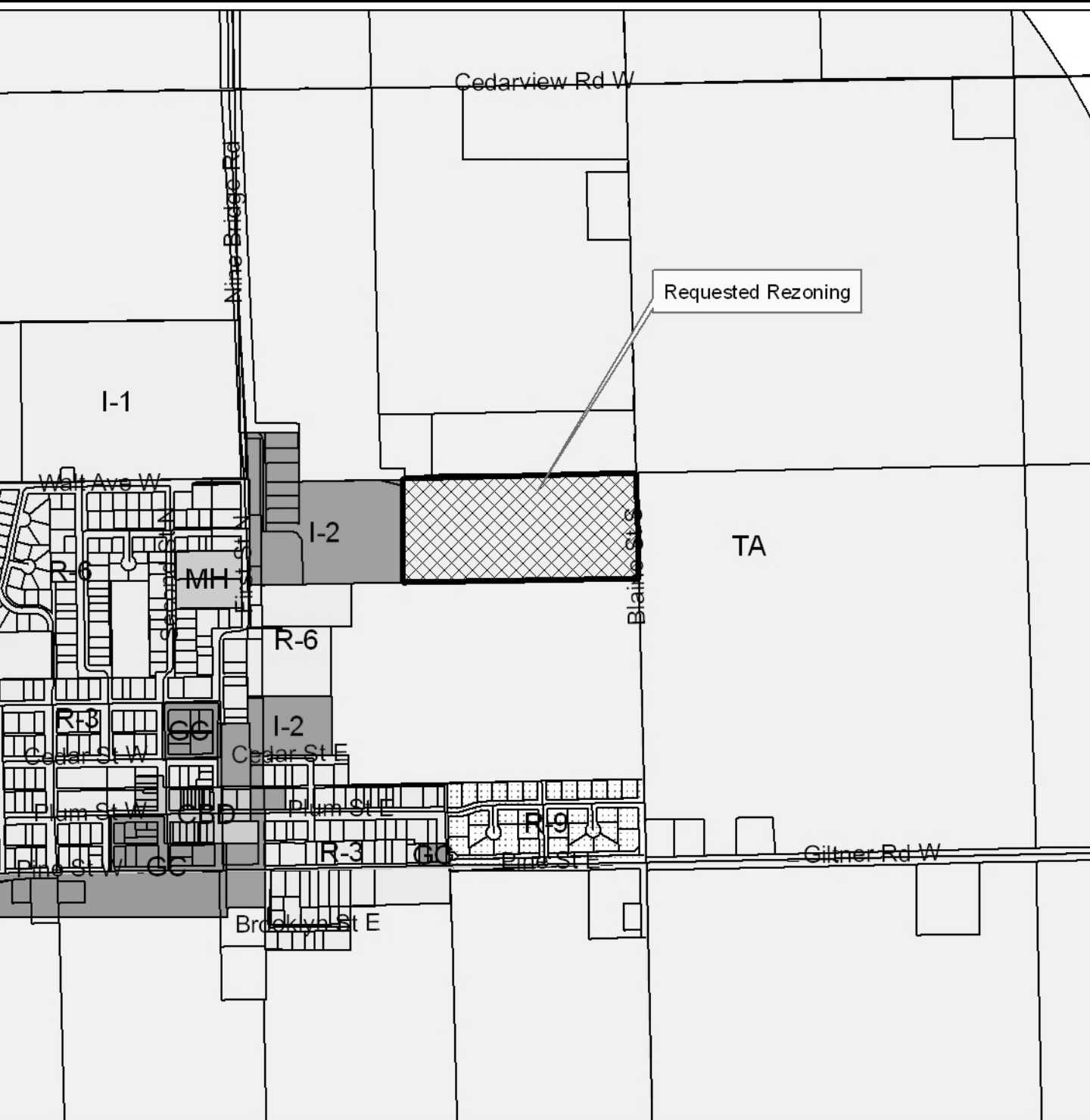
AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island



- 1. Call to Order.**
- 2. Minutes of June 7, 2006.**
- 3. Request Time to Speak**
- 4. Public Hearing -** Concerning a change to the Doniphan Comprehensive Plan and Future Landuse Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. (Hearing, Discussion, Action) (C-19-2006D)
- 5. Public Hearing -** Concerning a change of zoning for land proposed for platting as Nelson Family Subdivision and additional surrounding property from TA Transitional Agricultural to I1 Light Industrial to aid in the development of Commercial Property. (Hearing, Discussion, Action) (C-19-2006D)
- 6. Public Hearing –** Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)



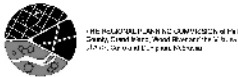
Requested Rezoning

Requested Zoning



-  From TA : Transitional Agriculture Zone
-  To I- 1 : Light Industrial Zone

Scale : NONE
C-19-2006D





Requested Zoning



REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

- 6. Public Hearing** – Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)

Preliminary Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)

Final Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)



CONSENT AGENDA

- 7. Final Plat** – Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)
- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)
- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)
- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department
- 11. Planning Director's Report**



Requested Zoning



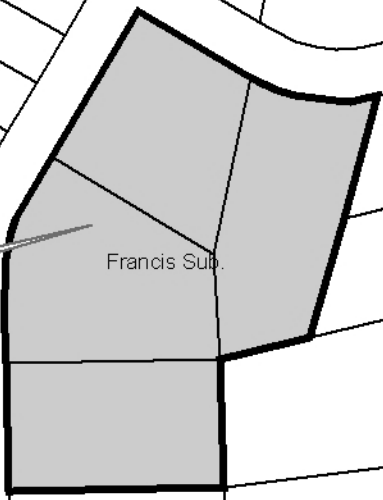
-  From RO : Residential Office Zone
& B2: General Business Zone
-  To RD : Residential Development Zone

Scale : NONE
C-20-2006GI



THE PROJECT WAS PREPARED BY THE CITY OF CARY, NORTH CAROLINA. THE CITY OF CARY, NORTH CAROLINA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

Cross Pointe Dr

Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

Carleton Ave

US Highway 281 N

US Highway 281 N

Diers Ave N

US Highway 281 N

US Highway

LOCATION MAP



N



Bearing Pointe Dr

Cross Pointe Dr

Edge Pointe Dr

Higher Pointe Dr

Curran C

Curran Ave

Carrleton Ave

US Highway 281 N

US Highway 281 N

US Highway 281 N

Diers Ave

Proposed Francis Sub.

Francis Sub.

