



# Hall County Regional Planning Commission

**Wednesday, August 02, 2006**  
**Regular Meeting Packet**

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## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Barbara Quandt**

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

## **Call to Order**

## **Roll Call**

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### **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.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

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



# Hall County Regional Planning Commission

Wednesday, August 02, 2006  
Regular Meeting

## Item .A1

### Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
August 2, 2006**

4. **Public Hearing** - Concerning annexation of property located north of Capital Avenue and west of St. Paul Road. This annexation has been requested by the property owner. (C-18-2006G1) (See full recommendation)
5. **Public Hearing** - Concerning a change of zoning for a tract of land proposed for platting as Pedcor Second Subdivision located in Lot 5, Block 1, Pedcor Subdivision from B2 General Business to RD Residential Development. This property is located west of Highway 281 and north of Husker Highway. This change will increase the size of the pedcor property without adding any additional dwelling units to what was previously approved. (C-21-2006G1) (See full recommendation.)

**Preliminary Plat** – Pedcor Subdivision located west of Highway 281 and north of Husker Highway. (2 lots)

**Final Plat** – Pedcor Second Subdivision located west of Highway 281 and north of Husker Highway. (2 lots)

**CONSENT AGENDA**

6. **Final Plat** – Swede's Idle Acres 2<sup>nd</sup> Subdivision located east of Highway 281 between Binfield Road and Lepin Road. This final plat proposes to create 2 lots on a tract of land comprising Pt. NW1/4, Sec. 19, T9N, R9W. This land consists of approximately 6.396 acres. This splits an existing farmstead and a one time split from a tract of 80 acres or more.
7. **Final Plat** – Cosgriff Subdivision located north of Foster Road and ¼ mile east of Shady Bend Road in Hall County Nebraska. This splits an existing farmstead from a tract of 20 acres or more. This final plat proposes to create 1 lot on a tract of land comprising Pt. S1/2 SW1/4, Sec. 13, T10N R9W. This land consists of approximately 7.261 acres.
9. **Final Plat** – Nagy's Second Subdivision located west of Vine Street and south of 6<sup>th</sup> Street. This final plat proposes to create 2 lots on a tract of land comprising the southerly 76.15 feet of Lot 1, Block 22, Nagy's Addition to the city of Grand Island, Hall County, Nebraska. This properties have been bought and sold separately for many years. They have separate utilities and the owner is seeking to plat them according to the existing built conditions. This will require that council permit an exception to the subdivision regulations for lot size (area) and width. This land consists of approximately 0.115 acres.

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



# Hall County Regional Planning Commission

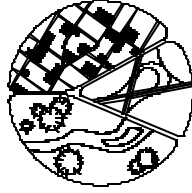
Wednesday, August 02, 2006  
Regular Meeting

## Item E1

**Minutes - July 12, 2006**

*Minutes from the July 12, 2006 Planning 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  
July 12, 2006

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The meeting of the Regional Planning Commission was held Wednesday, July 12, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 1, 2006.

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

Absent:        Jaye Monter, Tom Brown, Bob Niemann

Other:         Mark Jorgensen, Steve Riehle, Mitch Nickerson,  
                  Tracy Overstreet

Staff:         Chad Nability, Barbara Quandt

Press:         Grand Island Independent

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**1. Call to order.**

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

**2. Minutes of June 7, 2006**

A motion was made by Ruge and seconded by Haskins to approve the minutes of the June 7, 2006 meeting.

The motion carried with 9 members present voting in favor (Reynolds, O'Neill, Miller, Ruge, Snodgrass, Hayes, Haskins, Eriksen, Amick)

### **3. Request time to speak**

John Amick advised that he would recuse himself from Agenda Items 4, 5, and 8 due to a conflict of interest. He stated that he would make himself available for any questions concerning the Nelson Family Subdivision items.

Mr. Amick remove himself from his seat with the planning commission.

### **4.& 5. Public Hearings - 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. Also, 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)**

Chairman O'Neill opened both of the above mentioned Public Hearings. Nabity stated that this application includes approximately 25.5 acres on the east side of Doniphan, north of Giltner Road, west of Blaine Street. This property is located within the Doniphan zoning jurisdiction of the village. He explained that 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. Nabity recommended a change to both the Comprehensive Plan and the change to the zoning map. A question concerning public access to the property was raised. Nabity explained that Blaine Street was the only public access to this property. Chairman O'Neill asked for any further questions or comments from Commissioners or the audience before closing the Public Hearing.

A motion was made by Haskins, and seconded by Miller, to recommend the change to the Doniphan Comprehensive Plan and Future Landuse Map as presented.

A roll call vote was taken and the motion passed with 7 members present (Miller, O'Neill, Ruge, Reynolds, Haskins, Eriksen, Snodgrass) voting in favor, 1 member abstaining (Hayes) and 1 member recused (Amick).

A motion was made by Ruge and seconded by Haskins to recommend approval of the zoning change as presented.

A roll call vote was taken and the motion passed with 7 members present (Miller, O'Neill, Ruge, Reynolds, Haskins, Eriksen, Snodgrass) voting in favor, 1 member abstaining (Hayes) and 1 member recused (Amick).

**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. This property is located east of Carleton Avenue and south of Curran Avenue. (C-20-2006GI)**

Chairman O'Neill opened the Public Hearing. Nabity explained that this application proposes to rezone four lots in Bosselman's 2<sup>nd</sup> Subdivision consisting of approximately 3.697 acres of land between south of Curran Avenue, and east of Carleton, from B2-General Commercial and RO Residential Office Zones to RD Residential Development Zone in the City of Grand Island. They are proposing to divide the property into twelve lots, with a duplex on each lot. This would be similar to the units built to the north and west of this land. Landscaping would be put in along the outside perimeter, with a six foot high solid fence along the east side to separate it from the commercial property. At the proposed density, this development would be 6.49 units per acre or one 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.

Chairman O'Neill opened the meeting for questions from Commissioners and the audience. Mark Jorgensen of Lincoln, Nebraska, asked what changes would be made to the lot immediately to the south of property being discussed. Nabity stated that this action would not change the current zoning for that lot. Chairman O'Neill closed the Public Meeting.

A motion was made by Eriksen and seconded by Hayes to recommend the zoning change as presented.

A roll call vote was taken and the motion passed with 9 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Snodgrass) voting in favor.

A motion was made by Eriksen and seconded by Hayes to recommend the zoning change, the Preliminary Plat and the Final Plat for Francis Subdivision as presented.

A roll call vote was taken and the motion passed with 9 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Snodgrass) voting in favor.



## **CONSENT AGENDA**

### **7. Final Plat – Stoltenberg Subdivision located west of Webb Road between Bachman and Lester Streets. (1 lot)**

This final Plat proposes to create 1 lot on a parcel of land in part of the SE ¼ 24-11N-10W. This land consists of approximately 1850 acres. This plat is developing this lot along an existing right of way. Water is available and sewer is not available to the property.

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

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 6<sup>th</sup> P.M. in Hall County, Nebraska. 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. (1 lot)**

This final plat proposes to create 1 lot on a tract of land comprising a part of the (W1/2SE1/4) of 35-11-9. This land consists of approximately 3.003 acres. This is an existing farmstead on a tract of 20 acres or more.

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

A roll call vote was taken and the motion carried with 8 members present voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Eriksen, Snodgrass, Haskins) and 1 member abstaining (Amick).

