

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, June 17, 2019 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, June 14, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of May 20, 2019
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2019-027.** Public hearing to amend Hastings City Code Section 34-206 "R-3 Multiple-family residential districts."
 - b. **2019-022.** Public hearing to consider a change of zoning from "R-1 Single Family Residential" to "R-3 Multiple Family Residential" for the South half of Lot 7 and all of Lot 8, Block 2 of Keller's Addition to the City of Hastings, Adams County, Nebraska, commonly addressed as 736 South Chicago Avenue.
10. Subdivisions
 - a. **2019-028.** Final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision.
11. Reports
 - a. Committee Reports

Planning Commission Agenda

June 17, 2019

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- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, May 20, 2019

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on May 20, 2019.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Gaines with the following members present: Marshall Gaines, Lou Kully, Ann Hinton, Jodi Graves, Mac Rundle, Alternate Willis Hunt. Absent: Gavin Raitt, Eric Arneson, Dave Johnson, Rakesh Srivastava, Alternate Megan Arrington-Williams.

The Chair led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Hunt, seconded by Kully, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 17, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Graves, seconded by Hinton, to approve the minutes of the April 15, 2019 meeting. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

b. Tabled Applications.

i. 2019-021. Preliminary/Final plat for Ground Subdivision Number Two, a replat of Ground Subdivision and a tract of land located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 8 North, Range 10 West of the 6th P.M., within the two-mile limits of the City of Hastings, Adams County, Nebraska, generally located north of 42nd Street and east of Marian Road.

Don Threewitt stated this is a replat. It was tabled at the April Planning Commission meeting because of some remaining errors on the plat. The plat was unanimously approved at the May 6, 2019, Adams County Planning Commission meeting. Staff supports a recommendation to approval the Preliminary/Final plat for Ground Subdivision Number Two.

Moved by Rundle, seconded by Hunt, to recommend approval to the City Council of Ground Subdivision Number Two within the two-mile limits of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

9. Public Hearings.

a. 2019-022. Public hearing to consider a change of zoning from "R-1 Single Family Residential" to "R-5 Urban Single Family Undersized Lot Residential" for the South half of Lot 7 and all of Lot 8, Block 2 of Keller's Addition to the City of Hastings, Adams County, Nebraska, commonly addressed as 736 South Chicago Street.

Chair Gaines stated this application was tabled to the next meeting at the request of the applicant.

Moved by Kully, seconded by Hunt, to table application 2019-02. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

b. 2019-023. Public hearing on a request to bring Lochland Meadows Subdivision Number 13 into the City of Hastings.

Public hearing to approve a final plat for Lochland Meadows Subdivision Number 13.

Don Threewitt stated this application is an addition to the City. All requirements of Hastings City Code have been met. Staff supports a recommendation to approve Lochland Meadows Subdivision Number 13 into the City of Hastings as well as a recommendation for final approval of the plat Lochland Meadows Subdivision Number 13.

Moved by Hunt, seconded by Kully, to recommend approval to the City Council the bringing Lochland Meadows Subdivision Number 13 into the City of Hastings. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

Hinton questioned who would own this parcel as it is surrounded by lots.

Don Threewitt replied Johnson Imperial Homes will retain ownership.

Moved by Kully, seconded by Rundle, to recommend approval to the City Council the final plat for Lochland Meadows Subdivision Number 13. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

c. 2019-024. Public hearing on a request for a Conditional Use Permit for a Church Use at Lot 1 of P&L Spady Subdivision of the City of Hastings, Adams County, Nebraska.

Don Threewitt stated the procedure for Conditional Use Permits. This Conditional Use Permit is for Lot 1 of P&L Spady Subdivision only. He explained the items the Commission must find for approval of the Conditional Use Permit. The Comp Plan does conform with the development. He also explained the Conditions the applicant must meet for approval of the Conditional Use Permit. Staff supports a recommendation for approval to the City Council the Conditional Use Permit subject to the conditions outlined.

Brett Mackey, 1111 Country Club Dr. He explained the project and the vision of the church to the Commission. The Polaris Dealership will remain.

Moved by Kully, seconded by Hunt, to recommend approval to the City Council a Conditional Use Permit for a church use and associated accessory uses at Lot 1 of P&L Spady Subdivision of the City of Hastings, Adams County, Nebraska, subject to conditions.

Hunt asked if the applicant has agreed to all the conditions.

Don Threewitt explained the conditions have been discussed with the applicant, the main condition being no occupancy in the building until all stamped plans have been received, all

codes have been met, city fire officials and State Fire Marshal has been approved for occupancy.

Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Eric Arneson, Dave Johnson, Rakesh Srivastava, Raitt, Alternate Megan Arrington-Williams. The motion carried.

d. 2019-025. Public hearing on a request to consider amendments to Section 34.309 "Signs."

Don Threewitt stated staff has identified five concerns in the sign code which should be addressed. He explained the changes and stated the amendments add leniency and flexibility to the code and addresses an implementation problem. Staff supports a recommendation for approval to the City Council the amendments to Section 34-309 "Signs".

Moved by Hunt, seconded by Rundle, to recommend approval to the City Council amending Hastings City Code Section 34-309, Signs. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

e. 2019-026. Public hearing on a request to consider a Conditional Use Permit for Commercial Solar Conversion System Use for Lot 1 of Well Field Addition to the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this is the first approval of a solar facility under the new Section 34-320. The City of Hastings Utilities Department has proposed a plan for development and a jointly-owned solar project. It will be an 86.54 acre facility. He explained the conditions associated with the Conditional Use Permit subject to the conditions set forth in Hastings City Code Section 34-320 (5) and the following additional conditions: 1. that a floodplain development permit be secured from the City Engineer prior to construction; 2. that final authorization from the Federal Aviation Administration for CSCS siting be secured prior to construction. Staff supports a recommendation for approval to the City Council with conditions.

Moved by Kully, seconded by Graves, to recommend approval to the City Council, a Conditional Use Permit for a Commercial Solar Conversion System for Lot 1 of Well Field Addition to the City of Hastings, Adams County, Nebraska, Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

11. Reports

a. Committee Reports

Ann Hinton stated the committee met. Discussed coordination of code between the city and county, especially within the 2-mile jurisdiction. The sign code changes were also discussed.

c. Staff Reports

Don Threewitt stated he would like to consider a joint worksession between City and County Planning Commissions to discuss the extra-territorial boundary and annexation planning in June or July. The Universal Mobility Plan Project kickoff will be held on June 4th to do an inventory of ADA accessibility to eliminate those barrier. A comprehensive plan update and unified development of Chapter 34 & 38 is also proposed.

Moved by Graves, seconded by Rundle, to adjourn. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 6/17/2019
File No: 2019-027
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to amend Hastings City Code Section 34-206 "R-3 Multiple-family residential districts."

Names of People/Business affected by this action:

The people of Hastings and the City.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of an amendment to Hastings City Code Section 34-206 "R-3 Multiple-family residential districts."

Deadlines associated with action:

This item is scheduled to be heard at the July 8, 2019 City Council meeting. A zone change request for Habitat for Humanity is contingent upon this text amendment's passage.

Department head comments:

This text amendment is intended to facilitate the elimination of the R-5 zoning district by incorporating the key lot size limitations within the existing R-3 district.

The R-5 district is intended for urban single-family residential lots that are too small in size to meet the requirements of other zone districts. It has been in use since 2013, and includes 2 lots which were rezoned into R-5 to legitimize their use. Upon passage of this ordinance, Development Services will reach out to the existing owners to allow an administrative rezoning into the new R-3 designation.

The current lot size minimum for single-family dwellings in R-3 is 6,000 square feet in area with a minimum width of 50 feet. The minimum side setbacks are 10% of the lot, no less than 7 feet.

The proposed lot size minimum for single-family dwellings is 4,500 square foot in area with a minimum width of 45 feet. The minimum side setbacks for lots will remain with the added provision: In single-family dwellings with lots less than 50 feet in width, a side yard setback may be reduced to 5 feet on each side of the building. Front and rear setbacks will remain the same.