LOCATION MAP

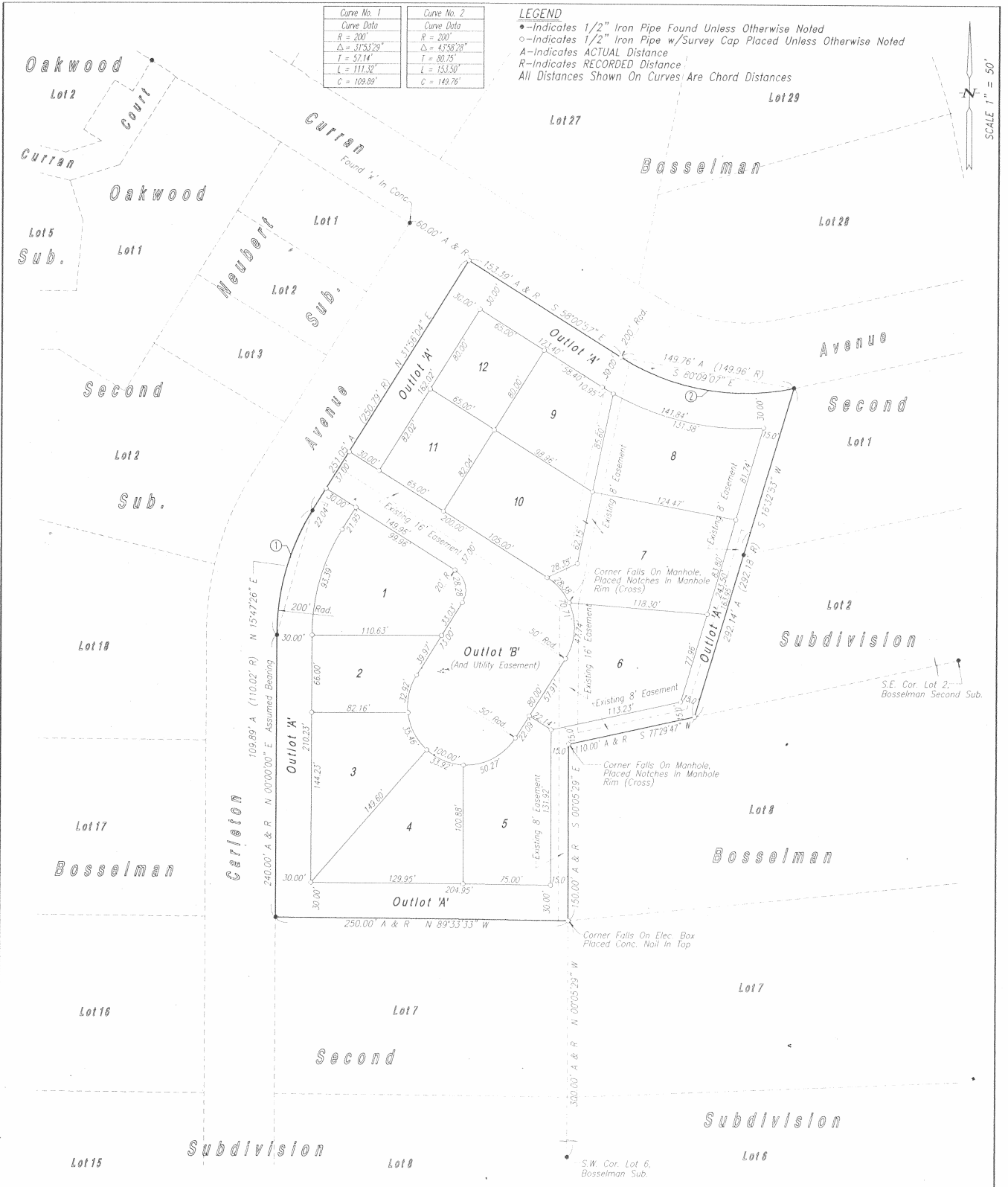
US Highway



Curve No. 1	Curve No. 2
Curve Data	Curve Data
R = 200'	R = 200'
$\Delta = 3153.29^\circ$	$\Delta = 4758.28^\circ$
T = 571.4'	T = 80.75'
L = 111.32'	L = 153.50'
C = 102.89'	C = 148.76'

LEGEND

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance
- All Distances Shown On Curves Are Chord Distances



FRANCIS SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

CONSENT AGENDA

- 7. Final Plat** – Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)

- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)

- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)

- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

- 11. Planning Director's Report**

- 12. Next Meeting August 2, 2006**

- 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.



Webb Rd S

2nd St W

Proposed
Stoltenberg 2nd Sub.

Lester St

Stoltenberg 2nd Sub.

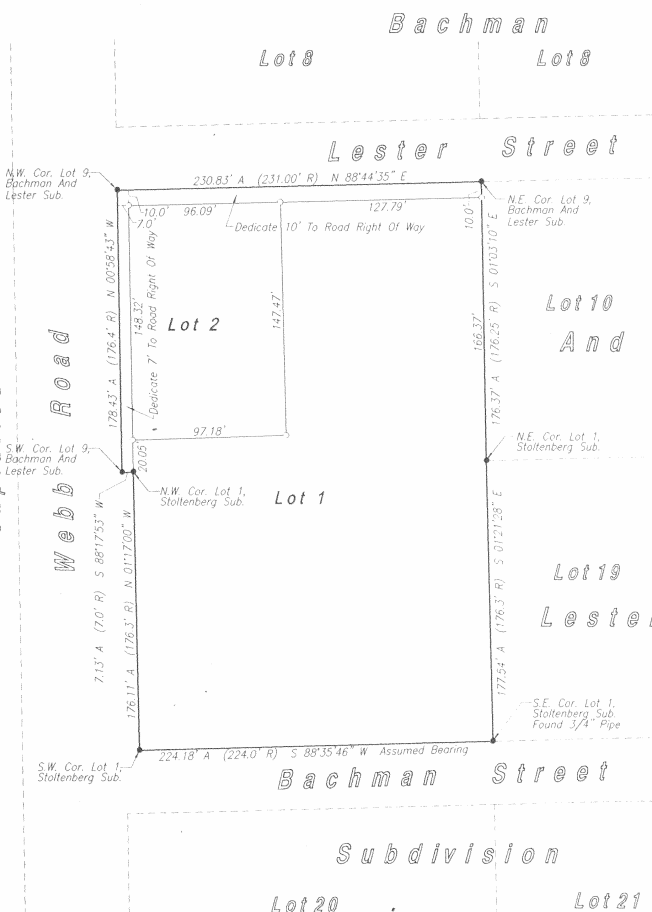
Bachman St W

South St W



LOCATION MAP

Pt. SE14, Sec. 24, T11N-R10W
Unplatted



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance

SCALE 1" = 50'

Legal Description

A tract of land comprising all of Lot One (1), Stoltzenberg Subdivision and all of Lot Nine (9), Bachman And Lester Subdivision, EXCEPTING THEREFROM the southerly One Hundred Seventy Six and Three Tenth (176.3) feet of Lot Nine (9), Bachman And Lester Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 1.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STOLTZENBERG SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street right of way as shown thereon to the public for there use forever and 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, this _____ day of _____, 2006.

1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company

Surveyor's Certificate

I hereby certify that on June 7, 2006, I completed an accurate survey of 'STOLTZENBERG SECOND SUBDIVISION', in the City of Grand Island, 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.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Gordon F. Glade, Manager

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GORDON F. GLADE, Manager of 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, 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, and the voluntary act and deed of said Company.
 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

(Seal)

Approval

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.

 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2006.

 Mayor City Clerk

(Seal)

**STOLTZENBERG SECOND SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**



Proposed
Stoltenberg 2nd Sub.

2nd St W

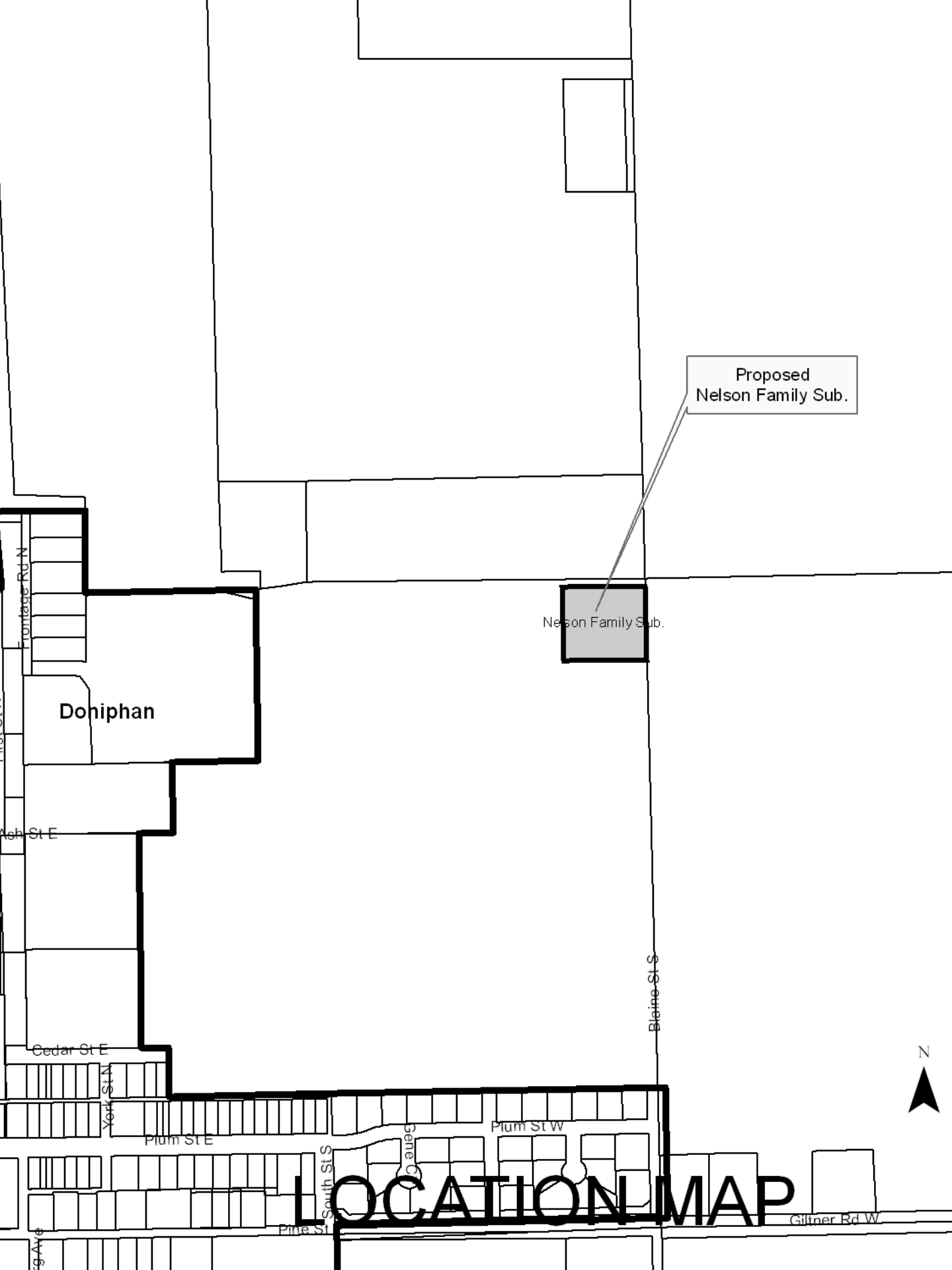
Lester St

Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

LOCATION MAP



Proposed
Nelson Family Sub.

Nelson Family Sub.