### **10. 2006-2007 Budget Review**

Hayes reported that the Budget Committee had met to go over the Budget. He stated that the Budget is less than the 2005-2006 Budget.

A motion was made by Hayes and seconded by Miller to accept the 2006-2007 Budget.

A roll vote was taken and the motion carried with 9 members present voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Eriksen, Snodgrass, Haskins, Amick).

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

Nabity reported that Pedcor is coming in next month with their second phase. In September there will be some subdivision regulation updates. Ed has been working on a new set of standards for subdivision submittals.

## **12. Next Meeting August 2, 2006 at 6:00 p.m.**

## **13. Adjourn**

Chairman O'Neill adjourned the meeting at 6:35 p.m.

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Leslie Ruge, Secretary

by Barbara Quandt



# Hall County Regional Planning Commission

Wednesday, August 02, 2006  
Regular Meeting

## Item F1

### **C-18-2006GI Annexation**

*Concerning annexation of property located north of Captial Avenue and west of St. Paul Road. (C-18-2006GI) Hearing, Discussion, Action*

Staff Contact: Chad Nabity

**Agenda Item # 4**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

July 24, 2006

**SUBJECT:** *Annexation of Property*

**PROPOSAL:** To annex property as shown on the attached annexation plan.

**OVERVIEW:**

This property is contiguous with the Grand Island City Limits. The owner has requested this annexation.

This property is within the Grand Island Utilities Electrical Service District. This property appears to be in the Grand Island School District. This annexation will not impact the two-mile extraterritorial jurisdiction of Grand Island.

**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council annex these properties as presented.

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

# ANNEXATION PLAN –July 2006

July 24, 2006

## OVERVIEW

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements. Specifically, changes in October, 1999 to Nebraska Department of Environmental Quality Regulation Title 124 concerning on site waste water treatment systems impacts new and replacement private septic systems.
9. Assist in population growth to enable community to reach Community Development Block Grant entitlement status – 50,000. Entitlement communities automatically receive Community Development block grant dollars; no competitive process required.
10. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
11. Provide long term visioning abilities as it relates to growth and provision of services.

## Other Factors

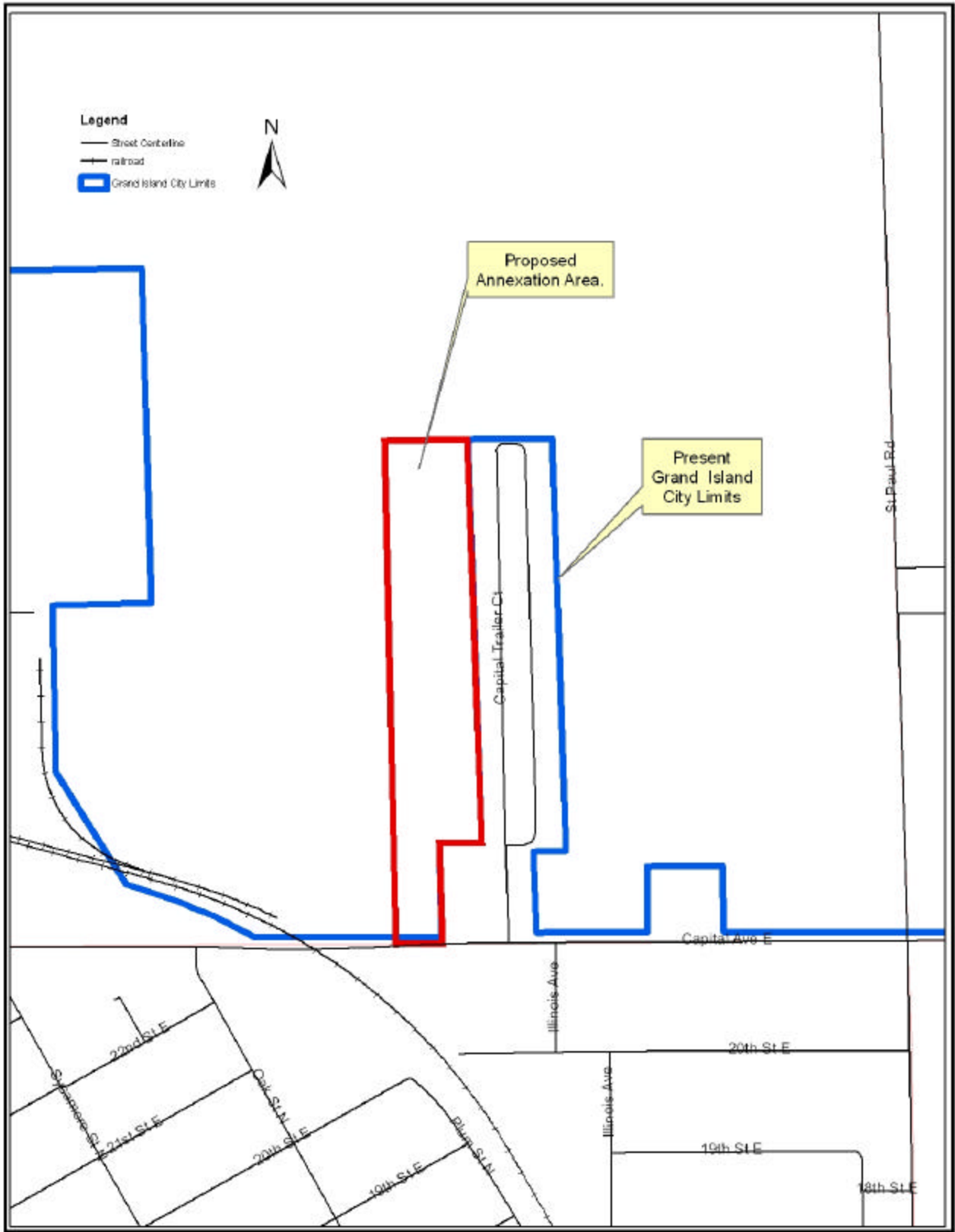
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Jeremy and Tina Trotter of 1024 E Capital Avenue have requested that the City annex their property and allow them to connect to city sewer.

A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



## **Capital Avenue Property**

This property is located in the northeast area of the community and is north of Capital Avenue between the west of the Capital Mobile Home Park and east of the Burlington Northern Santa Fe rail line. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property

### INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #2 located on Broadwell Street, approximately 1.25 miles from the nearest part of the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. No city costs would be anticipated.



5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Capital Avenue is already maintained by the City of Grand Island

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. Water service to this area is available.