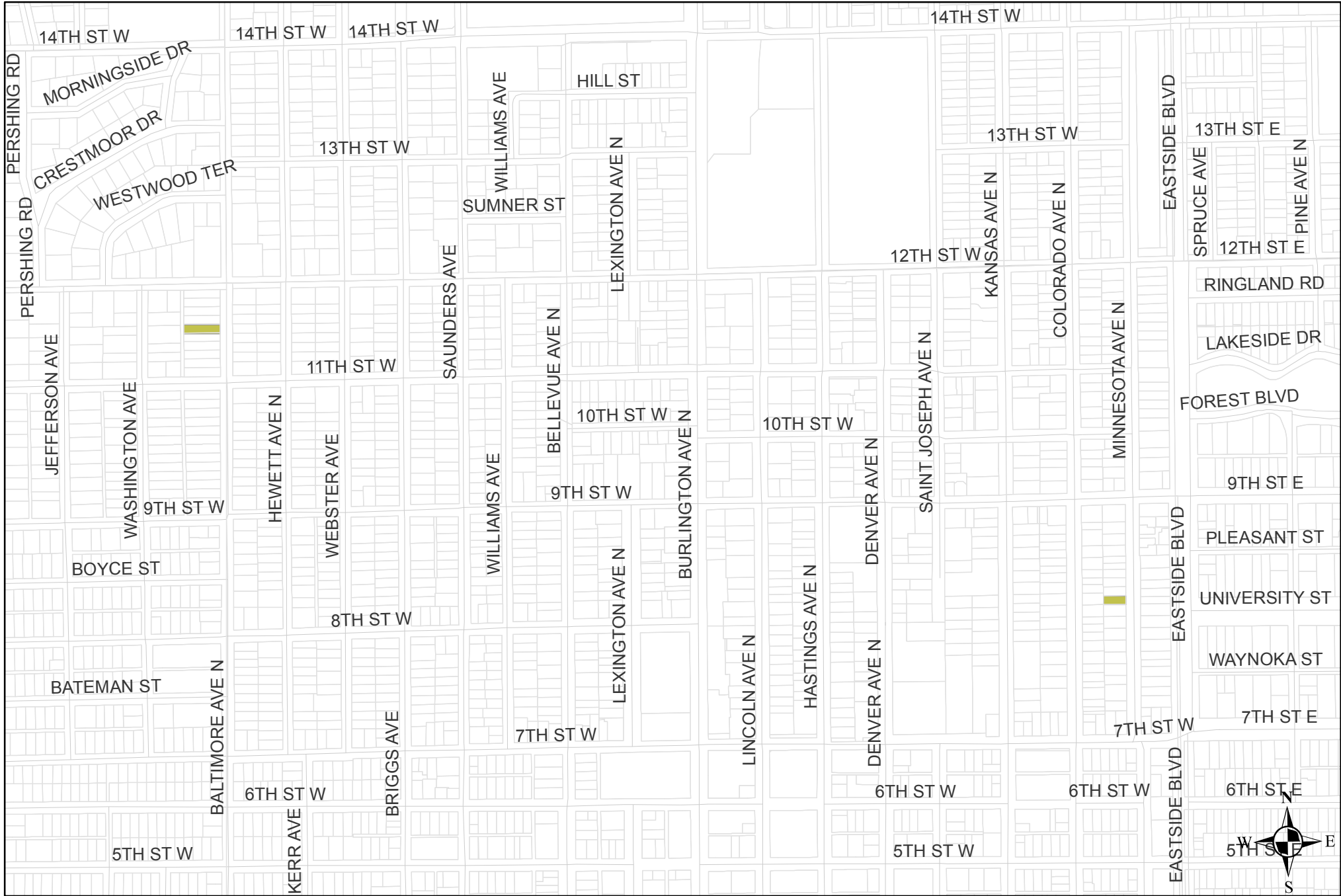
The provision for undersized lots in the R-3 district will be limited to single-family dwellings. Two-family dwellings will remain intact with a 50 foot minimum lot width and a 6,000 square foot minimum area. The 5 foot side yard setback is not unprecedented in current city code. The standard site setback in R-2 and (also underutilized) R-4 is 5 foot.

Adoption of the 2018 International Building Code and International Fire Code has facilitated a reduction in side yard setbacks beyond what is proposed here and generally provides for higher density detached residential units, in following with national trends toward housing affordability and compact development patterns. There are no building or fire code conflicts with this change.

The related Habitat project would be the most recent in a series of rezones and replats by the development community to provide a smaller lot, higher density, lower price point, detached single-family residential product.

Recommendation:

The Development Services Department recommends approval of the proposed changes, and believes this will help create more affordable new housing units in Hastings.



Existing R-5 Zoning Map

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 6/17/2019
File No: 2019-022
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a change of zoning from "R-1 Single Family Residential" to "R-3 Multiple Family Residential" for the South half of Lot 7 and all of Lot 8, Block 2 of Keller's Addition to the City of Hastings, Adams County, Nebraska, commonly addressed as 736 South Chicago Avenue.

Names of People/Business affected by this action:

Habitat for Humanity, the people of Hastings, and the City.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of a change of zoning from "R-1 Single Family Residential" to "R-3 Multiple Family Residential" for the South half of Lot 7 and all of Lot 8, Block 2 of Keller's Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be heard at the July 8, 2019 regular meeting of City Council.