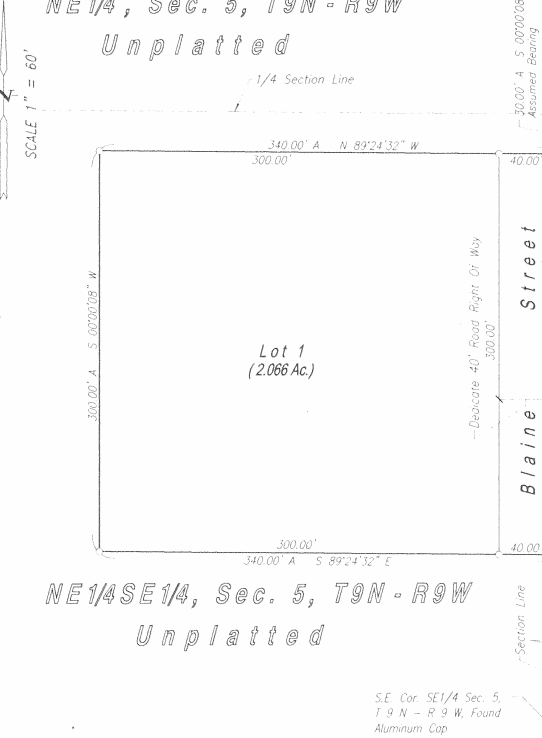
Doniphan

LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

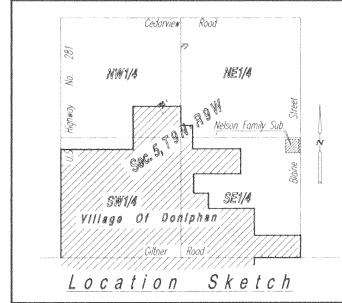
Unplatted

1/4 Section Line



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



NE1/4SE1/4, Sec. 5, T9N - R9W

Unplatted

S.E. Cor. SE1/4 Sec. 5, T 9 N - R 9 W, Found Aluminum Cap

Surveyor's Certificate

I hereby certify that on June 2, 2006, I completed an accurate survey of 'NELSON FAMILY 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

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.

Chairman

Date

Gene Hoffman

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the Village Board of Doniphan, Nebraska, this day of _____, 2006.

Chairman Of The Board

Village Clerk

(Seal)

Notary Public

(Seal)

Legal Description

A tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°00'08"W, a distance of Thirty (30.00) feet, to the ACTUAL point of beginning; thence running N89°24'32"W, a distance of Three Hundred Forty (340.00) feet; thence running S00°00'08"W, a distance of Three Hundred (300.00) feet; thence running S89°24'32"E, a distance of Three Hundred Forty (340.00) feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running N00°00'08"E, along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), a distance of Three Hundred (300.00) feet, to the ACTUAL point of beginning and containing 2.342 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GENE HOFFMAN, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON FAMILY SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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 consents 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, this _____ day of _____, 2006.

Acknowledgement

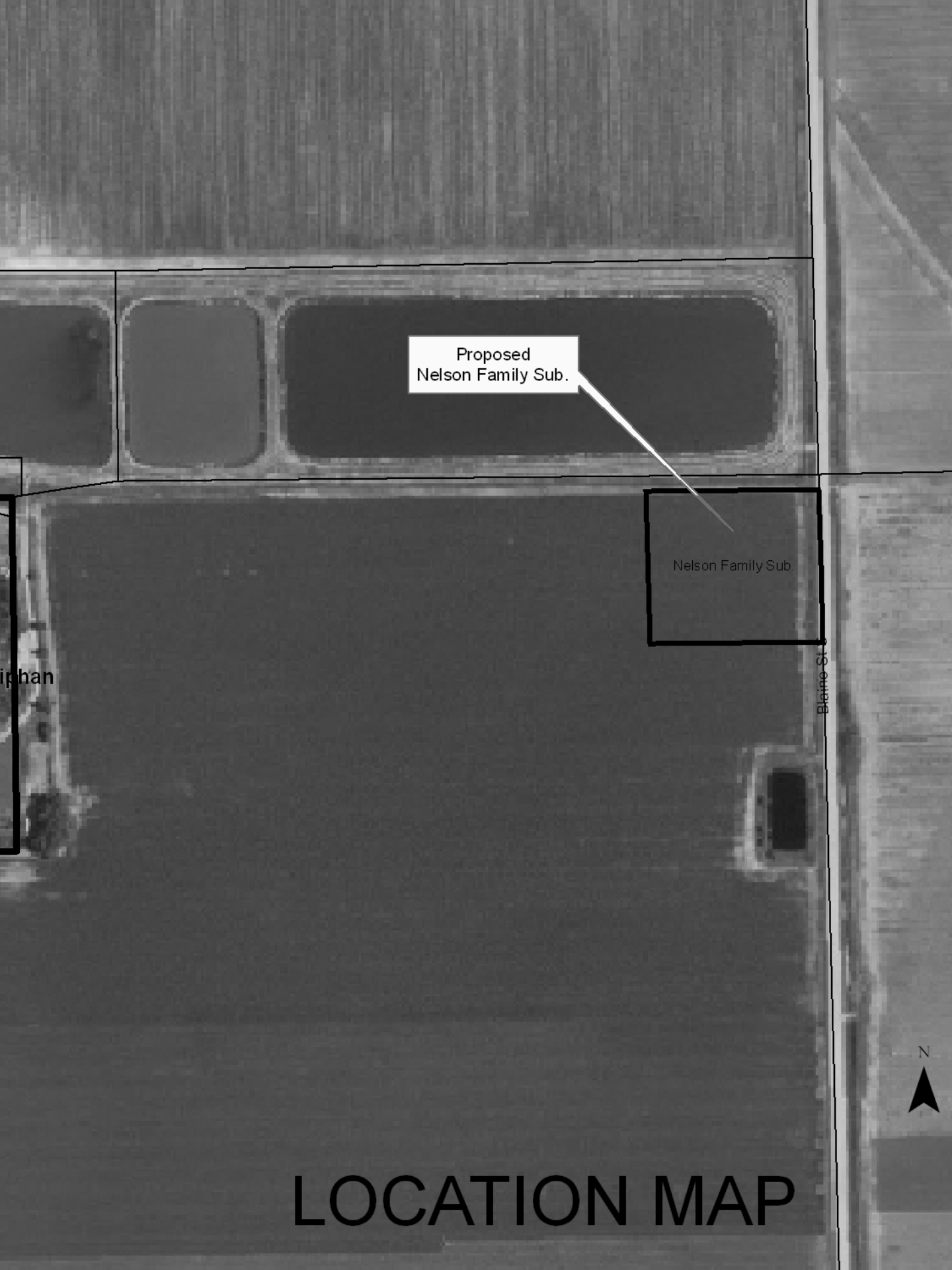
State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GENE HOFFMAN, a single person 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 _____.

NELSON FAMILY SUBDIVISION
HALL COUNTY, NEBRASKA



Proposed
Nelson Family Sub.

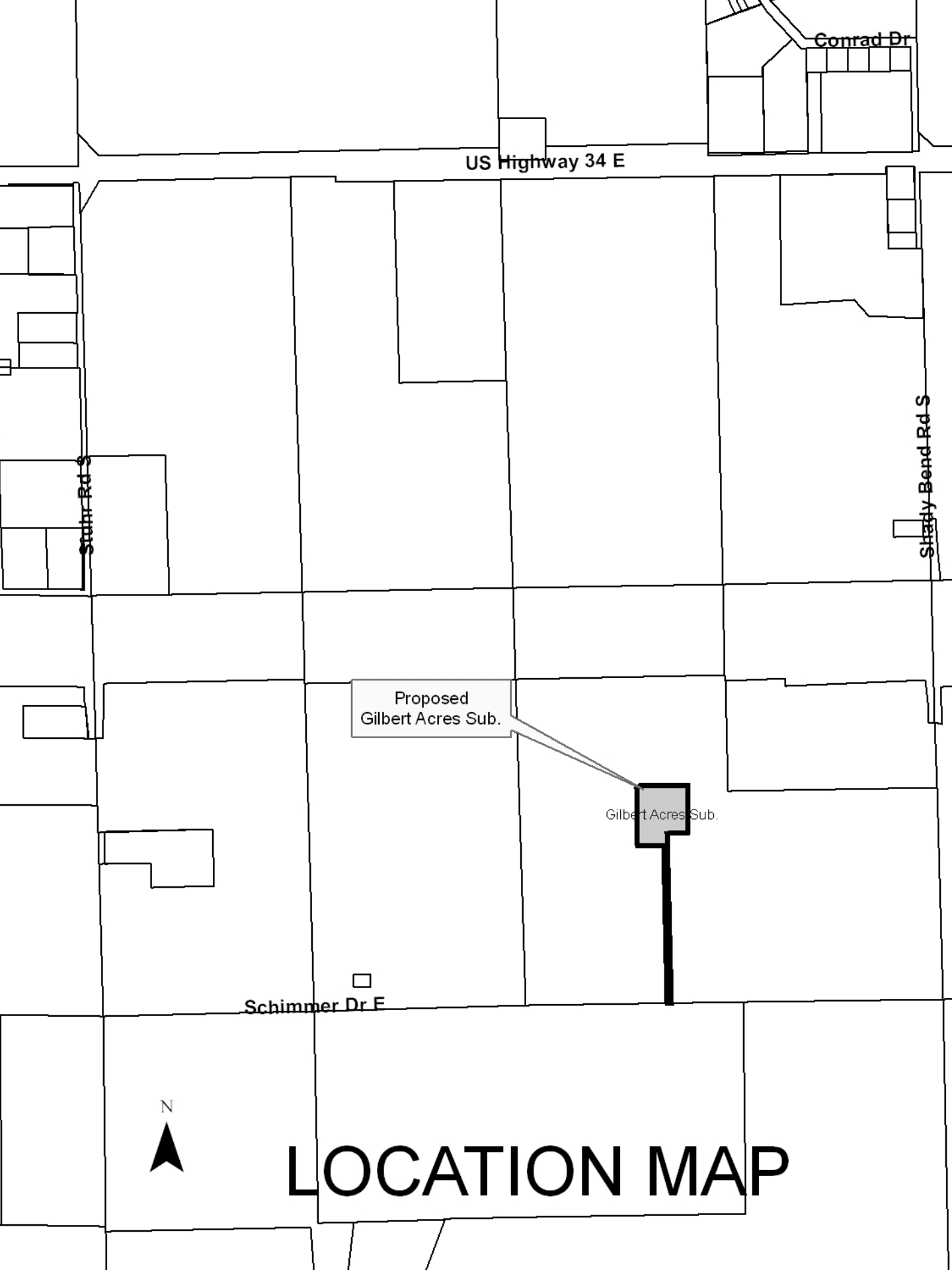
Nelson Family Sub.

Blaine St.

iphan



LOCATION MAP



Conrad Dr

US Highway 34 E

Stahr Rd S

Shady Bend Rd S

Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP

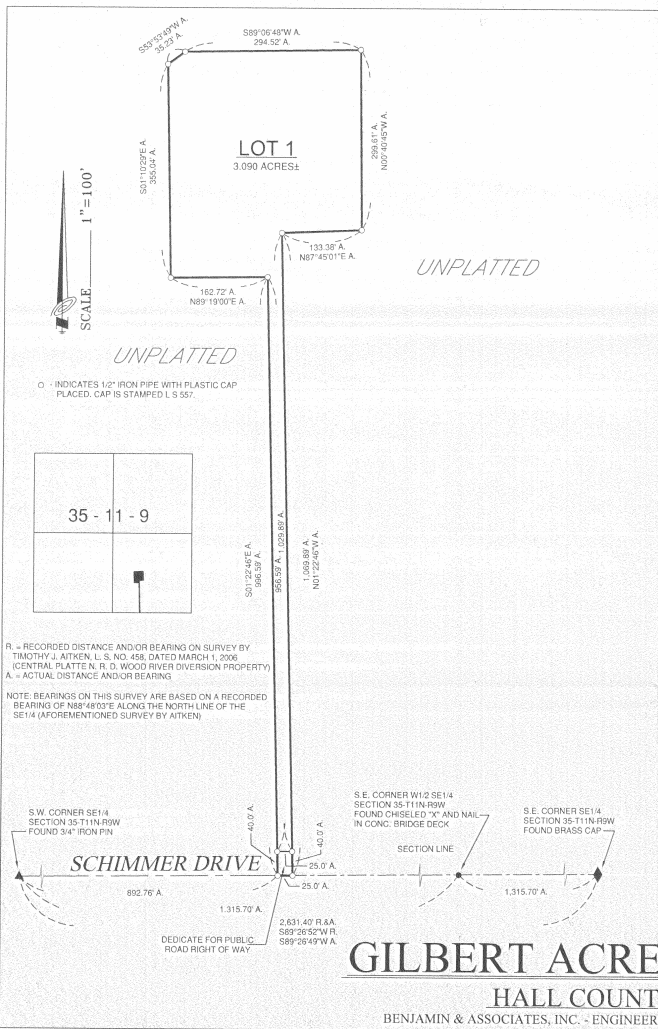
Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), said point being Eight Hundred Ninety Two and Seventy Six Hundredths (892.76) feet east of the southwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4); thence N89°26'52"E, along and upon the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), a distance of Twenty Five (25.0) feet; thence N01°22'48"W, a distance of One Thousand Sixty Nine and Eighty Nine Hundredths (1,068.89) feet; thence N87°45'01"E, a distance of One Hundred Thirty Three and Thirty Eight Hundredths (133.38) feet; thence N00°40'45"W, a distance of Two Hundred Ninety Nine and Sixty One Hundredths (299.61) feet; thence S89°06'48"W, a distance of Two Hundred Ninety Four and Fifty Two Hundredths (294.52) feet; thence S53°53'49"W, a distance of Thirty Five and Twenty Three Hundredths (35.23) feet; thence S01°10'29"E, a distance of Three Hundred Fifty Five and Four Hundredths (355.04) feet; thence N89°19'00"E, a distance of One Hundred Sixty Two and Seventy Two Hundredths (162.72) feet; thence S01°22'48"E, a distance of Nine Hundred Ninety Six and Fifty Nine Hundredths (996.59) feet to the point of beginning and containing 3.113 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Francie Niedfell Bailou (formerly Francie Niedfell), a single person, and Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "GILBERT ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and 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 _____, 2006.

Francie Niedfell Bailou (formerly Francie Niedfell)

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Elizabeth Gilbert (formerly Elizabeth Falmien) Gene Gilbert

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Francie Niedfell Bailou (formerly Francie Niedfell), a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to 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 _____ (SEAL)

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and 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 _____ (SEAL)

GILBERT ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

10. 2006-2007 Budget Review – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

11. Planning Director's Report

12. Next Meeting August 2, 2006

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.

REGIONAL PLANNING COMMISSION

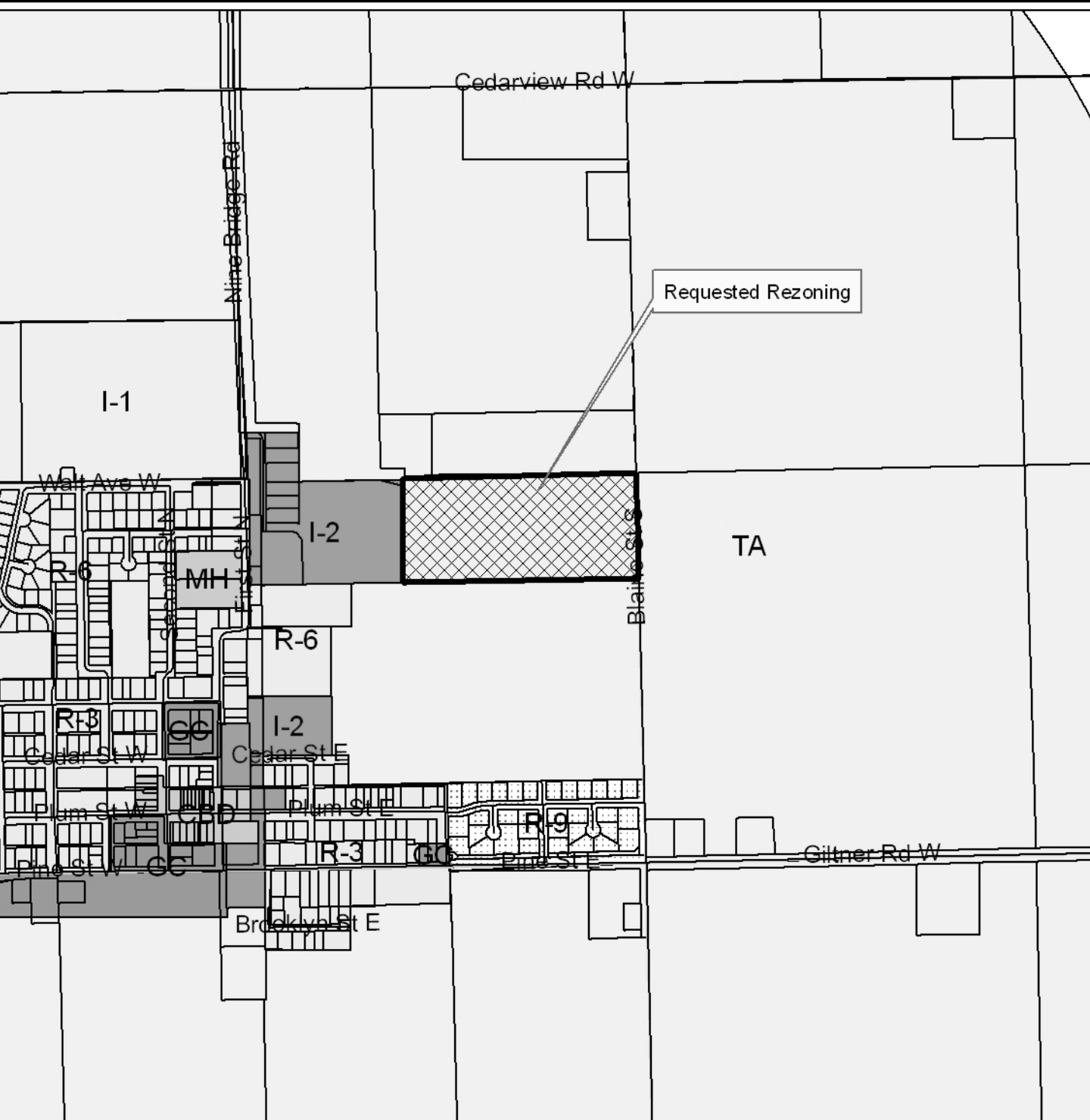
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Requested Zoning



-  From TA : Transitional Agriculture Zone
-  To I- 1 : Light Industrial Zone

Scale : NONE

C-19-2006D



PLANNING AND ZONING COMMISSION
 2000 Cedar Street, Wood River, IL 62296
 (618) 939-2100 • Fax (618) 939-2101



Requested Zoning



REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

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6:00 p.m.

City Hall Council Chambers — Grand Island

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Requested Zoning



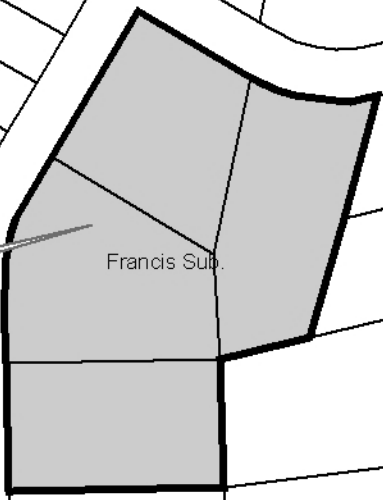
-  From RO : Residential Office Zone & B2: General Business Zone
-  To RD : Residential Development Zone

Scale : NONE
C-20-2006GI



THE PROJECT WAS PREPARED BY THE CITY OF CARY, NORTH CAROLINA. THE CITY OF CARY, NORTH CAROLINA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

Cross Pointe Dr

Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

US Highway 281 N

US Highway 281 N

Diers Ave N

Carleton Ave

US Highway 281 N

US Highway



LOCATION MAP



Bearing Pointe Dr

Cross Pointe Dr

Edge Pointe Dr

Higher Pointe Dr

Curran C

Curran Ave

Carrington Ave

US Highway 281 N

US Highway 281 N

US Highway 281 N

Diers Ave

Proposed Francis Sub.

Francis Sub.

LOCATION MAP

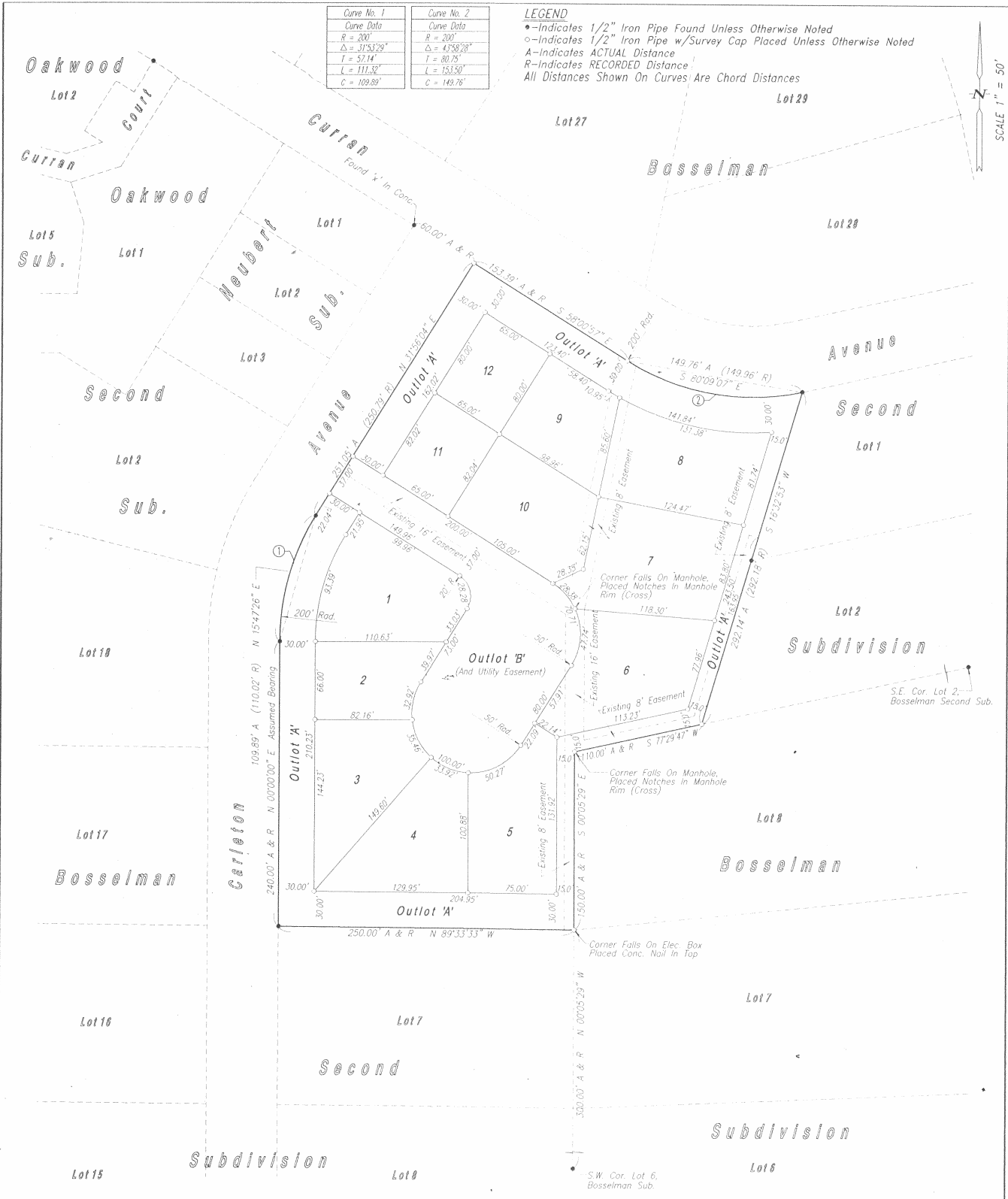


US Highway

Curve No. 1	Curve No. 2
Curve Data	Curve Data
R = 200'	R = 200'
$\Delta = 3153.29^{\circ}$	$\Delta = 4758.28^{\circ}$
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L = 111.32'	L = 153.50'
C = 102.89'	C = 148.76'

LEGEND

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- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
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FRANCIS SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

CONSENT AGENDA

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11. Planning Director's Report

12. Next Meeting August 2, 2006

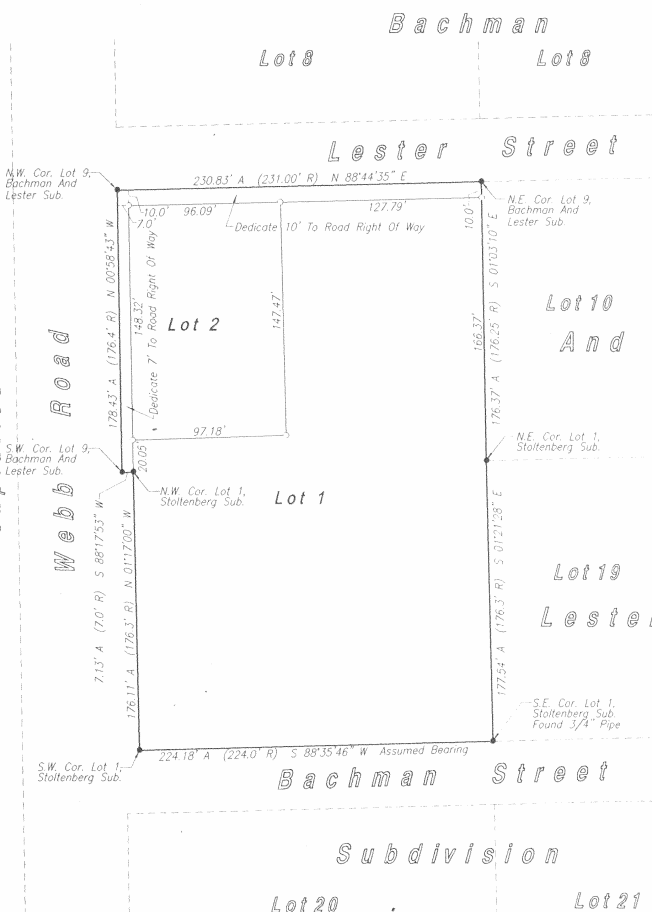
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PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.



LOCATION MAP

Pt. SE14, Sec. 24, T11N-R10W
Unplatted



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance

Legal Description

A tract of land comprising all of Lot One (1), Stoltzenberg Subdivision and all of Lot Nine (9), Bachman And Lester Subdivision, EXCEPTING THEREFROM the southerly One Hundred Seventy Six and Three Tenth (176.3) feet of Lot Nine (9), Bachman And Lester Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 1.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STOLTZENBERG SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street right of way as shown thereon to the public for their use forever and 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, this _____ day of _____, 2006.

1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company

Surveyor's Certificate

I hereby certify that on June 7, 2006, I completed an accurate survey of 'STOLTZENBERG SECOND SUBDIVISION', in the City of Grand Island, 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.

Gordon F. Glade, Manager

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GORDON F. GLADE, Manager of 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, 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, and the voluntary act and deed of said Company.
 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 _____

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approval

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.

Notary Public

(Seal)

Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2006.

Mayor City Clerk

(Seal)

**STOLTZENBERG SECOND SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**



Proposed
Stoltenberg 2nd Sub.

2nd St W

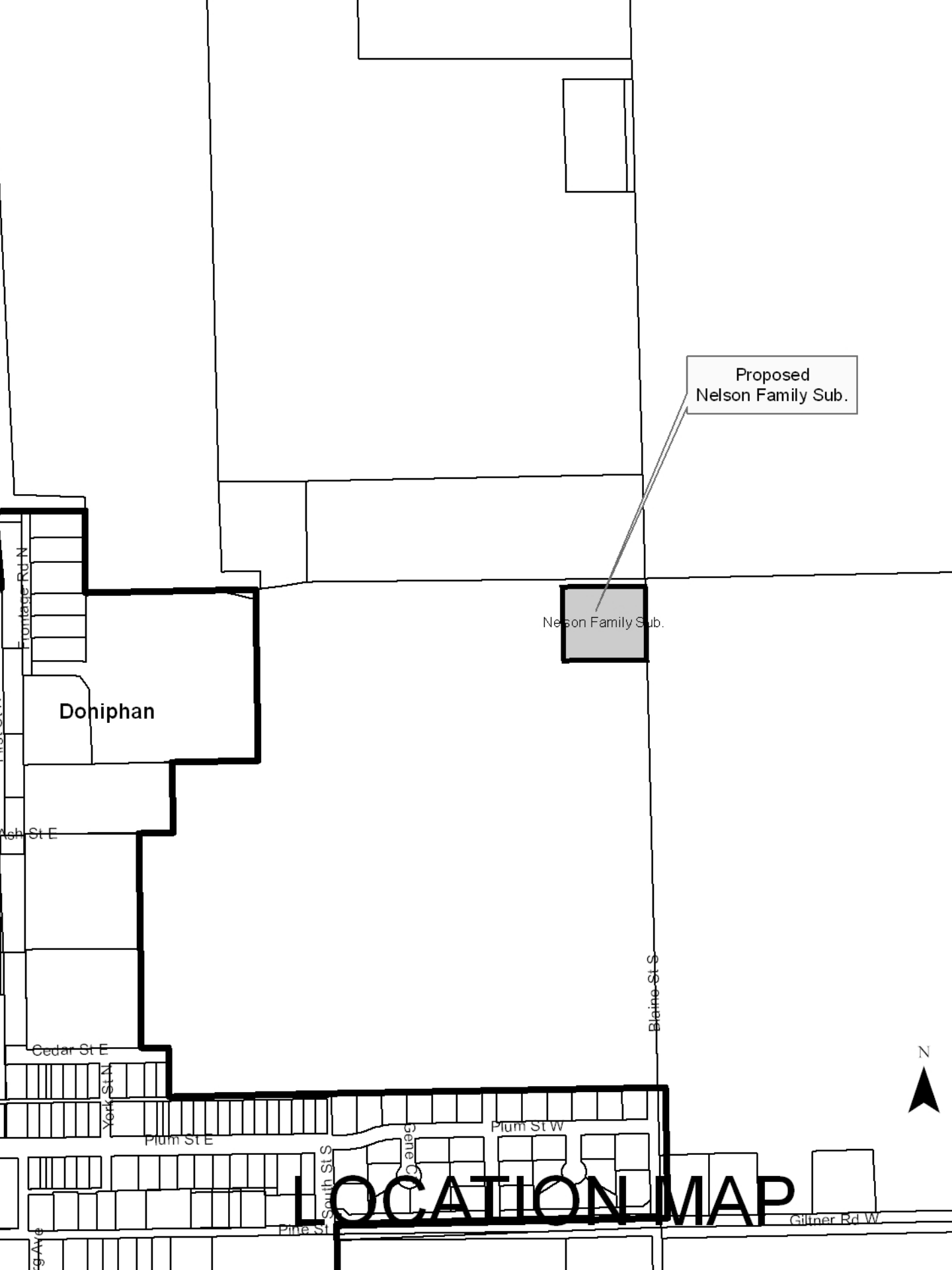
Lester St

Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

LOCATION MAP



Proposed
Nelson Family Sub.

Nelson Family Sub.

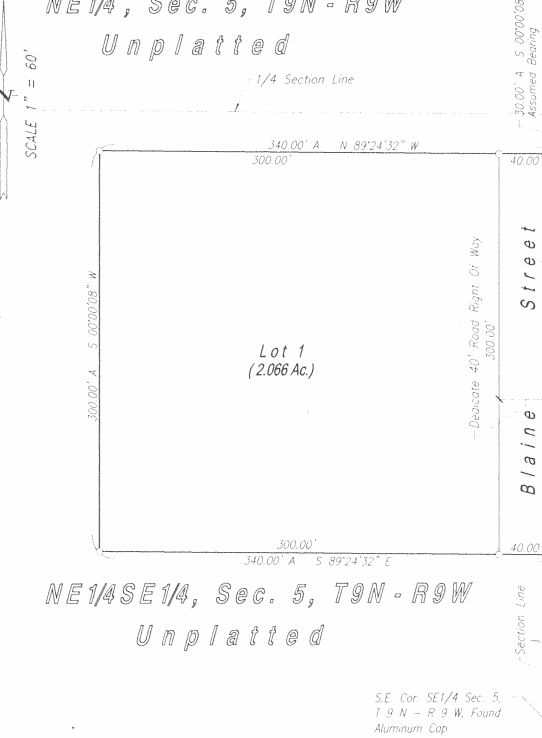
Doniphan

LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

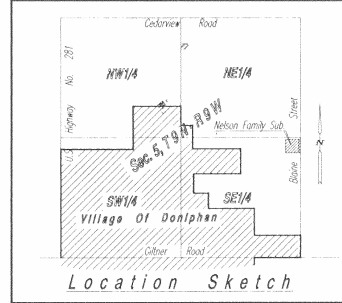
Unplatted

1/4 Section Line



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



NE1/4SE1/4, Sec. 5, T9N - R9W

Unplatted

S.E. Cor. SE1/4 Sec. 5, T 9 N - R 9 W, Found Aluminum Cap

Surveyor's Certificate

I hereby certify that on June 2, 2006, I completed an accurate survey of 'NELSON FAMILY 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

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.

Chairman

Date

Gene Hoffman

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the Village Board of Doniphan, Nebraska, this day of _____, 2006.

Chairman Of The Board

Village Clerk

(Seal)

Notary Public

(Seal)

Legal Description

A tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°00'08"W, a distance of Thirty (30.00) feet, to the ACTUAL point of beginning; thence running N89°24'32"W, a distance of Three Hundred Forty (340.00) feet; thence running S00°00'08"W, a distance of Three Hundred (300.00) feet; thence running S89°24'32"E, a distance of Three Hundred Forty (340.00) feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running N00°00'08"E, along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), a distance of Three Hundred (300.00) feet, to the ACTUAL point of beginning and containing 2.342 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GENE HOFFMAN, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON FAMILY SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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 consents 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, this _____ day of _____, 2006.

Acknowledgement

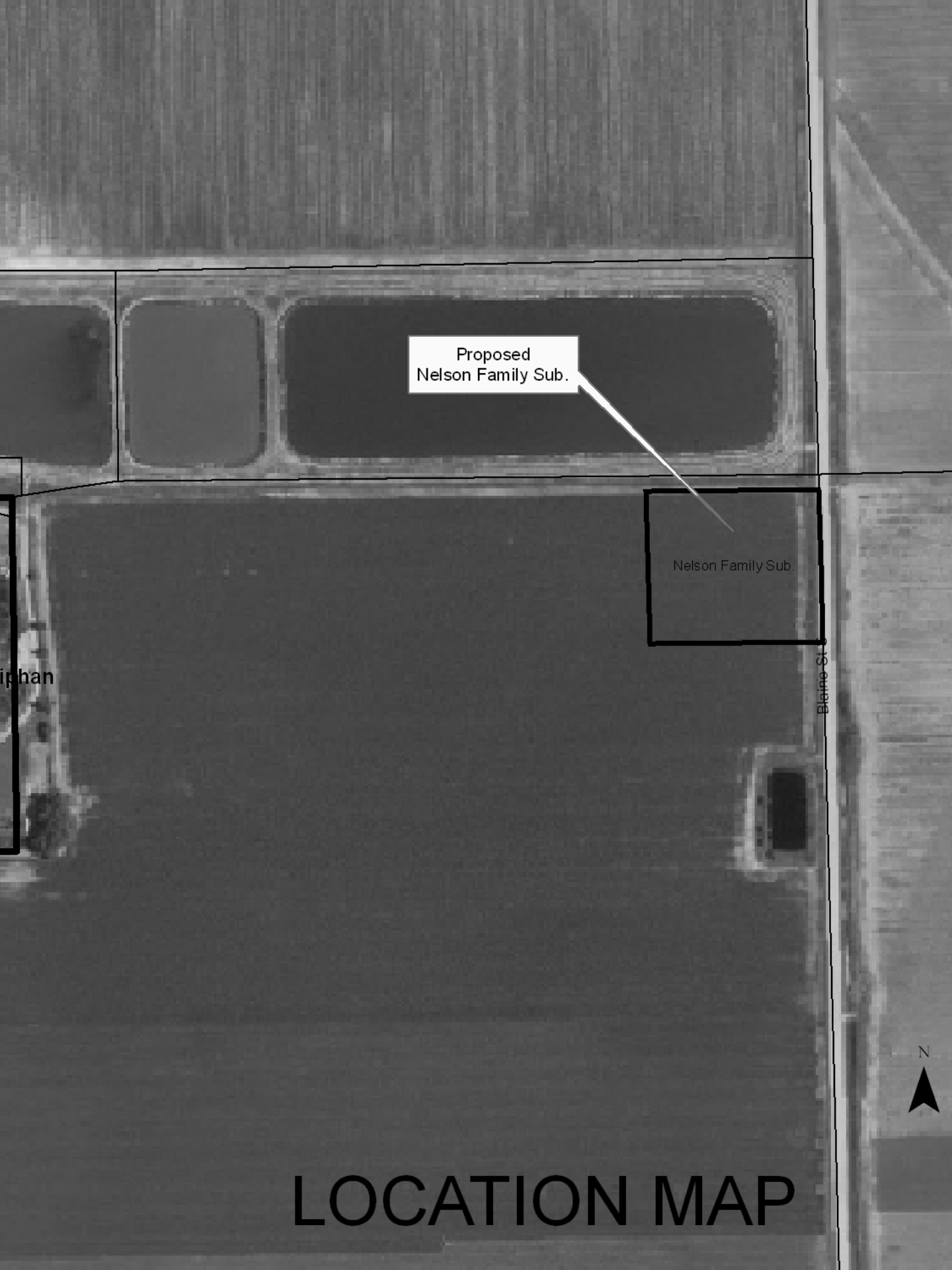
State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GENE HOFFMAN, a single person 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 _____.

NELSON FAMILY SUBDIVISION
HALL COUNTY, NEBRASKA



Proposed
Nelson Family Sub.

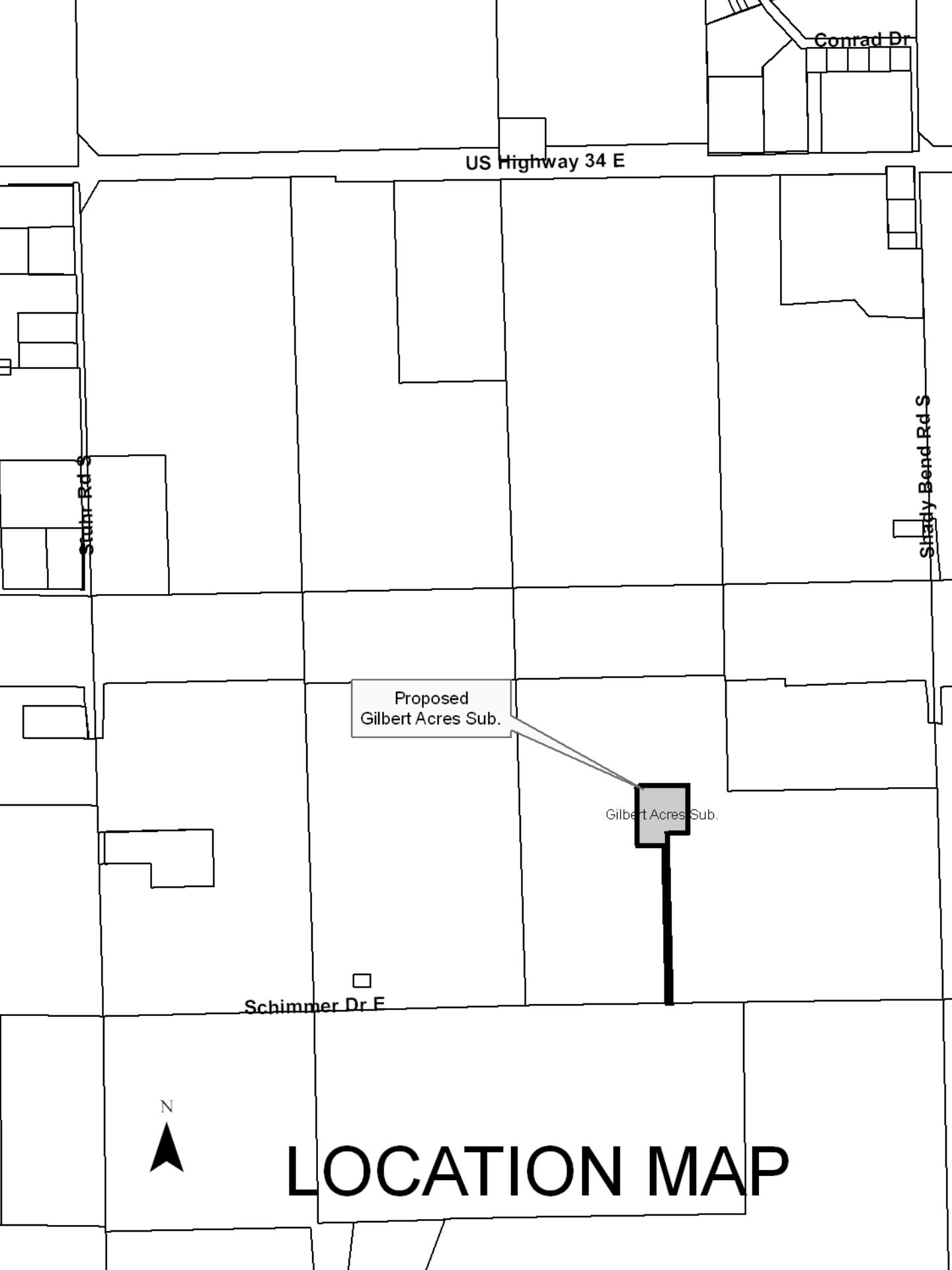
Nelson Family Sub.

Blaine St.

iphan



LOCATION MAP



Conrad Dr

US Highway 34 E

Stahr Rd S

Shady Bend Rd S

Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP

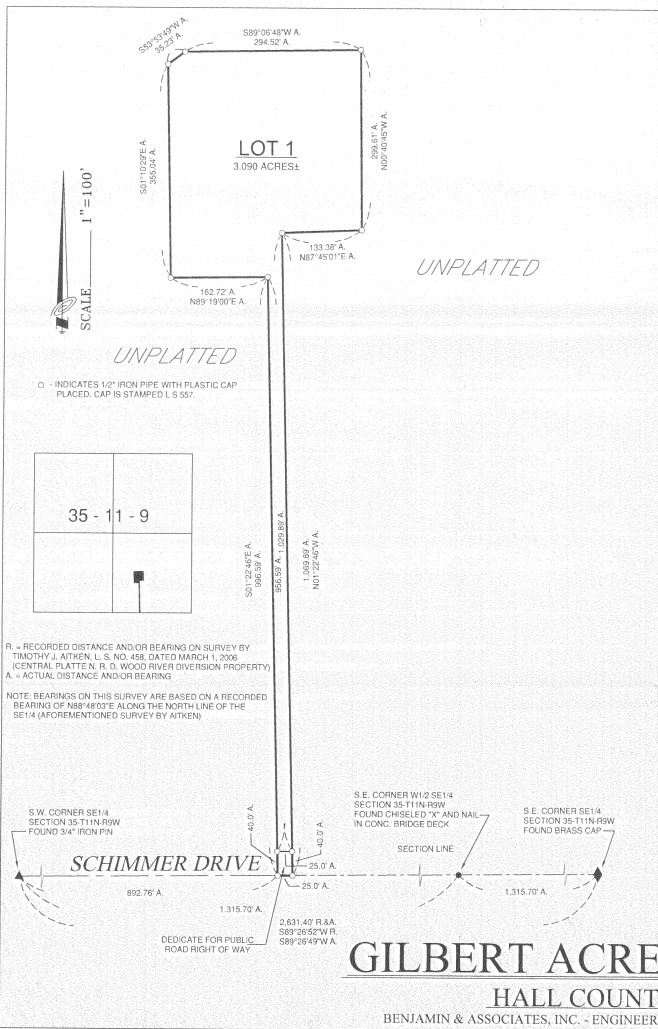
Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), said point being Eight Hundred Ninety Two and Seventy Six Hundredths (892.76) feet east of the southwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4); thence N89°26'52"E, along and upon the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), a distance of Twenty Five (25.0) feet; thence N01°22'48"W, a distance of One Thousand Sixty Nine and Eighty Nine Hundredths (1,068.89) feet; thence N87°45'01"E, a distance of One Hundred Thirty Three and Thirty Eight Hundredths (133.38) feet; thence N00°40'45"W, a distance of Two Hundred Ninety Nine and Sixty One Hundredths (299.61) feet; thence S89°06'48"W, a distance of Two Hundred Ninety Four and Fifty Two Hundredths (294.52) feet; thence S53°53'49"W, a distance of Thirty Five and Twenty Three Hundredths (35.23) feet; thence S01°10'29"E, a distance of Three Hundred Fifty Five and Four Hundredths (355.04) feet; thence N89°19'00"E, a distance of One Hundred Sixty Two and Seventy Two Hundredths (162.72) feet; thence S01°22'48"E, a distance of Nine Hundred Ninety Six and Fifty Nine Hundredths (996.59) feet to the point of beginning and containing 3.113 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Francie Niedfell Bailou (formerly Francie Niedfell), a single person, and Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "GILBERT ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and 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 _____, 2006.

Francie Niedfell Bailou (formerly Francie Niedfell)

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Elizabeth Gilbert (formerly Elizabeth Falmien) Gene Gilbert

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Francie Niedfell Bailou (formerly Francie Niedfell), a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to 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 (SEAL)

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and 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 (SEAL)

GILBERT ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

10. 2006-2007 Budget Review – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

11. Planning Director's Report

12. Next Meeting August 2, 2006

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.



Hall County Regional Planning Commission

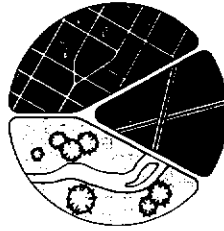
Wednesday, July 12, 2006
Regular Meeting

Item -

2006 - 2007 Budget Review

Review and approve the 2006 - 2007 Budget request and fee schedule for the Regional Planning Department.

Staff Contact: Chad Nabity



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

Date: June 21, 2006

To: Hall County Board of Supervisors
From: Chad Nability, Planning Director
Re: 2006-2007 Budget

Enclosed you will find the budget for the Hall County Regional Planning Commission. The budget submitted this year assumes 10% of the funding for the Planning Director and Secretary positions will be funded by the Grand Island Community Development Authority and that 38% of the funding for the Planning Technician position will be funded by the Grand Island Utilities Department. These are the same percentages used in the last budget year.

The Regional Planning Department has had a history of cooperation with other city departments and agencies for funding since 1990 when the budget was amended to transfer the planning technician position to the Grand Island Utilities Department for 10 pay periods every year. This has been a beneficial partnership that has kept the costs of maintaining the planning department lower than it would have been without the partnership and increased the efficiency and communication between the utilities department and the planning department. The partnership with the CRA was formed last year and has resulted in increased the efficiency and effectiveness for both agencies.

Based on the proposed budget Regional Planning Commission is requesting \$93,345 in budget authority of the fiscal year 2006-2007 from both Hall County and the City of Grand Island. The budget for last year was \$188,903. This included \$94,452 from both Hall County and Grand Island. We are requesting no funding for Capital equipment this year. The change to the budget will cover increased personnel costs. These changes reflect a 3% increase in wages and step increases for the Director and Secretary. The City is performing a new salary survey for the non-union, non-director positions. This may affect the final amount of the salary line item and other personnel expenses based on salary. Total costs for salaries and insurance have dropped for the upcoming year based on changes in personnel. The payment by the Planning Department for computer services is expected to increase to \$7000 this year and the payment for insurance premiums, (property and liability) will increase to \$1,687. The other items are expected to remain unchanged. The budget as proposed represents a **decrease** in spending authority of **(\$1,107)** or **(1.17%)**.

Hall County Regional Planning Dept. 2006-2007 Budget

		2005-06	2006-07	% Change
Salaries	5105 \$	116,817 \$	119,750	2.51
Employer Social Security	5115 \$	8,937 \$	9,161	2.51
Employee Insurance-Health	5120 \$	27,092 \$	19,210	-29.09
Employee Insurance-Life	5125 \$	316 \$	316	0.00
Employee Insurance-Disab.	5130 \$	327 \$	318	-2.75
Tuition Reimbursement	5135 \$	800 \$	800	0.00
General Pension	5145 \$	7,009 \$	7,185	2.51
Workers Compensation	5150 \$	184 \$	209	13.59
Other Employee Benefits	5160 \$	150 \$	150	0.00
VEBA	5161 \$	1,258 \$	1,573	25.04
Total Personnel*	\$	162,890	\$158,672	-2.59
Contract Services	5213 \$	400 \$	400	0.00
Administrative Services	5221 \$	1,200 \$	1,200	0.00
Computer Services	5241 \$	5,650 \$	7,000	23.89
Printing and Duplicating	5245 \$	500 \$	500	0.00
Repair/Maint.-Off Furn & Equip	5330 \$	400 \$	400	0.00
Insurance Premiums*	\$	1,033 \$	1,687	63.31
Telephone (\$70/mo)	5410 \$	840 \$	840	0.00
Postage (\$70/mo)	5413 \$	840 \$	840	0.00
Legal Notices/ Advert.	5419 \$	750 \$	750	0.00
Dues and Subscriptions	5422 \$	1,000 \$	1,000	0.00
Books	\$	100 \$	100	0.00
Travel and Training	5428 \$	6,500 \$	6,500	0.00
Other Expenditures	5490 \$	-		
Office Supplies	5505 \$	2,800 \$	2,800	0.00
Other General Supplies	5590			
Non Capital Office Equipment	\$	4,000 \$	4,000	0.00
Capital Improvement	5620			
Total Operating	\$	26,013 \$	28,017	7.70
Total	\$	188,903 \$	186,689	-1.17

	2006	2007	% Change
City and County Shares	\$ 94,452	\$ 93,345	-1.17

*10% of Director and Secretary Expenses are paid by Grand Island CRA and
38% of Planning Technician Expenses are paid by Grand Island Utilities

Proposed Fee Schedule for 2007			
	2004	2005	2006
Other Municipalities	10.00	10.00	10.00
Subdivision regulations	10.00	10.00	10.00
Grand Island	15.00	15.00	15.00
Other Municipalities	10.00	10.00	10.00
Grand Island	10.00	10.00	10.00
800 Scale Zoning Map Unassembled	100.00	100.00	100.00
Generalized Zoning Map	35.00	35.00	35.00
Future Land Use Map	35.00	35.00	35.00
Grand Island Street Map	10.00	10.00	10.00
Hall County	20.00	20.00	20.00
Zoning Map Generalized	20.00	20.00	20.00
Zoning Map 2" = 1 mile	40.00	40.00	40.00
Road Map	10.00	10.00	10.00
Wood River, Cairo, Doniphan, Alda	5.00	5.00	5.00
Basemap	25.00	25.00	25.00
Zoning Map	25.00	25.00	25.00
Other Maps	25.00	25.00	25.00
School District Maps	25.00	25.00	25.00
Election District Maps	25.00	25.00	25.00
Fire District Maps	25.00	25.00	25.00
Custom Printed Maps	8.50/sq foot in	8.50/sq foot in	8.50/sq foot in
Electronic Publications	50.00	50.00	50.00
GIS Data CD	50.00	50.00	50.00
Aerial Photograph CD (MrsID Format)	50.00	50.00	50.00
Comprehensive Plans All Jurisdictions	20.00	20.00	20.00
zoning and Subdivision Regulations All Jurisdictions	100.00	100.00	100.00
ArCPublisher Basemap All Jurisdictions	100.00 plus	100.00 plus	100.00 plus
Custom ArcPublisher Map	40.00/hr	40.00/hr	40.00/hr
Research & Documentation Fee			75.00/hr
Minimum 2 hr			
Copy of Reports (see below)	2.00	2.00	2.00
Copy of Records 1-5 pages (for all pages, not each page)	1.00	1.00	1.00
Copy of Records 6-10 pages (for all pages, not each page)	2.00	2.00	2.00
Copy of Records 11-15 pages (for all pages, not each page)	3.00	3.00	3.00
Bicycle License (one time)	2.50	0.00	0.00
Firearms Permit	10.00	5.00	5.00
Criminal Record Check (one time)	10.00	10.00	10.00
Towing Fee - Day	60.00	60.00	60.00
Towing Fee - Night	80.00	80.00	80.00
Impoundment Fee for Abandoned Vehicle	30.00	30.00	30.00
Storage Fee for Impounded Vehicle (per day)	10.00	10.00	10.00
Alcohol Test for DUI (each time)	55.00	95.00	105.00
Solicitor's Permit (30 day permit) *used to be under Administration	25.00	25.00	25.00
Solicitor's Permit (per year) * used to be under Administration	No longer available	No longer available	No longer available
Solicitor's Permit - Application Fee (Nonrefundable)	25.00	25.00	25.00
Solicitor's Permit - Application Fee (Nonrefundable)	25.00	25.00	25.00
Street Vendor's Permit - 30 days	25.00	25.00	25.00
Street Vendor's Permit - 90 days	60.00	60.00	60.00
Street Vendor's Permit - 365 days	200.00	200.00	200.00
Parking Ramp Permit Fees:			
Lower Level: "Reserved Monthly"	25.00/month	25.00/month	25.00/month
Middle & Upper levels: "Reserved Monthly"	20.00/month	15.00/month	15.00/month