8. Maintenance of Parks, Phygrounds, and Swimming Pools No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island’s Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations
- Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

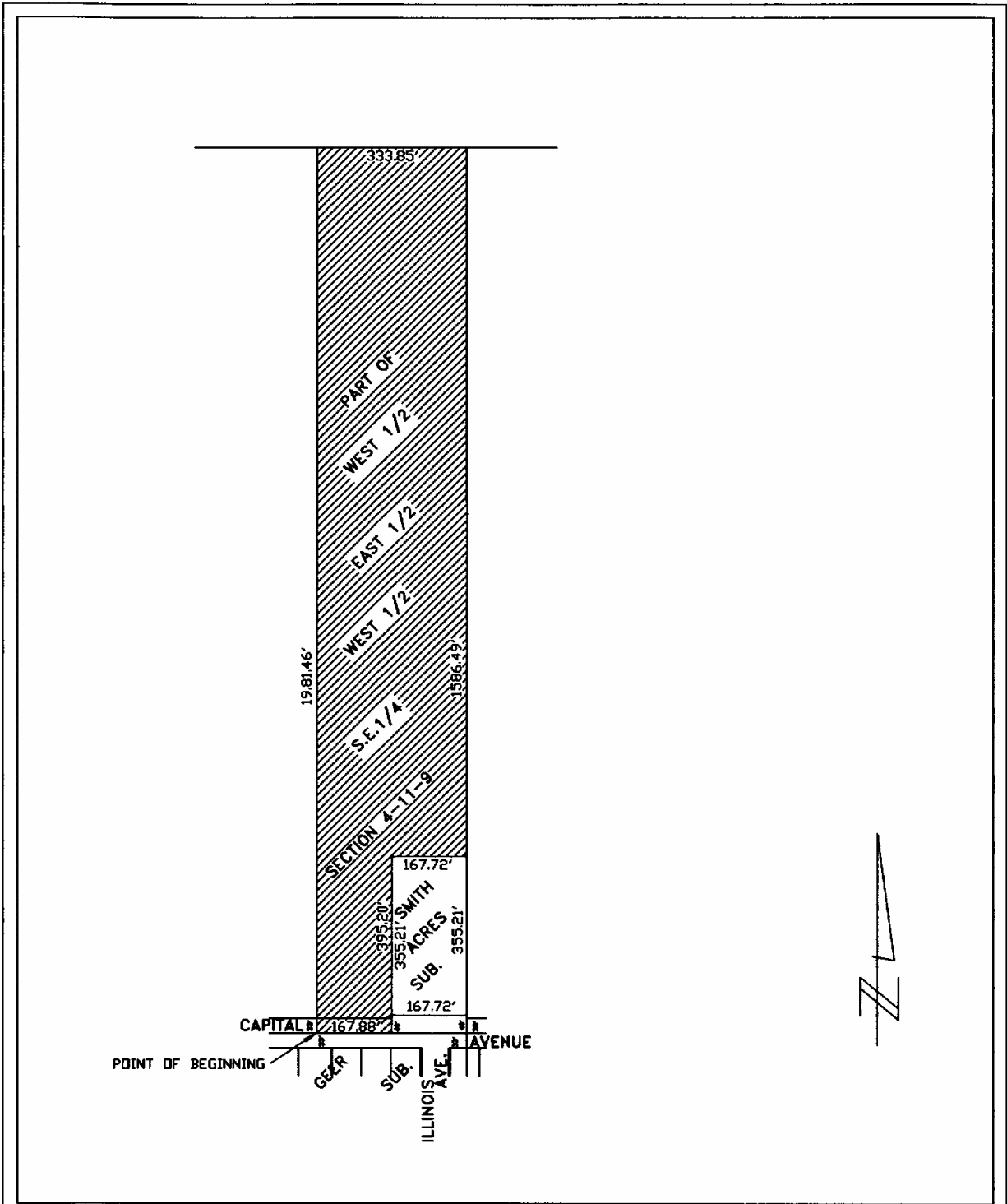
11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

<b>Summary of Impacts</b>	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	Already Grand Island District

## Financial Impacts of Capital Avenue Properties Annexation

Financial Impact	Before Annex	After Annex
Property Valuation City sales tax now applicable	\$15,184	\$15,184
<b>Assume \$15,184 Property</b>		
2005 City property taxes	0	0.250000/\$37.96.
Community Redevelopment Authority	0	0.023625/\$3.59
Rural fire services	0.079686/\$10.57*	0.012886/\$1.96*
No change in school district		
Total property tax levy	1.838153/\$279.11	2.054978/\$312.03

\*previously approved bond could remain with property until paid off



**CITY OF**  
**GRAND ISLAND**  
 PUBLIC WORKS DEPARTMENT

DATE: 7/18/06  
 DRN BY: L.D.C.  
 SCALE: 1"=300'

PLAT TO ACCOMPANY  
 ANNEXATION  
 ORDINANCE NO. XXXX



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# Hall County Regional Planning Commission

Wednesday, August 02, 2006  
Regular Meeting

## Item F2

### C-21-2006GI

*Concerning a change of zoning for a tract of land proposed for platting as Pedcor Second Subdivision located in Lot 5, Block 1, Pedcor Subdivision from B2 General Business to RD Residential Development. This property is located west of Highway 281 and north of Husker Highway. (C-21-2006GI) Hearing, Discussion, Action*

Staff Contact: Chad Nabity

July 18, 2006

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located west of Highway 285 and north of Husker Highway. (C-21-2006GI)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from B2 General Business to RD Residential Development Zone for a tract of land proposed for platting as Pedcor Second Subdivision located in Lot 5, Block 1, Pedcor Subdivision. This property is located west of Highway 281 and north of Husker Highway, as shown on the enclosed map.

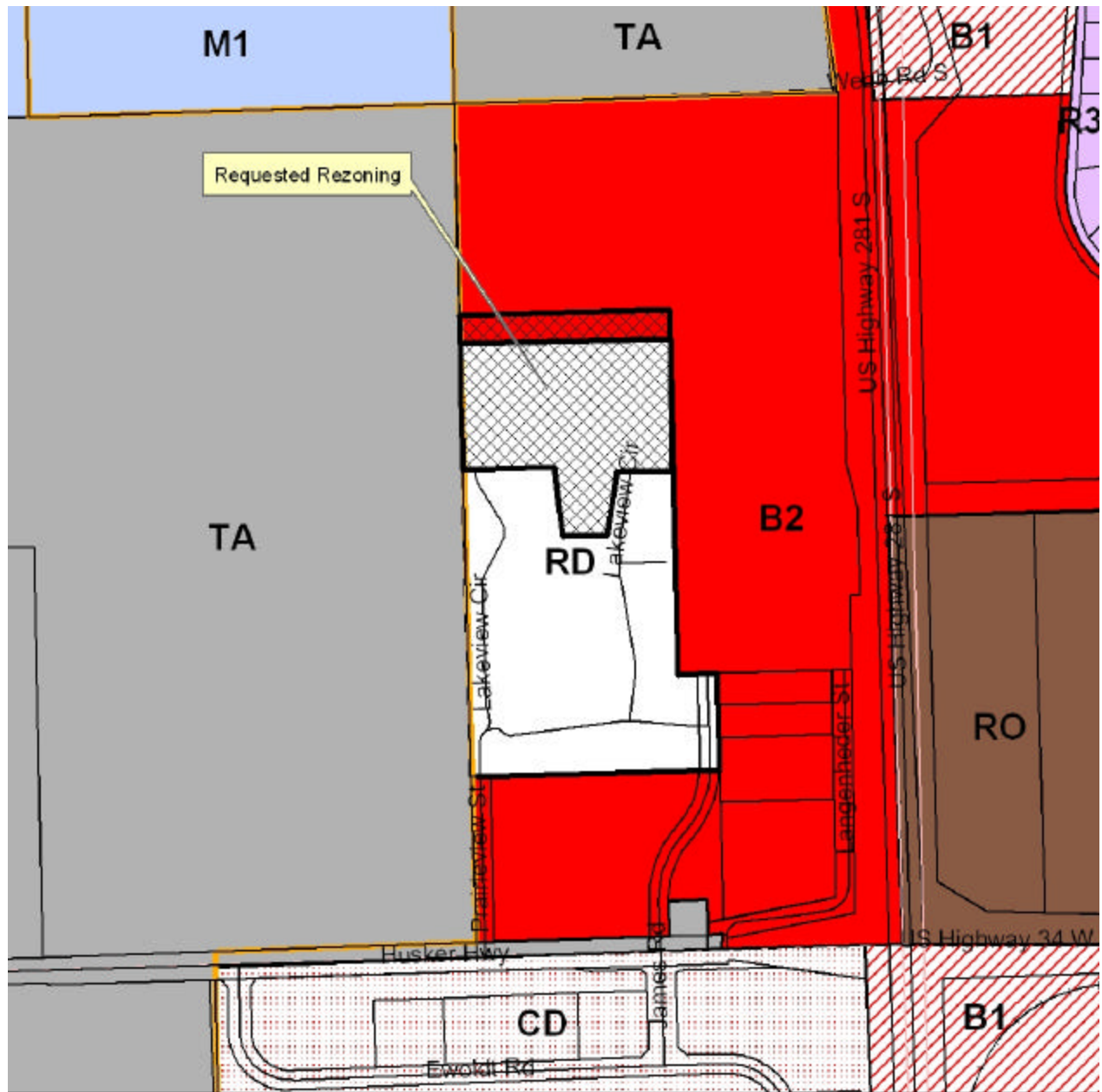
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 600 p.m. on August 2, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
City Building Inspector Director  
City Public Works Director  
City Utilities Director  
Manager of Postal Operations  
Miller & Associates, P.C.