Department head comments:

This zone change request is contingent upon the passage of the text amendment to Section 34-206, changing the minimum lot width from 50' to 45' for single family detached residences in R-3 districts, and allowing a 5' side yard setback for such undersized lots.

Habitat for Humanity approached the Development Services office early in the year to discuss a potential replat of the two subject lots into equal 47.25' parcels, with a rezone to the existing R-5

zoning designation.

While the parcels did meet all criteria for the R-5 designation, it was discovered that the City's intent was to phase out the R-5 zoning entirely. Therefore, an amendment to R-3 for undersized urban lots was considered as the most appropriate to accommodate the current lots as well as infill development.

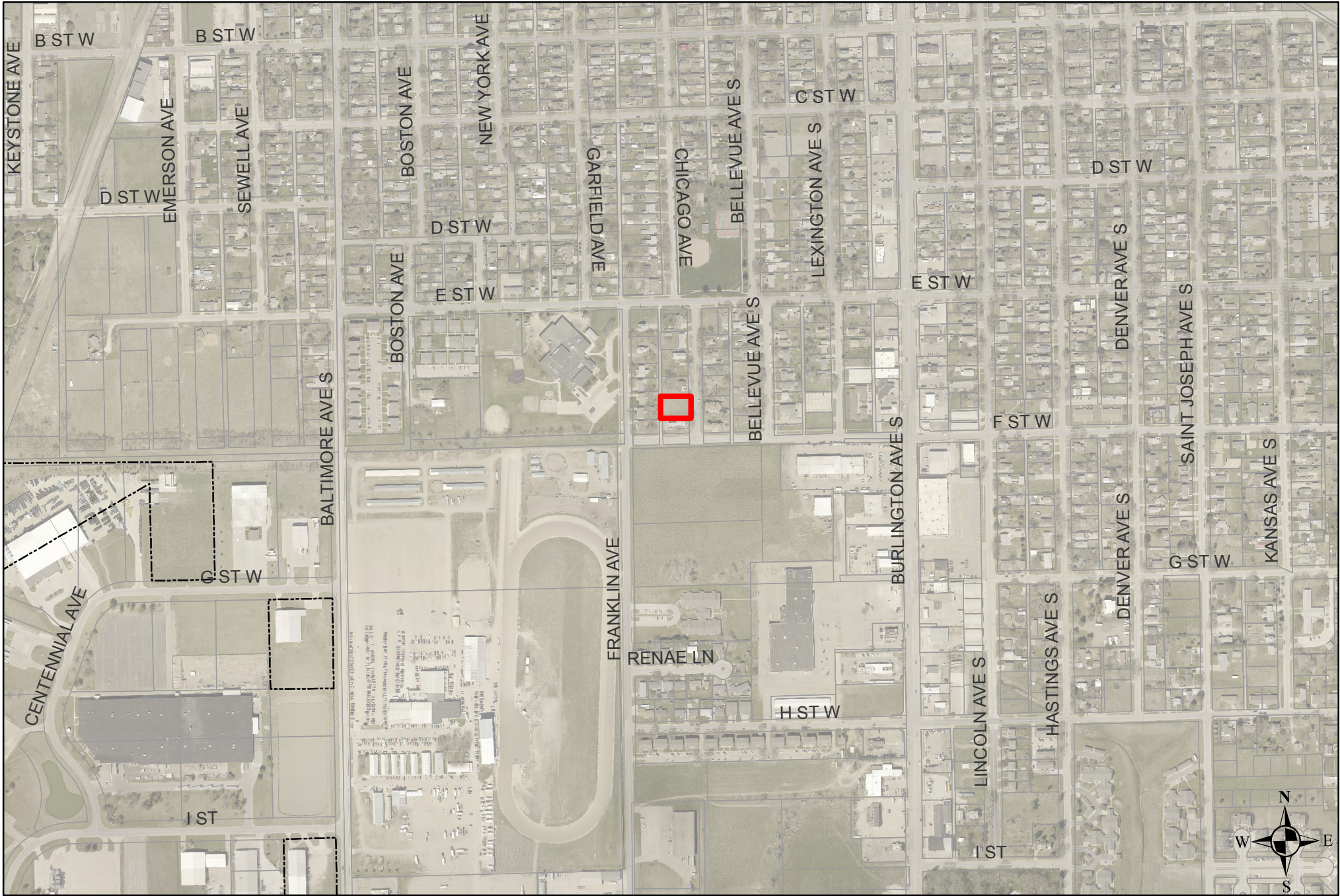
Habitat's standard home design is accommodated well on undersized, urban infill lots, and the proposed layout is attached.

The Comprehensive Plan designation is Urban Residential, which allows for higher density residential development, and includes the original development areas of the city consisting of smaller lots and blocks, defined by a gridded street network. This category include a mixture of housing styles and types including single family, multiple family, duplexes, and townhomes, both owned and rental.

The neighborhood is in transition, with 2 lots recently slated for demolition, and several other lots due for redevelopment. The property is situated in close proximity to recently redeveloped lots, the Lincoln elementary school, Carter field, and the fairgrounds. New investment in the area is encouraged.

Recommendation:

Staff supports this zone change and subsequent development.



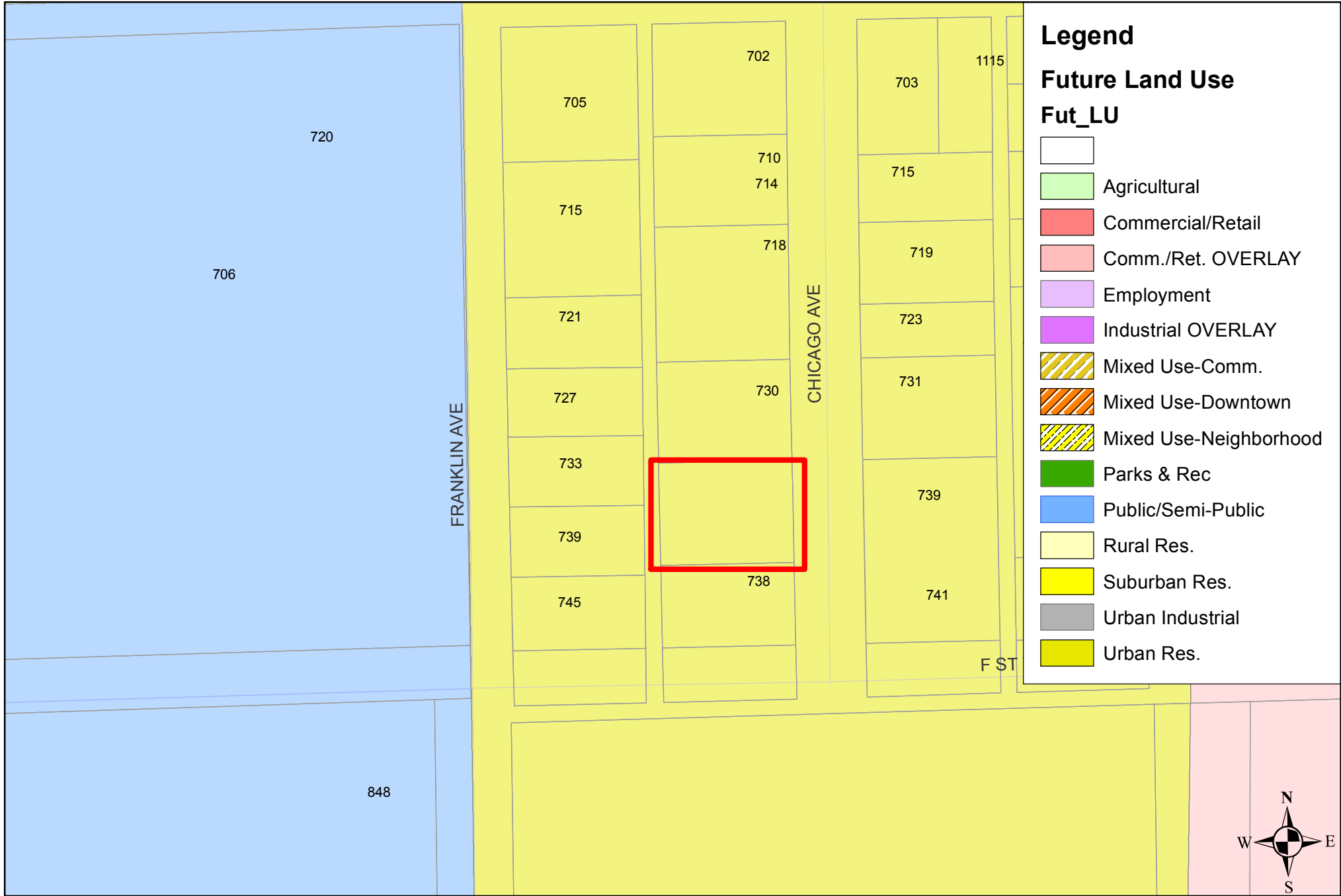
Habitat for Humanity Vicinity Map



Habitat for Humanity Aerial Map



Habitat for Humanity Zoning Map



Habitat for Humanity Future Land Use Map



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 6/17/2019
File No: 2019-028
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision.