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



# Requested Zoning

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

Scale : NONE  
C-21-2006GI





# Hall County Regional Planning Commission

Wednesday, August 02, 2006  
Regular Meeting

## Item M1

### **Pedcor Second Subdivision - Preliminary & Final Plat**

*Pedcor Second Subdivision located west of Highway 281 and north of Husker Highway. (2 lots)*

Staff Contact: Chad Nabity



# PEDCOR SECOND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

## LEGAL DESCRIPTION

A tract of land located in part of the East half of the Southeast Quarter (E 1/2, SE 1/4) of Section 25, Township 11 North, Range 10 West, 6th P.M., Hall County, Nebraska, formerly platted as Lots 4 and 5, PEDCOR Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of Lot 3 of PEDCOR Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska; thence S 89°29'43" W (an assumed bearing with all other bearings shown hereon relative thereto) along the North line of said Lot 3 a distance of 285.00 feet; thence S 05°31'49" E continuing along said North line a distance of 214.37 feet; thence S 89°29'43" W continuing along said North line a distance of 140.00 feet; thence N 09°29'43" E continuing along said North line a distance of 196.10 feet; thence S 89° 29'43" W continuing along said North line a distance of 172.11 feet; thence S 00°25'58" E along the East line of said Lot a distance of 630.21 feet; thence N 89°26'31" E a distance of 120.00 feet to the Northwest Corner of Lot 3, Desch 2nd Subdivision, as platted in the City of Grand Island, Hall County, Nebraska; thence N 89°26'1" E along said North line a distance of 417.75 feet to the Westerly Right-of-Way of U.S. Highway No. 281; thence N 00°06'46" E along said Right-of-Way a distance of 232.97 feet; thence S 89°58'25" E continuing along said Right-of-Way a distance of 29.42 feet; thence N 01°01'07" W continuing along said Right-of-Way a distance of 277.06 feet; thence N 13°35'55" W continuing along said Right-of-Way a distance of 125.92 feet; thence N 00°40'10" W continuing along said Right-of-Way a distance of 997.92 feet; thence N 01°41'38" E continuing along said Right-of-Way a distance of 157.55 feet to the North line of said Southwest Quarter; thence S 89°14'37" W along said North line a distance of 1189.69 feet to the West line of said East half of said Southwest Quarter; thence S 00°26'17" E along said East line a distance of 1132.37 feet to the Point of Beginning, said tract containing 40.07 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Ronald G. Ridgway, hereby certify that I have completed an accurate survey of 'PEDCOR SECOND SUBDIVISION', an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenue, alleys, parks, commons, and other ground as contained in said subdivision as shown on the accompanying plat thereof are well and accurately marked; that iron markers were placed at all lot corners, that the dimensions of each to 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.

\_\_\_\_\_  
Ronald G. Ridgway, L.S. 568

\_\_\_\_\_  
Date

## 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

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Mayor

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

(Seal)

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that PEDCOR INVESTMENTS, L.L.C., being the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as 'PEDCOR SECOND SUBDIVISION', an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements as shown thereon for the location, construction and maintenance of the public service utilities, together with right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.  
IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Edith M. Chapman

## ACKNOWLEDGEMENT

State of Nebraska)  
SS)  
County of Hall)

On the \_\_\_\_\_ day of \_\_\_\_\_, 2001, before me \_\_\_\_\_, a Notary Public within and for said County personally appeared \_\_\_\_\_, PEDCOR Investments, L.L.C., to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be their voluntary act and deed.  
IN WITNESS THEREOF, 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)

SURVEY PREPARED BY:

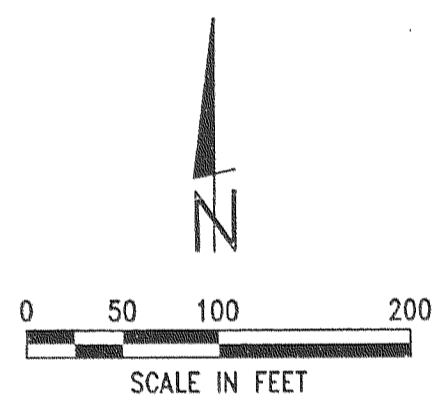
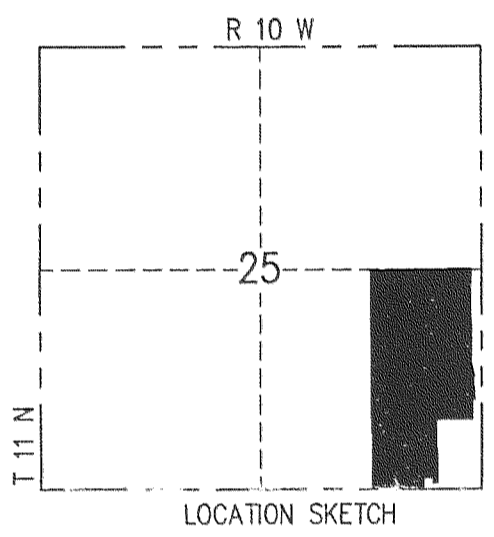
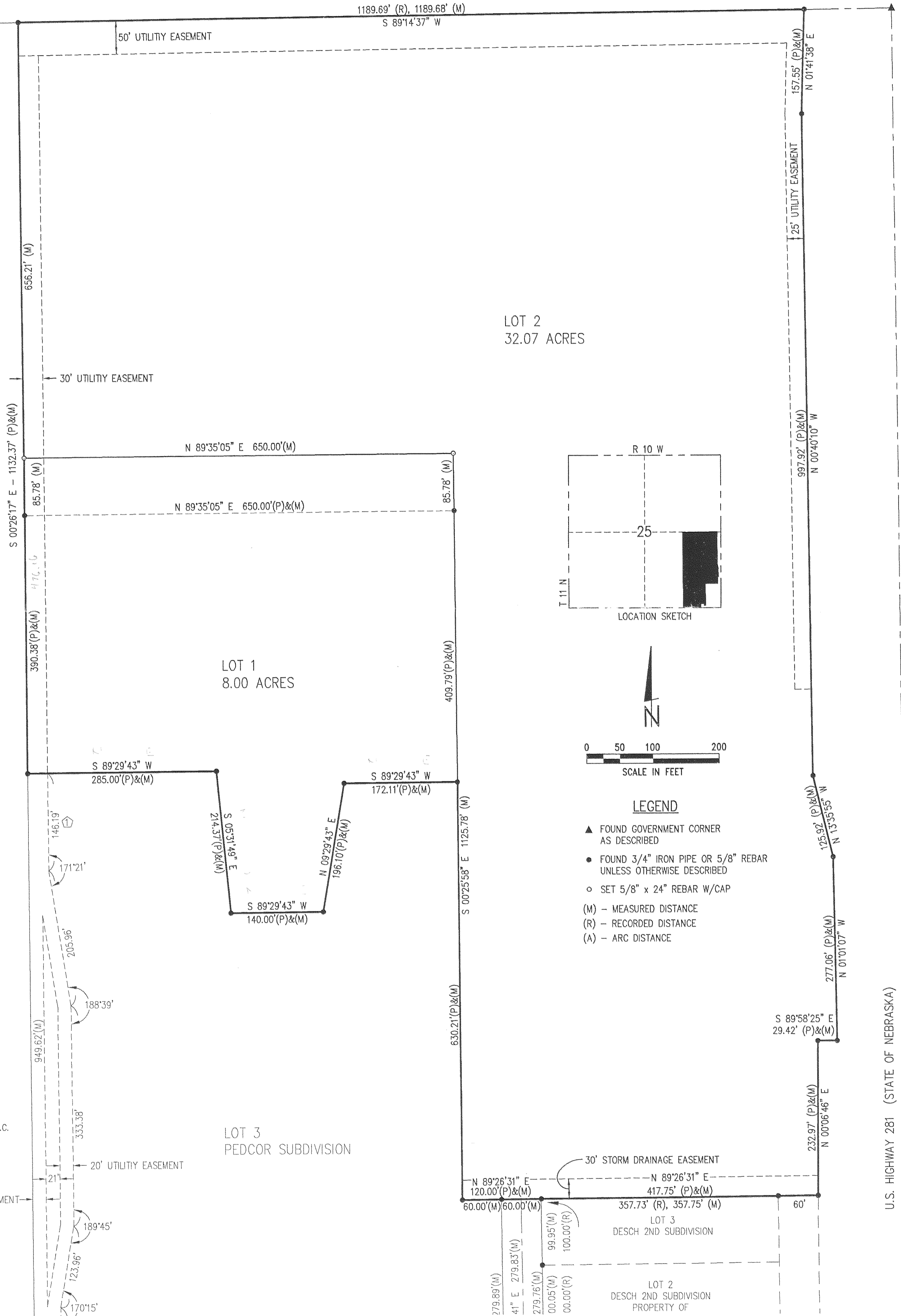


MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
1111 CENTRAL AVE.  
KEARNEY, NE 68847  
PHONE: 308-234-6456  
FAX: 308-234-1146

# PEDCOR SECOND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

UNPLATTED  
PT. W 1/2 OF SE 1/4  
SEC. 25, T11N, R10W



- LEGEND**
- ▲ FOUND GOVERNMENT CORNER AS DESCRIBED
  - FOUND 3/4" IRON PIPE OR 5/8" REBAR UNLESS OTHERWISE DESCRIBED
  - SET 5/8" x 24" REBAR W/CAP
  - (M) - MEASURED DISTANCE
  - (R) - RECORDED DISTANCE
  - (A) - ARC DISTANCE

SURVEY PREPARED BY:

**M&A**

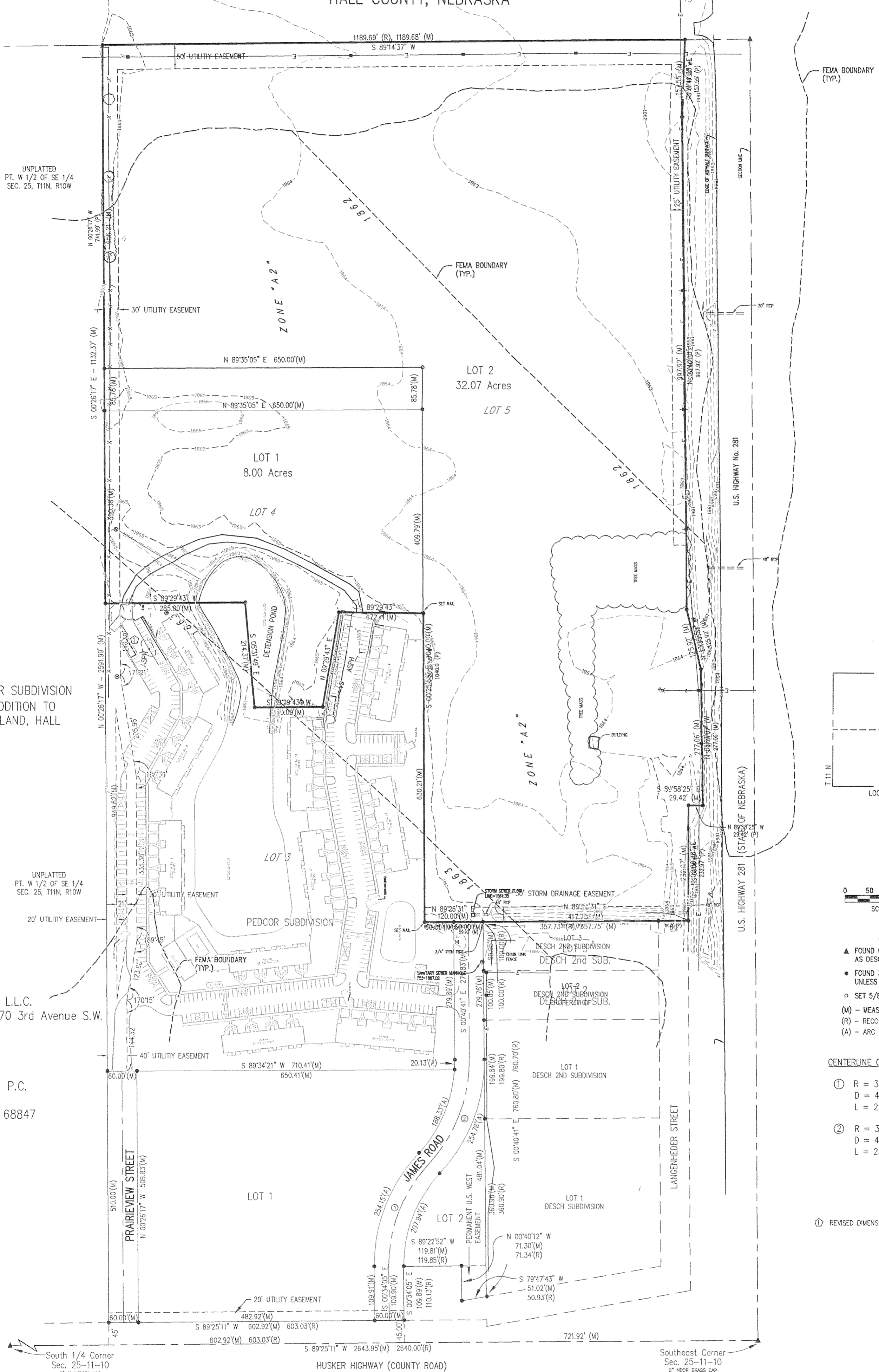
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
1111 CENTRAL AVE.  
KEARNEY, NE 68847  
PHONE: 308-234-6456  
FAX: 308-234-1146

LOT 3  
PEDCOR SUBDIVISION

U.S. HIGHWAY 281 (STATE OF NEBRASKA)

# PRELIMINARY PLAT PEDCOR SECOND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

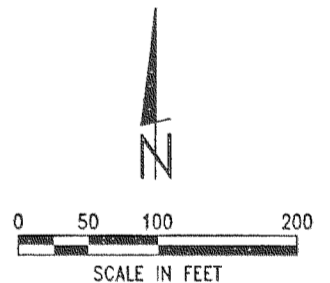
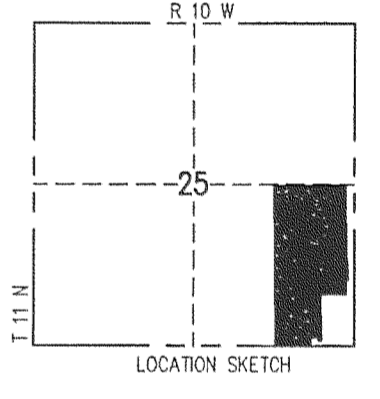


**LEGAL DESCRIPTION**  
LOTS 4 AND 5, PEDCOR SUBDIVISION  
(NOW VACATED), AN ADDITION TO  
THE CITY OF GRAND ISLAND, HALL  
COUNTY, NEBRASKA

**OWNER:**  
PEDCOR INVESTMENTS, L.L.C.  
One Pedcor Square, 770 3rd Avenue S.W.  
Carmel, IN 46032

**PREPARED BY:**  
MILLER & ASSOCIATES, P.C.  
1111 CENTRAL AVENUE  
KEARNEY, NEBRASKA 68847

**SURVEY PREPARED BY:**  
**M&A**  
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
1111 CENTRAL AVE.  
KEARNEY, NE 68847  
PHONE: 308-234-6456  
FAX: 308-234-1146



- LEGEND**
- ▲ FOUND GOVERNMENT CORNER AS DESCRIBED
  - FOUND 3/4" IRON PIPE UNLESS OTHERWISE DESCRIBED
  - SET 5/8" x 24" REBAR
  - (M) - MEASURED DISTANCE
  - (R) - RECORDED DISTANCE
  - (A) - ARC DISTANCE

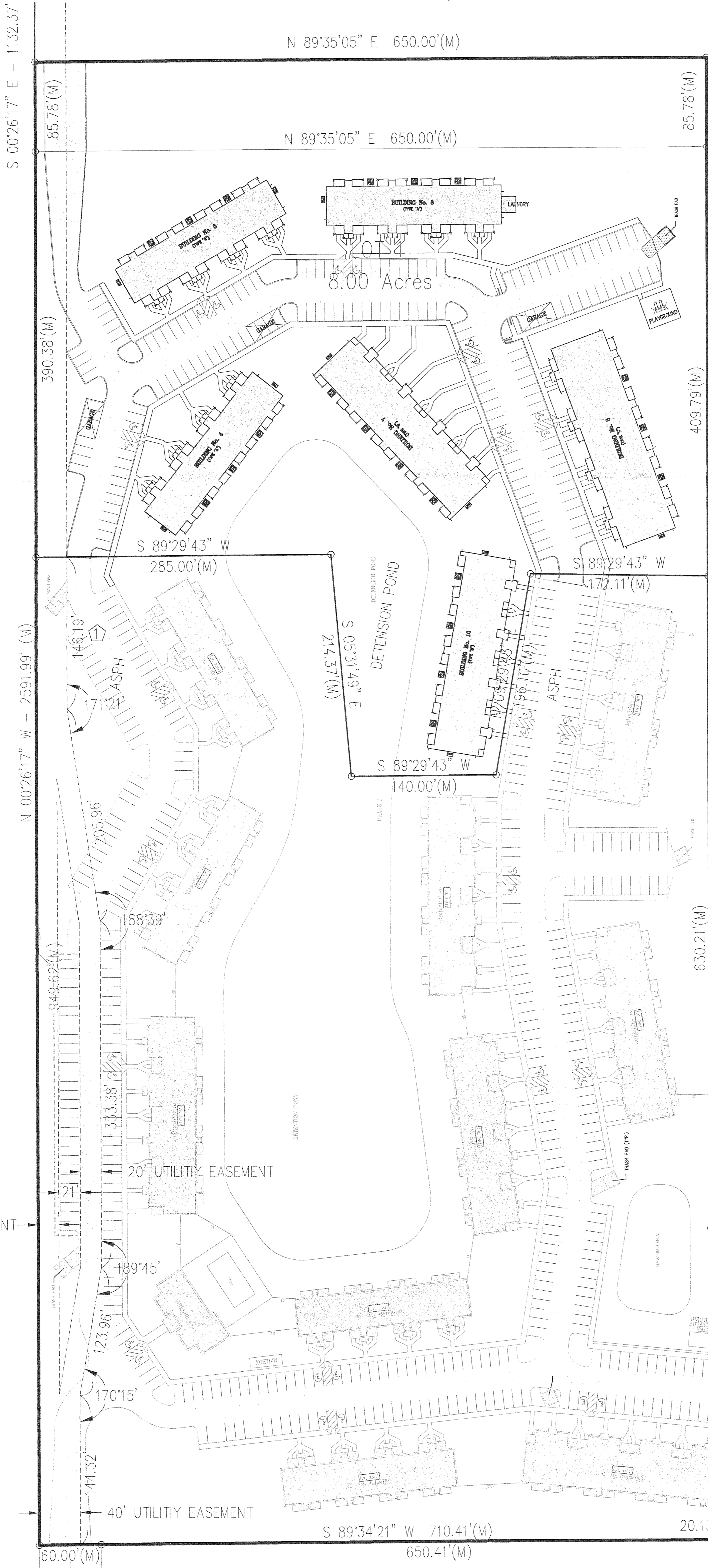
- CENTERLINE CURVE DATA**
- ① R = 300.00'  
D = 44°07'35"  
L = 231.05'
  - ② R = 300.00'  
D = 44°14'11"  
L = 231.63'

① REVISED DIMENSION 8/31/2001

# DEVELOPMENT PLAN

LOT 3 PEDCOR SUBDIVISION & LOT 1 PEDCOR SECOND SUBDIVISION  
AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

LOT 2  
32.07 Acres



OWNER:

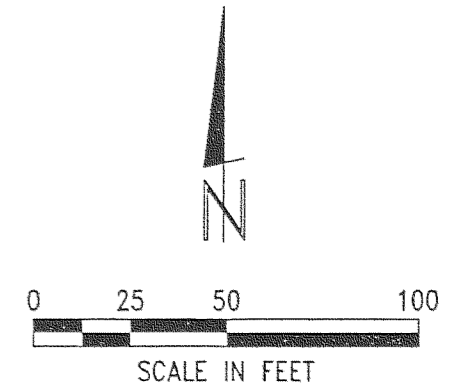
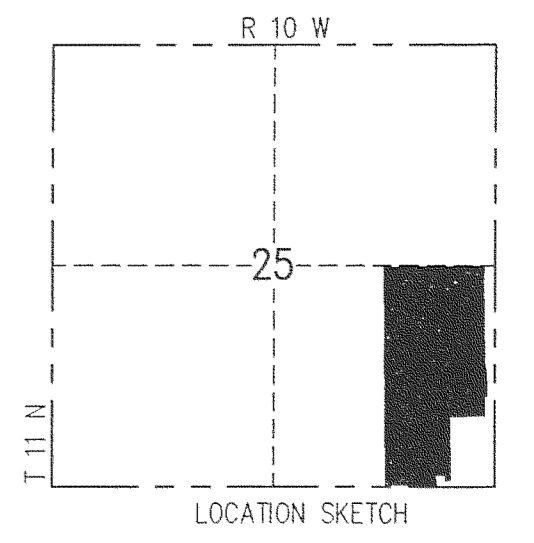
PEDCOR INVESTMENTS, L.L.C.  
One Pedcor Square, 770 3rd Avenue S.W.  
Carmel, IN 46032

PREPARED BY:

MILLER & ASSOCIATES, P.C.  
1111 CENTRAL AVENUE  
KEARNEY, NEBRASKA 68847

SURVEY PREPARED BY:

**M&A**  
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
1111 CENTRAL AVE.  
KEARNEY, NE 68847  
PHONE: 308-234-6456  
FAX: 308-234-1146



ATTED  
OF SE 1/4  
T11N, R10W

UTILITY EASEMENT

30' STORM  
N 89°26'31" E  
120.00'(M)

60.00'(M) 60.00'(M)  
99.95'(M) 100.00'(R)  
100.05'(M) 100.00'(R)  
100.00'(R) 760.70'(R)  
199.84'(M) 199.80'(R)  
279.76'(M) 279.83'(M)  
279.89'(M) 20.13'(A)  
S 00°40'41" E 710.41'(M)  
650.41'(M)

July , 2006

Dear Members of the Board:

**RE: Final Plat – Pedcor Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Pedcor Second Subdivision, located west of Highway 281 and north of Husker Highway.

This final plat proposes to create 2 lots on Lot 3 Pedcor Subdivision & Lot 1 Pedcor Second Subdivision, and addition to the City of Grand Island Hall County, Nebraska. This land consists of approximately 32.07 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 August 2, 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  
Miller & Associates, P.C.

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





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# Hall County Regional Planning Commission

Wednesday, August 02, 2006  
Regular Meeting

## Item J1

### Swede's Idle Acres 2nd Subdivision - Final Plat

*Swede's Idle Acres 2nd Subdivision located east of Highway 281 between Binfield Road and Lepin Road. (2 lots)*

Staff Contact: Chad Nabity

July 18, 2006

Dear Members of the Board:

**RE: Final Plat – Swede’s Idle Acres Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Swede’s Idle Acres Second Subdivision, located east of Highway 281 between of Binfield Road and Lepin Road.

This final plat proposes to create 2 lots on a tract of land comprising Pt. NW1/4, Sec. 19, T9N R9W. This land consists of approximately 6.396 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 August 2, 2006 in the Council Chambers located in Grand Island’s City Hall.

Sincerely,

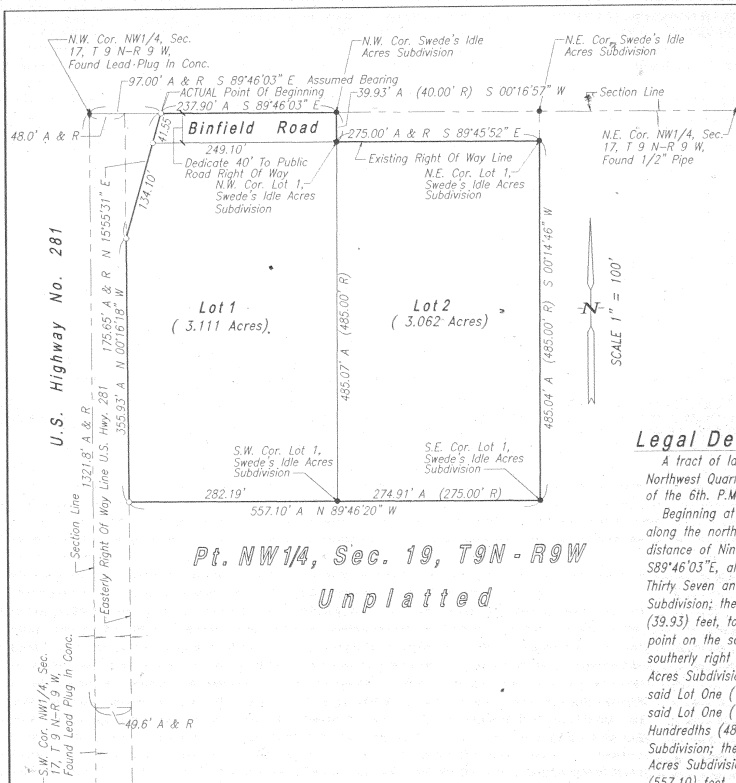
Chad Nabity, AICP  
Planning Director

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

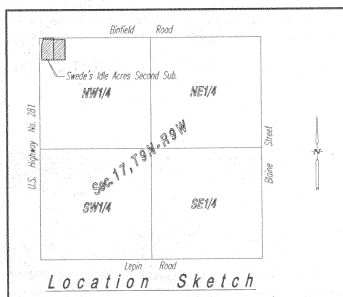
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.







**LEGEND**  
 ●-Indicates 3/4" 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), Swede's Idle Acres Subdivision and a part of the Northwest Quarter (NW1/4) of Section Seventeen (17), 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 northwest corner of said Northwest Quarter (NW1/4); thence running easterly along the north line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S89°46'03"E, a distance of Ninety Seven (97.00) feet, to the ACTUAL point of beginning; thence continuing S89°46'03"E, along the north line of said Northwest Quarter (NW1/4), a distance of Two Hundred Thirty Seven and Ninety Hundredths (237.90) feet, to the northwest corner of Swede's Idle Acres Subdivision; thence running S00°16'57"W, a distance of Thirty Nine and Ninety Three Hundredths (39.93) feet, to the northwest corner of said Lot One (1), Swede's Idle Acres Subdivision, and to a point on the southerly right of way line of Binfield Road; thence running S89°45'52"E, along the southerly right of way line of Binfield Road, and the north line of said Lot One (1), Swede's Idle Acres Subdivision, a distance of Two Hundred Seventy Five (275.00) feet, to the northeast corner of said Lot One (1), Swede's Idle Acres Subdivision; thence running S00°14'46"W, along the east line of said Lot One (1), Swede's Idle Acres Subdivision, a distance of Four Hundred Eighty Five and Four Hundredths (485.04) feet, to the southeast corner of said Lot One (1), Swede's Idle Acres Subdivision; thence running N89°46'20"W, along the south line of said Lot One (1), Swede's Idle Acres Subdivision, and its extension, a distance of Five Hundred Fifty Seven and Ten Hundredths (557.10) feet, to a point on the easterly right of way line of U.S. Highway No. 281; thence running N00°16'18"W, along the easterly right of way line of U.S. Highway No. 281, a distance of Three Hundred Fifty Five and Ninety Three Hundredths (355.93) feet; thence running N15°55'31"E, along the easterly right of way line of U.S. Highway No. 281, a distance of One Hundred Seventy Five and Sixty Five Hundredths (175.65) feet, to the ACTUAL point of beginning and containing 6.396 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that, HAROLD A. JOHNSON and PATRICIA L. JOHNSON, husband and wife, and MICHAEL H. JOHNSON and MARILYN K. JOHNSON, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "SWEDE'S IDLE ACRES SECOND SUBDIVISION", in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate road 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 owners and proprietors.  
 IN WITNESS WHEREOF, we have affixed my signature hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

**Surveyor's Certificate**

I hereby certify that on June 27, 2006, I completed an accurate survey of "SWEDE'S IDLE ACRES SECOND 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.

(Seal) \_\_\_\_\_  
 Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

**Approvals**

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

\_\_\_\_\_  
 Chairman Date

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.

(Seal) \_\_\_\_\_  
 Chairman Of The Board Village Clerk

\_\_\_\_\_  
 Harold A. Johnson Michael H. Johnson  
 \_\_\_\_\_  
 Patricia L. Johnson Marilyn K. Johnson

**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 HAROLD A. JOHNSON and PATRICIA L. JOHNSON, husband and wife, and MICHAEL H. JOHNSON and MARILYN K. JOHNSON, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.  
 IN WITNESS WHEREOF, I have heretofore subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.  
 My commission expires \_\_\_\_\_

(Seal)

\_\_\_\_\_  
 Notary Public

**SWEDE'S IDLES ACRES SECOND SUBDIVISION  
 HALL COUNTY, NEBRASKA**



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# Hall County Regional Planning Commission

Wednesday, August 02, 2006  
Regular Meeting

## Item J2

### **Cosgriff Subdivision - Final Plat**

*Cosgriff Subdivision located north of Foster Road and 1/4 mile east of Shady Bend Road. (1 lot)*

Staff Contact: Chad Nabity

July 18, 2006

Dear Members of the Board:

**RE: Final Plat – Cosgriff Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Cosgriff Subdivision, located north of Foster Road and ¼ miles east of Shady Bend Road in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a Pt. S1/2W1/4, Sec. 13, T10N-R9W. This land consists of approximately 7.261 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 August 2, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Building Department  
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.







# Hall County Regional Planning Commission

Wednesday, August 02, 2006  
Regular Meeting

## Item J3

### **Nagy's Second Subdivision - Final Plat**

*Nagy's Second Subdivision located west of Vine St. and south of 6th St. (2 lots)*

Staff Contact: Chad Nabity

July 21, 2006

Dear Members of the Board:

**RE: Final Plat – Nagy’s Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Nagy’s Second Subdivision, located west of Vine Street and south of 6<sup>th</sup> Street, Grand Island Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising the southerly 76.15 feet of Lot 1, Block 22, Nagy’s Addition to the city of Grand Island, Hall County, Nebraska. This land consists of approximately 0.115 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 August 2, 2006 in the Council Chambers located in Grand Island’s City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

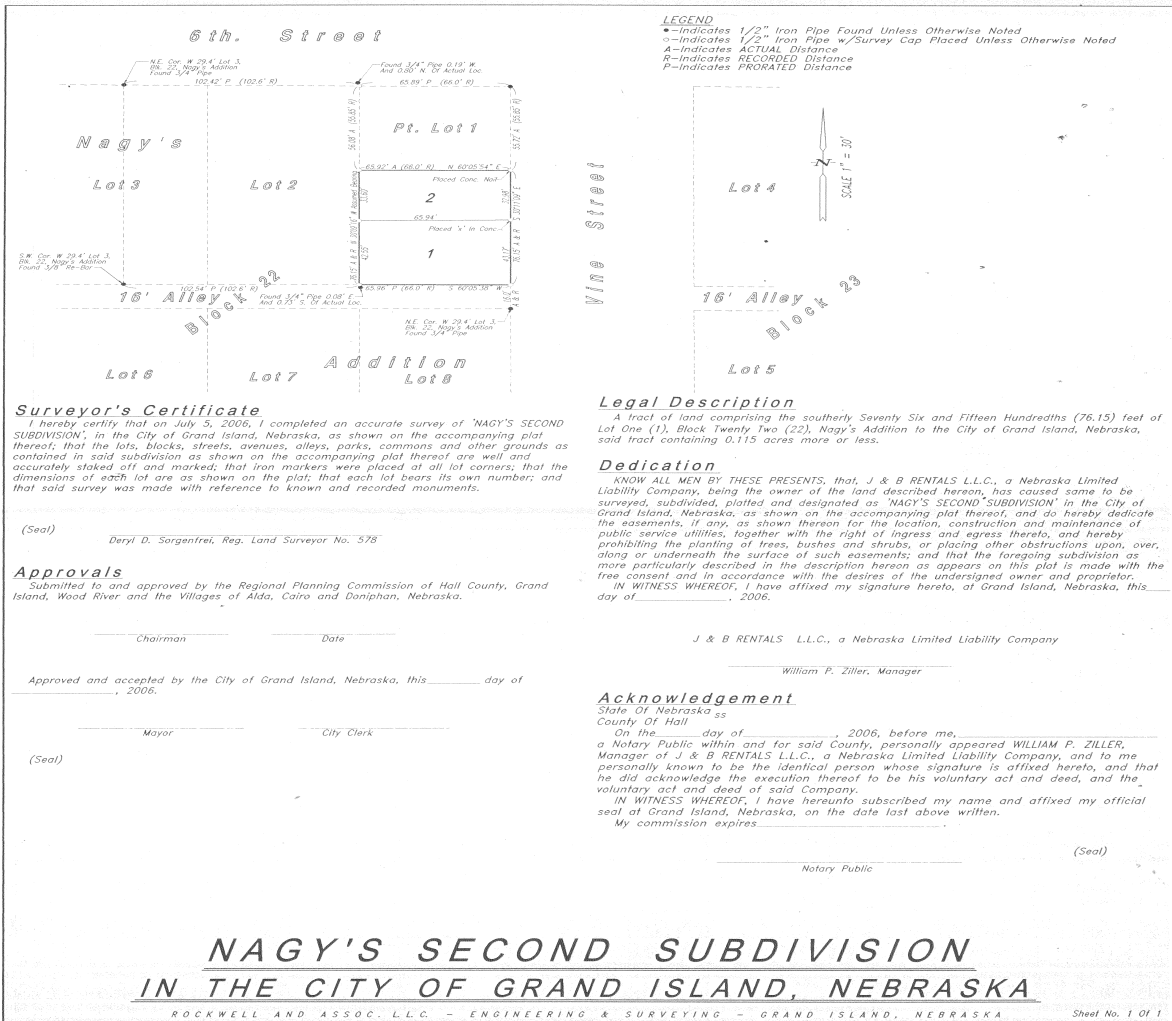
cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Rockwell And Associates

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





# LOCATION MAP



**Surveyor's Certificate**

I hereby certify that on July 5, 2006, I completed an accurate survey of "NAGY'S 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. Sargentfrei, Reg. Land Surveyor No. 578

**Approvals**

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

Chairman \_\_\_\_\_ Date \_\_\_\_\_

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

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

(Seal)

**Legal Description**

A tract of land comprising the southerly Seventy Six and Fifteen Hundredths (76.15) feet of Lot One (1), Block Twenty Two (22), Nagy's Addition to the City of Grand Island, Nebraska, said tract containing 0.115 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that, J & B RENTALS 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 "NAGY'S SECOND SUBDIVISION" in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

J & B RENTALS L.L.C., a Nebraska Limited Liability Company  
 William P. Ziller, 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 WILLIAM P. ZILLER, Manager of J & B RENTALS 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)

**NAGY'S SECOND SUBDIVISION  
 IN THE CITY OF GRAND ISLAND, NEBRASKA**