Names of People/Business affected by this action:

The applicant, the people of Hastings and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trial Flats Subdivision.

Deadlines associated with action:

This item is scheduled for consideration at the July 8, 2019 regular meeting of City Council.

Department head comments:

The development review team has reviewed this plat and the applicant has incorporated all suggestions. All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

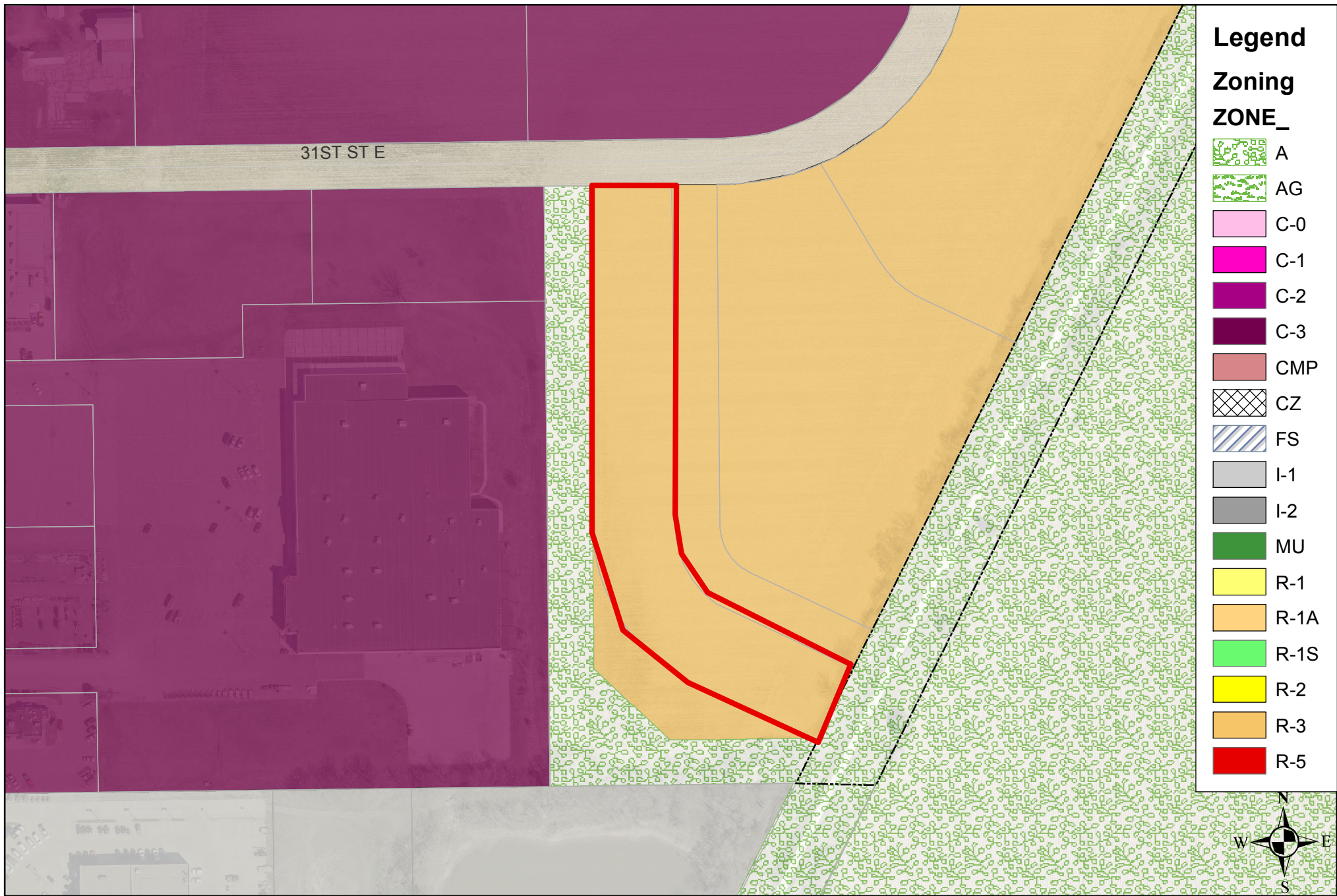
Staff supports a recommendation to approve.



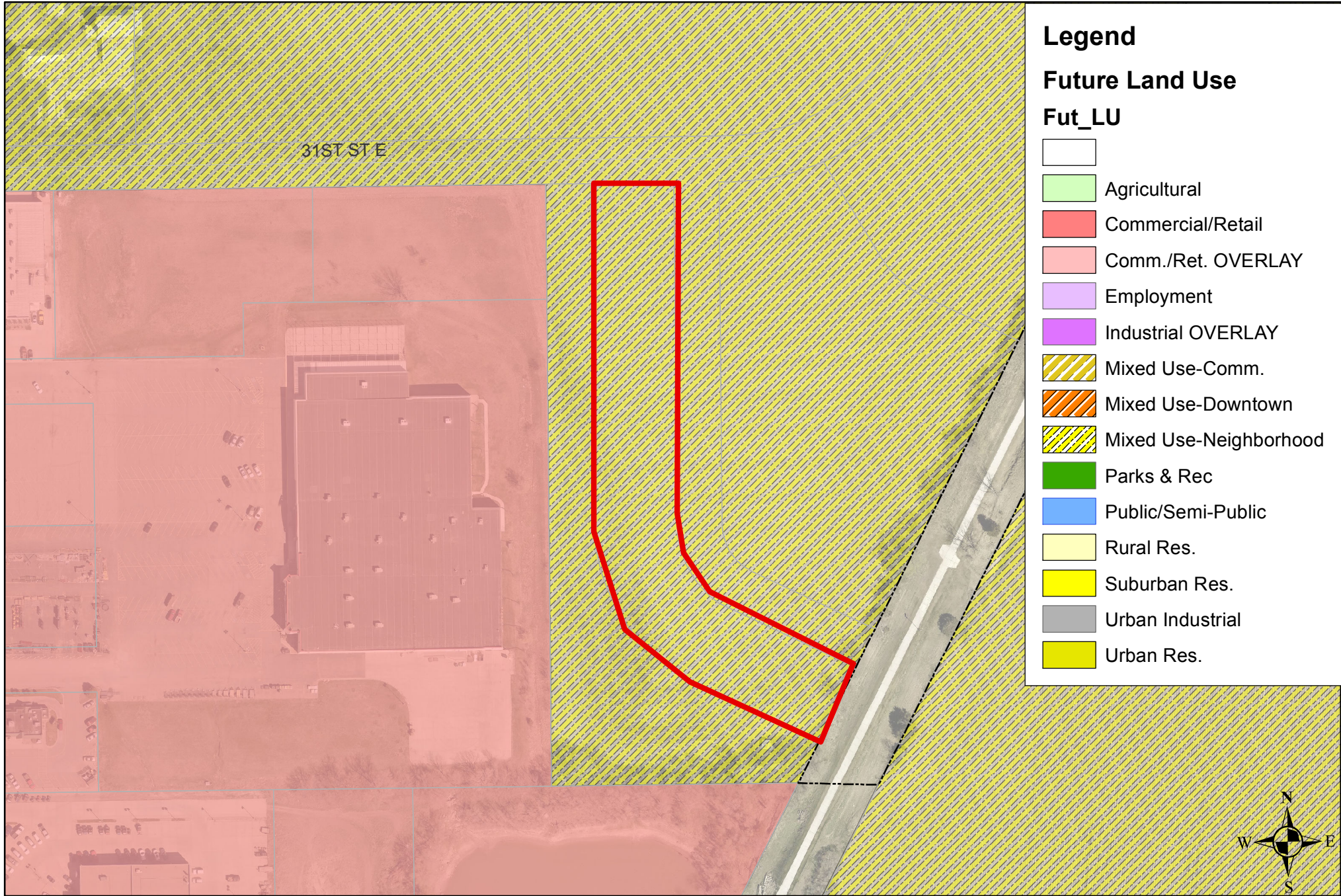
Pioneer Trail Flats 2nd Sub Vicinity Map



Pioneer Trail Flats 2nd Sub Aerial Map



Pioneer Trail Flats 2nd Sub Zoning Map



Pioneer Trail Flats 2nd Sub Future Land Use Map

31ST STREET

PIONEER TRAIL FLATS
SECOND SUBDIVISION

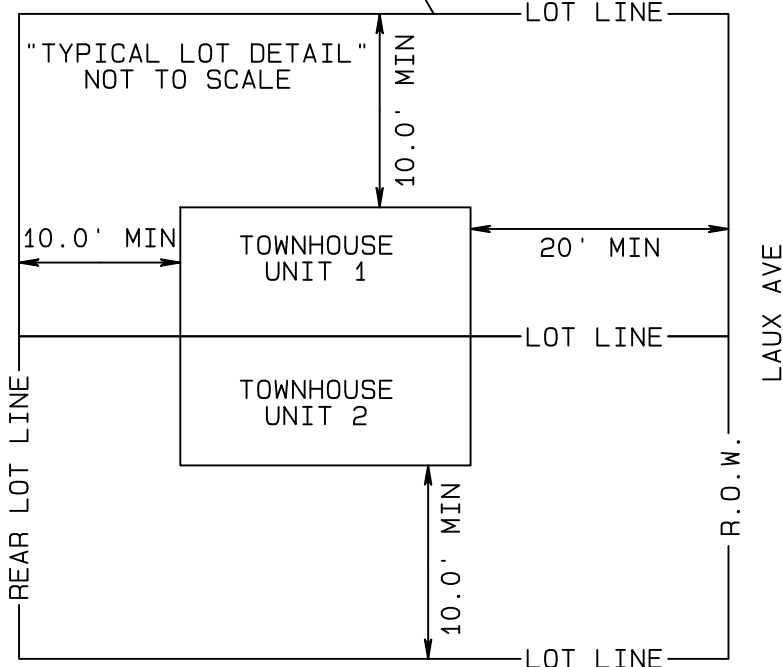
A REPLAT OF LOT 3, PIONEER TRAIL FLATS
SUBDIVISION, LOCATED IN THE SOUTH 1/2
OF FRACTIONAL SECTION 31-T8N-R9W, OF
THE 6TH P.M., IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA.

HASTINGS COMMONS SUBDIVISION NUMBER 3

OUTLOT A
PIONEER TRAIL FLATS SUB.

EAST LAUX DRIVE

10' UTILITY EASEMENT



CURRENT AND FUTURE ZONING:
R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS
CURRENT OWNER:
H.E.D.C.
PO BOX 1104, HASTINGS, NE 68902

FLOODPLAIN INFORMATION:
NO PORTION OF THE PROPERTY ON
THIS SUBDIVISION PLAT IS LOCATED
WITHIN THE 100 YEAR FLOOD HAZARD
ZONE "A" AS DETERMINED BY THE
FEDERAL EMERGENCY MANAGEMENT
AGENCY AND FIRM MAP, COMMUNITY
PANNEL NUMBER 31001C0176C,
EFFECTIVE 7/5/2018.

LEGAL DESCRIPTION:

LOT 3, PIONEER TRAIL FLATS SUBDIVISION LOCATED
IN THE SOUTH 1/2 OF FRACTIONAL SECTION 31-T8N-R9W
OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, HEREAFTER KNOWN AS PIONEER
TRAIL FLATS SECOND SUBDIVISION CONTAINING 2.13 ACRES
MORE OR LESS AND IS SUBJECT TO ANY EXISTING RIGHT OF
WAY OR EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER
MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE,
AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS
OF THE STATE OF NEBRASKA.COMPLETED ON 06/04/2019.

JOSHUA E. GRUMMERT | LS-783

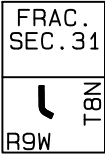
HIKE/BIKE TRAIL



GRUMMERT PROFESSIONAL SERVICES, LLC

2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

VICINITY SKETCH



GPS PROJECT # 040-2019

SHEET 1 OF 3

FOUND 5/8" REBAR
LS-630 CAP UNLESS
NOTED OTHERWISE
CALCULATED POINT
SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE

LEGEND :

M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PIONEER TRAIL FLATS SECOND SUBDIVISION" A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2019.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

SCOTT STERLING (PRESIDENT)

WAIVER:

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2019.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

SCOTT STERLING (PRESIDENT)

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019, BY SCOTT STERLING, PRESIDENT OF HASTINGS ECONOMIC DEVELOPMENT CORPORATION. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF PIONEER TRAIL FLATS SECOND SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS

HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES
ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION

ON THIS PLAT AS OF THIS _____ DAY OF _____ , _____.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE
DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF PIONEER TRAIL FLATS SECOND SUBDIVISION,
A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF PIONEER TRAIL FLATS SECOND SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND
IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE

RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED

DATED THIS _____ DAY OF _____ , _____ .

CHAIRMAN

DIRECTOR

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS