

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, April 17, 2017 at 4:00 PM in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

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, April 14, 2017. Pursuant to the 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 March 20, 2017
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. **2017-008.** Rezone Lots 9, 10 & 11, Pine Ridge Estates Second Subdivision, City of Hastings, Adams County, Nebraska, from C-0 Commercial Office to R-1 Urban Single Family Residential.
 - b. **2017-010.** Zone change from I-1 Light Industrial to R-3 Multiple-family Residential for Lot 8 and the south half of Lot 9, Block 10 of Cole's First Addition, City of Hastings, Adams County, Nebraska; more commonly known as 519 South California Street.
10. Subdivisions
 - a. **2017-009.** Preliminary/Final Plat for Quinn Subdivision Number 4 in Adams County, Nebraska.
11. Reports

Planning Commission Agenda

April 17, 2017

Page 2

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, March 20, 2017

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska, on March 20, 2017.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Napier with the following members present: Keith Napier, Jodi Graves, Chuck Rosenberg, Marshall Gaines, Gavin Raitt, Rakesh Srivastava. Absent: Dale Hamburger, Dave Johnson, and Lou Kully.

Chair Napier led the group in recital of the Pledge of Allegiance.

Moved by Marshall Gaines, seconded by Jodi Graves, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Keith Napier, Jodi Graves, Chuck Rosenberg, Marshall Gaines, Gavin Raitt, Rakesh Srivastava. Nays: None. The motion carries.

The Chair read the Public Notice – Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, March 17, 2017. Pursuant to the 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 Chuck Rosenberg, seconded by Rakesh Srivastava, to approve the Minutes of the February 20, 2017, meeting. Gavin Raitt commented he was absent for that meeting. The correction will be made. Roll Call: Ayes: Keith Napier, Jodi Graves, Chuck Rosenberg, Marshall Gaines, Gavin Raitt, Rakesh Srivastava. Nays: None. The motion carries.

9.a. Public Hearings.

2017-005. Request of Good Samaritan Society-Hastings Village to vacate a portion of B Street, between 2nd Avenue and 5th Avenue.

The legal was read into the record.

The Chair asked for Staff comments.

Mark Evans stated this request is for vacation of the B Street right-of-way on the north side of the Good Samaritan campus. Currently serves the north part of the campus. The paving section wanders off the right-of-way further south and gets 5-6 feet away from the garages that are being built. Because of the power lines and drainage to north, Good Samaritan is requesting the vacation of B Street and pave a private access to the garages as well as locating a gate at the east end to limit access to the site. Currently there is cut-through traffic that occurs that needs to be eliminated due to proximity to the garages and new tri-plexes. Staff is recommending vacation of B Street right-of-way with the City retaining drainage and utility easement, as well as ownership, and selling that property at a later date.

The Chair declared the public hearing open.

Dave Ptak concurred the information fine. No need to retain easements if the City is going to retain the property. At the time the property would be sold, easements would be established.

Bob Dubas, Good Samaritan Society, Hastings Village. Mr. Dubas was sworn in. He is representing administration at Good Samaritan. He questioned the vacation of two other sections of B Street that was not spoke to in the application. Staff commented that would have to be handled in another application.

The Chair declared the public hearing closed.

Moved by Jodi Graves, seconded by Gavin Raitt, to approve application 2017-005. Roll Call: Ayes: Keith Napier, Jodi Graves, Chuck Rosenberg, Marshall Gaines, Gavin Raitt, Rakesh Srivastava. Nays: None. The motion carries.

9.b.

2017-006. Request of Joan Shaw for a conditional use permit for a bed and breakfast at 751 N. Lincoln Avenue.

The legal was read into the record.

The Chair declared the public hearing open.

Mark Evans was sworn in. Joan Shaw has requested a Conditional Use Permit for a bed and breakfast at 751 N. Lincoln Ave. It is a narrow lot. It was initially indicated that the driveway was shared. The driveway is located on the property to the north, John and Charlotte Hamburger. The Hamburgers did not object to approval or denial, just wanted to make sure their driveway was useable. If that is going to happen, something needs to be in writing. Because of the drive being on the abutting property owner's property and not at all on this property, I do not see there are four parking spaces provided. Staff has recommended denial, unless they can find more room to park. The standards require 4 off-street parking spaces i.e. one for each guest room and two for the residents. At maximum capacity, it is conceivable there would be four vehicles at one time. On street parking credits do not apply because this is a conditional use permit. As present, staff recommends denial of this application. If staff was going to recommend approval, the conditions are listed in the packet. Due to the lack of parking available and discovery of this issue on Friday, staff recommends denial of this application.

Dave Ptak, City Attorney. Mr. Ptak was sworn in. He stated there is a prescriptive easement notwithstanding the fact that the driveway is on the north property. They would have the right of ingress and egress, but not to park. It is for access only. That would not solve any of the required parking spaces.

Joan Shaw, Roseland, NE. Joan Shaw was sworn in. She stated it is only a two-bedroom bed and breakfast. There would only be 2 vehicles that would require parking. There is a two-car garage that would house her vehicle. There would only be a need for parking on the street for 2 vehicles.

Jeanette DeWalt, 747 N. Lincoln, Hastings, NE. Jeanette DeWalt was sworn in. She stated she lives south of this residence. Parking is an issue. There is only parking on one side of the street on the Avenue. If this is approved, would it be for just this owner.

Mr. Ptak stated it goes with the property with transfer of ownership. The Planning Commission and Council would have to remove the Conditional Use Permit.

Jeannie Rewerts, Hastings, NE. Jeannie Rewerts was sworn in. She stated she is the realtor. She said she would like the Commission to remain open minded, and think about the

possibilities if this property does not work, we will find her another. Ms. Rewerts wants her to feel welcome in Hastings with a bed and breakfast. Hastings does not have that.

The Chair declared the public hearing closed and asked for a motion to deny approve of this Conditional Use Permit.

Moved by Chuck Rosenberg, seconded by Marshall Gaines, to deny this application.

Mr. Rosenberg questioned the parking.

Mark Evans stated there is room west of the garage if the applicant could demonstrate they could pave that space. Staff would be open to that. The Commission could table the application, deny it and send it on to City Council.

Marshall Gaines asked about the conditions. Mark Evans stated the conditions in the packet are City Code conditions. The requirement for a cross access easement with the Hamburgers would need to be of record so it is reduced to writing.

Jodi Graves questioned the two issues that need to be addressed are off street parking.

Mark Evans replied there is just one issue.

Marshall Gaines stated maybe table this to alleviate the parking. Would that be an amendment or at this time, denial to Council?

The Chair questioned City Attorney. We could deny the application, she could prepare how she will resolve the parking issue. Council can take that into consideration and approve it, or we can table it and have her come back to Planning and then go to Council. Mr. Ptak concurred.

Rakesh Srivastava asked the minimal number of parking spaces for two rooms?

Mark Evans replied the minimum requirement for parking is one parking space for each guestroom plus two for the people who live in the house. Code says four spaces.

Dave Ptak added if the paving of the backyard to create the additional spaces would be agreeable to the applicant. If not, it may be better to look for a different location in Hastings. It appears there is a way to solve the parking issue by creating some spots in the rear yard. The Commission could table the application and try to make this amenable situation.

The Chair stated the Commission would like to help the applicant work through the parking issue.

Joan Shaw stated it is only two parking spaces. Paving the back area would be very costly and have plans for that area for an outdoor area with firepit and to relax.

The Chair asked the applicant if the Commission should deny the application and work on a resolution to present to Council. They do not have to follow the Commission's recommendation. They are the deciding body and the Commission is a recommending body. Or table and work with staff on a resolution.

The applicant stated the only option is to find a new place or pave the back yard. Joan Shaw stated she would like to go to the Council.

The Chair reiterated the motion and a second was to deny. A yes vote will deny this application.

Roll Call: Ayes: Keith Napier, Jodi Graves, Chuck Rosenberg, Marshall Gaines, Gavin Raitt, Nays: Rakesh Srivastava. The motion to deny passes.

9.c.

2017-007. Request of John Volkmer to re-zone the property at 1265 S. Marian Road from I-1 Light Industrial to C-3 Commercial Business.

The legal was read into the record.

The Chair declared the public hearing open,

Mark Evans stated this is a request based on a building permit application. The property recently changed hands. The new buyers would like to add to the attached garage. The requested the rezone to C-3, which is the general commercial district, and allows residential uses, so a single family dwelling. That would clear the way for this permit for the additional to the principal structure, as well as a residential detached garage they would like to build. The comprehensive land use plan in this area calls for Urban Residential, so you are looking at a low density residential designation, so the Industrial designation is not in conformance with the comp plan, but the C-3 district, moves it in that direction. Staff recommends approval.

The Chair declared the public hearing closed.

Moved by Chuck Rosenberg, seconded by Gavin Raitt, to approve application 2017-007. Roll Call: Ayes: Keith Napier, Jodi Graves, Chuck Rosenberg, Marshall Gaines, Gavin Raitt, Rakesh Srivastava. Nays: None. The motion carries.

11.b.

Chairman Comments

The Chair asked the City Administrator, Joe Patterson, if staff has made any progress on a planner.

Mr. Patterson stated an interview was conducted today, March 20, 2017, with one candidate. One more candidate the committee felt was worthy of an interview and bringing into Hastings. This will probably happen next week.

Gavin Raitt comments he learned a lot in a short amount of time. He also commented on the two speaks with the City of Hastings.

Adjourned at 4:36 p.m.

Chairman

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 04/17/2017
File No: 2017-008
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Rezone Lots 9, 10 & 11, Pine Ridge Estates Second Subdivision, City of Hastings, Adams County, Nebraska, from C-0 Commercial Office to R-1 Urban Single Family Residential.

Names of People/Business affected by this action:

The property owners, the neighbors and the City of Hastings.

Why Planning Commission action is required:

Re-zone applications required review by the Planning Commission and a recommendation to City Council.

Type of action requested:

Motion

Suggested motion:

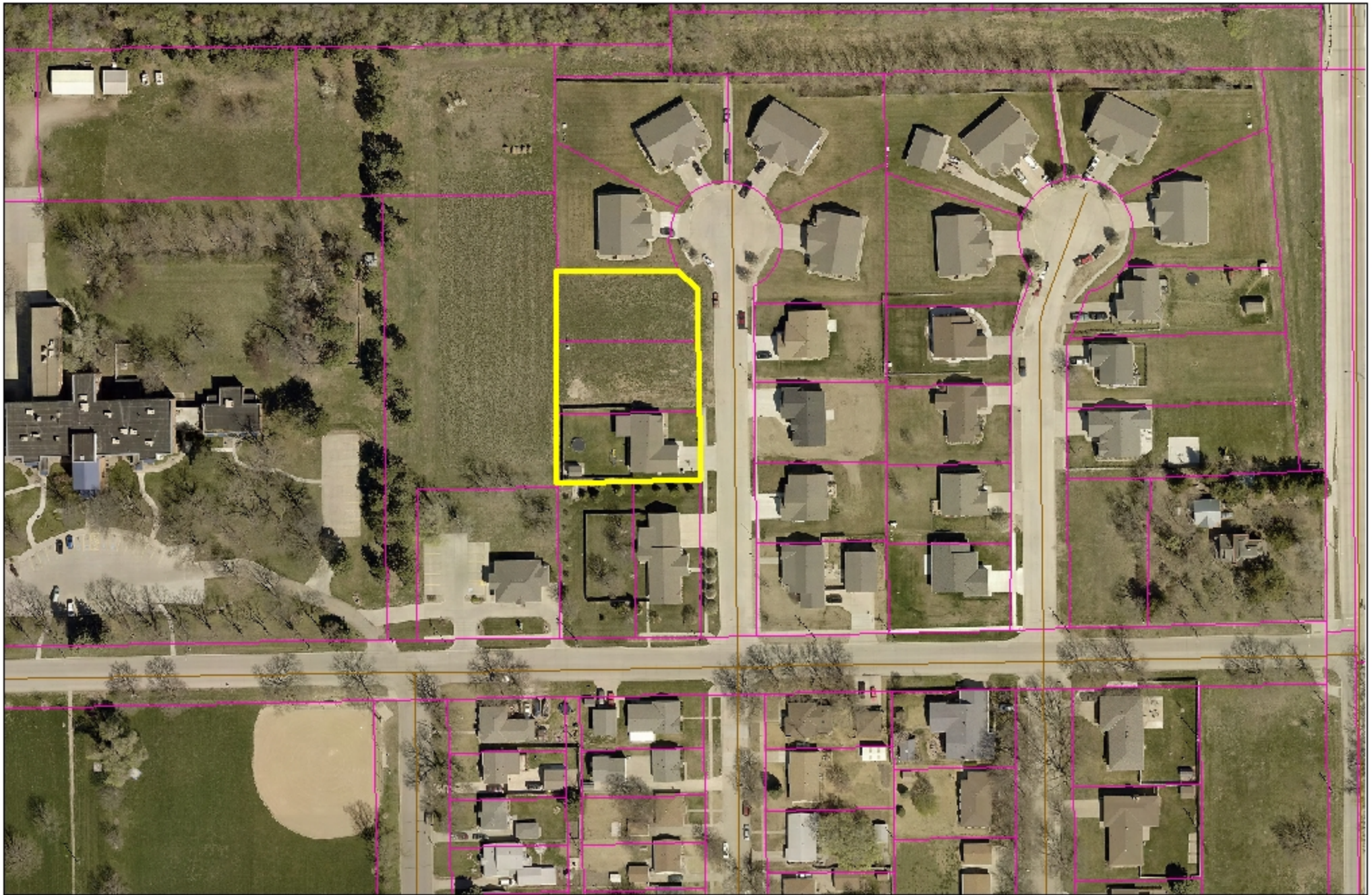
Deadlines associated with action:

Department head comments:

These three properties are zoned C-0, Commercial Office. The C-0 designation was a result of the re-zoning action to allow the re-development of the Crosier Monastery into the Crosier Center. Later, these lots were created as part of the Pine Ridge Estates Second Subdivision. The zoning was not changed at that time, as a single-family dwelling is a permitted use in the C-0 district. The request for re-zoning has arisen as a corrective matter. While a single-family dwelling is a permitted use in the C-0 district, the yard requirements are essentially double the requirement of the R-1 District. Houses have been permitted and constructed on these three lots, but the fact that they are zoned C-0 was missed by staff during plan review, and thus the structures do not meet the required setbacks for the C-0 district. The structures will meet the setbacks and other requirements of the R-1 district and staff recommends approval of this application.

Recommendation:

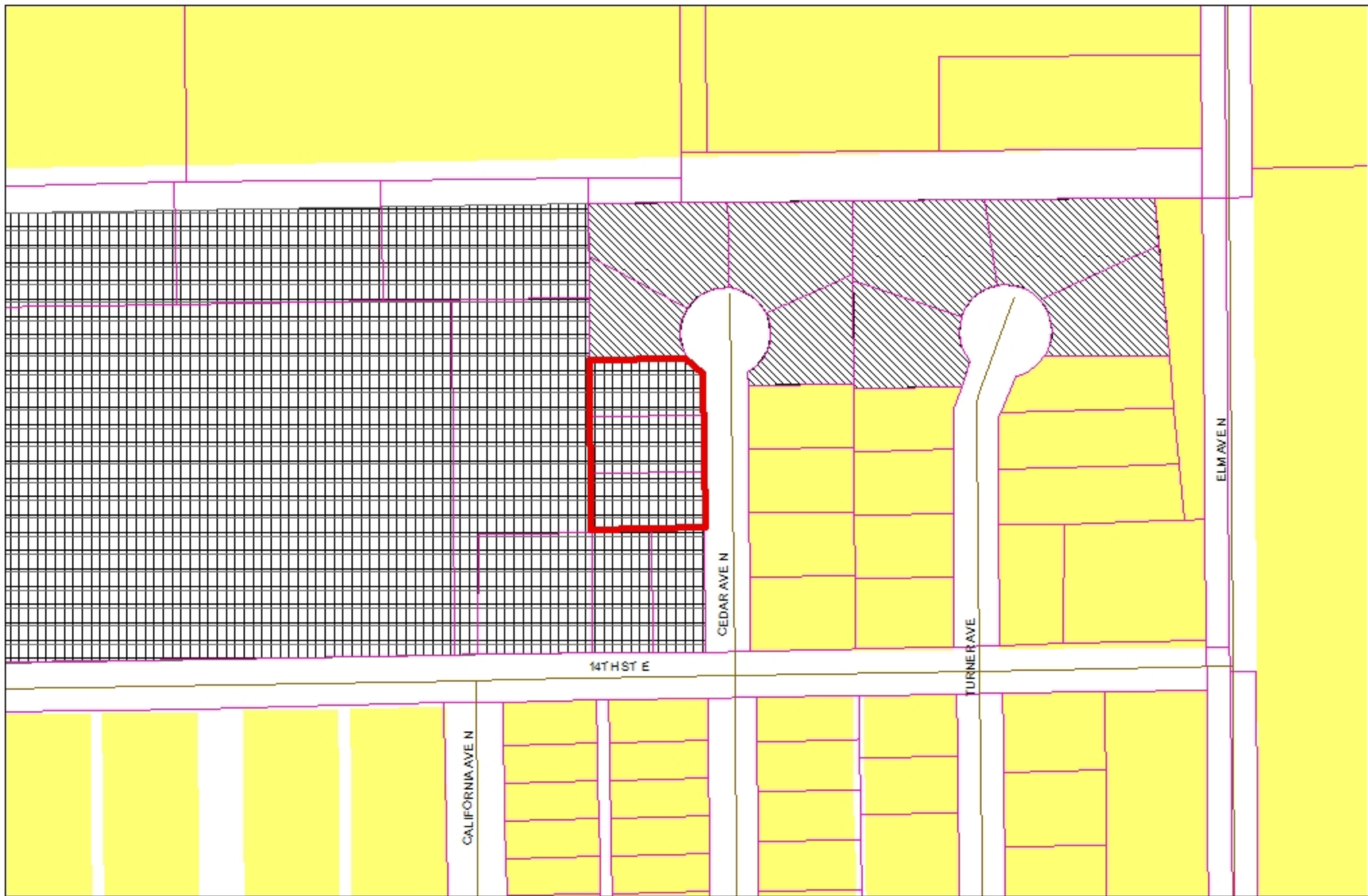
Staff recommends approval of this re-zoning application.



17-008 Lots 9-11 Pine Ridge Estates, 2nd

Rezone from C-0 to R-1





17-008 Lots 9-11 Pine Ridge Estates, 2nd

Rezone from C-0 to R-1



DATE 3/16/17

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|---|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☒ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: Rezone

Project Address: 1405, 1409, 1413 N. Cedar Ave. Within City Limit ☒ Yes ☐ No

Existing Zoning: Comm. Office - C-O Proposed Zoning / Use: _____

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: Lots 9-10-11. Pine Ridge Estates Second Sub Number of Lots: 3

APPLICANT INFORMATION

Applicant: City of Hastings, Dev. Services Dept Company: _____

Address: 220 N. Hastings Ave Tel: _____ Fax: _____

City: Hastings State: NE Zip: 68901 Email: _____

Property Owner: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

Key Contact: Mark Evans Company: DSO

Address: _____ Tel: 402.461.2301 Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature

Date

Applicant Signature

Date

DEPARTMENTAL USE ONLY

Fees: _____

Receipt No. _____

Accepted by Staff: _____

Case No. _____

Signature

Department: Development Services
Staff Contact:
Planning Commission Meeting Date: 04/17/2017
File No: 2017-010
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request for zone change of Lot 8 and the south half of Lot 9, Block 10, Cole's First Addition, City of Hastings, Adams County, Nebraska from I-1 Light Industrial to R-3 Multiple-family Residential.

Names of People/Business affected by this action:

The subject property owner, the people of Hastings and the City of Hastings.

Why Planning Commission action is required:

The Planning Commission shall review and recommend any zoning changes to city council.

Type of action requested:

Motion

Suggested motion:

Motion to approve the recommendation to change zoning from I-1 Light Industrial to R-3 Multiple-family Residential for Lot 8 and the south half of Lot 9, Block 10 of Cole's First Addition, City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

Department head comments:

The subject property contains an existing single-family residential structure and a detached garage. The property is located in a portion of Southeast Hastings where the existing zoning does not comport with existing uses. A substantial majority of surrounding lots are currently zoned R-3 Multiple-family Residential. However the lot contiguous to the south is I-1 Light Industrial, and its current use is residential. The lot contiguous to the north is R-2 Two-family Residential. The Development Services department generally supports zone changes to reflect existing uses in this area, and recommends that Planning Commission support this request.

Recommendation:

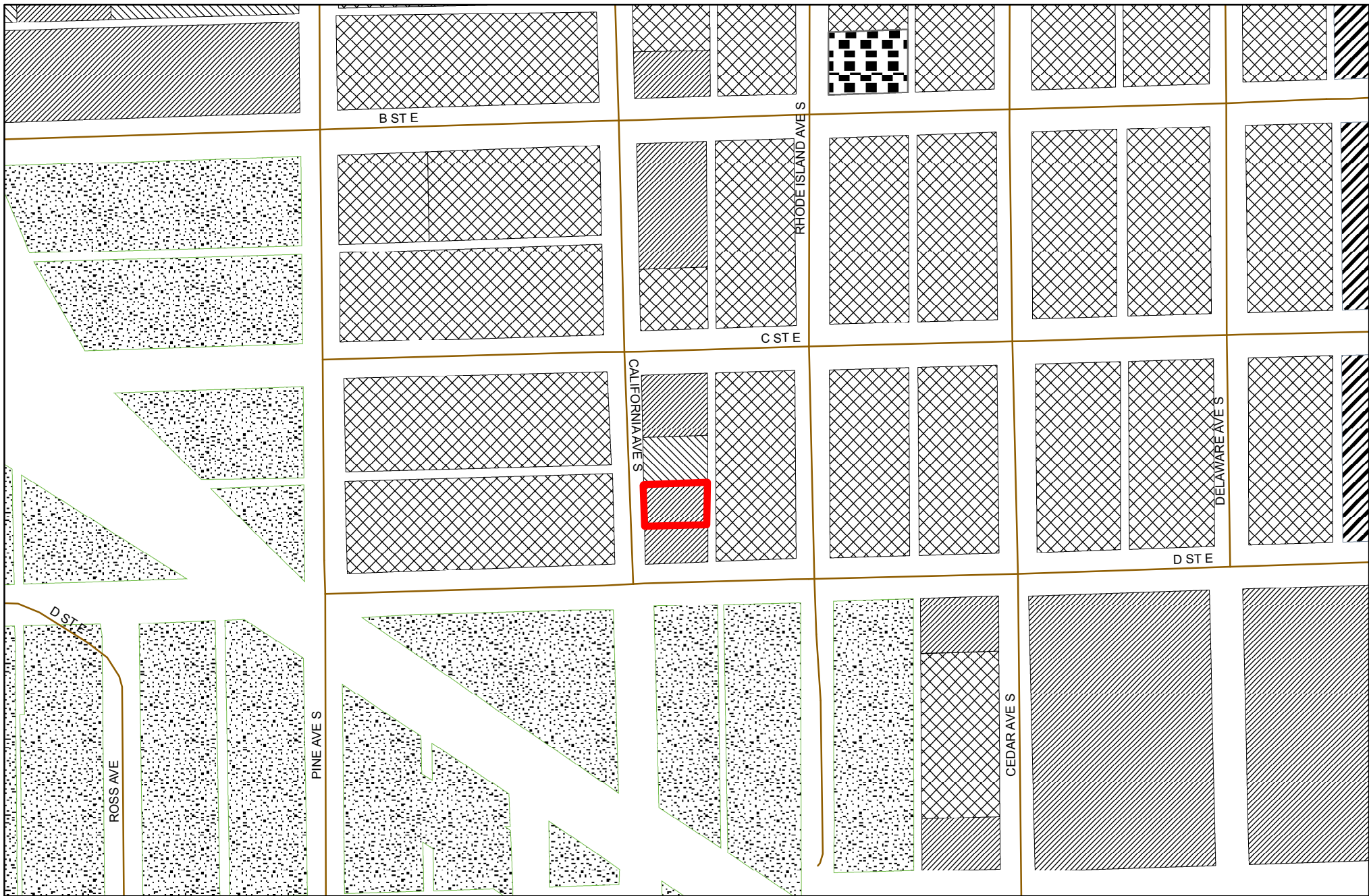
The Development Services department recommends approval of this zone change.



City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

17-010 Hoagland

Rezone from I-1 to R-3



City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

17-010 Hoagland

Rezone from I-1 to R-3

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 04/17/2017
File No: 2017-009
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request for Preliminary/Final plat for Quinn Subdivision Number 4, a parcel of land located in the SW4 of Section 23, T18N, R10W of the 6th P.M., more particularly described as follows: beginning at the northeast corner of Block 1, Quinn Subdivision Number 2; thence N89°55'51"W on the north line of said Block 1, a distance of 936.34 feet; thence N45°15'05"E, a distance of 936.34 feet to the east line of said southwest quarter; thence S00°26'01"W on said east line, a distance of 660 feet to the point of beginning, containing 5± acres.

Names of People/Business affected by this action:

The owner, the people of Hastings, and the City of Hastings.

Why Planning Commission action is required:

Subdivision plats require review and approval by the Planning Commission and a recommendation to City Council.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Quinn Subdivision Number 4, a parcel of land located in the SW4 of Section 23, T18N, R10W of the 6th P.M. containing 5± acres in Adams County, Nebraska.

Deadlines associated with action:

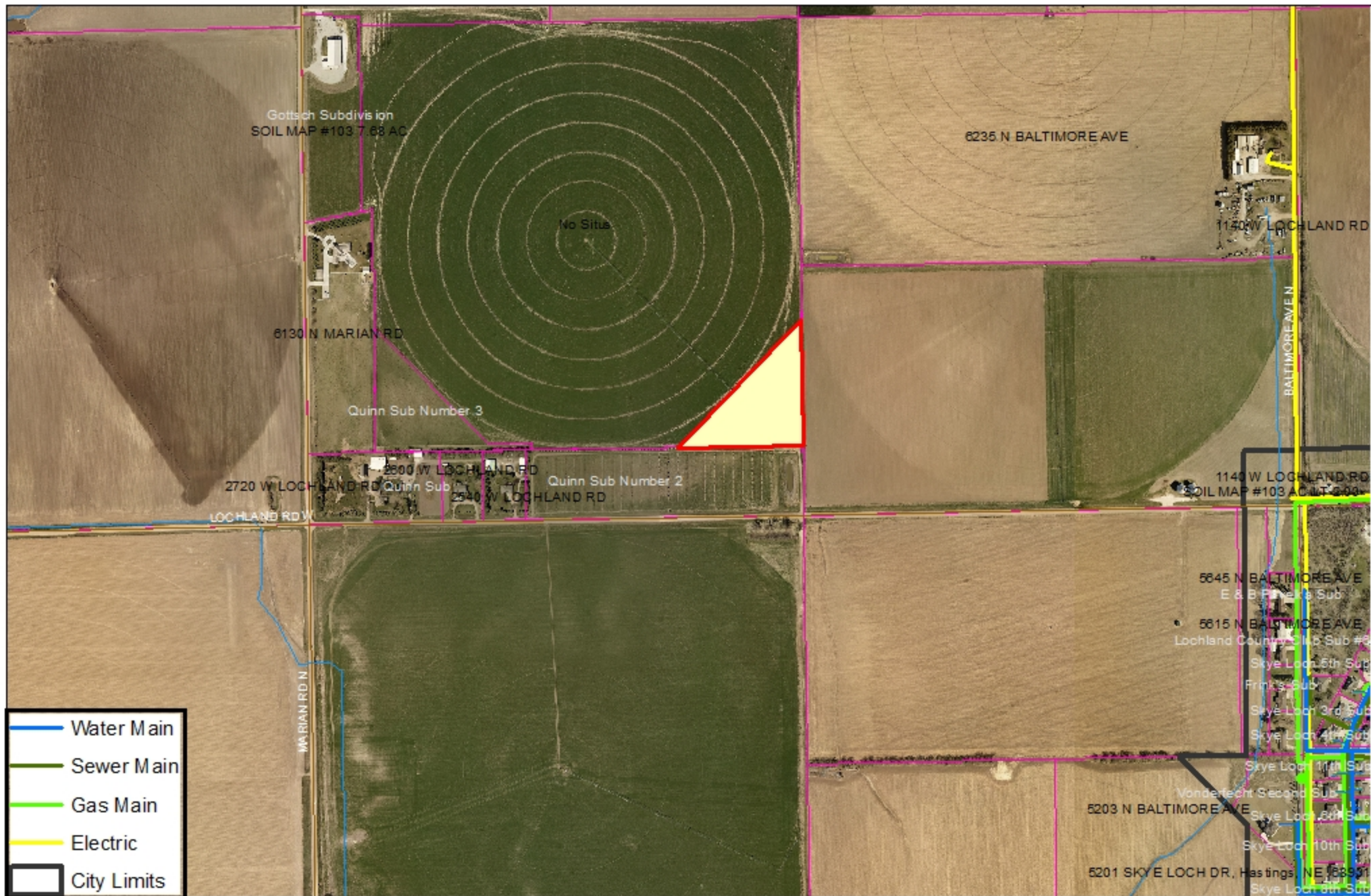
None.

Department head comments:

The applicant is requesting approval of a 5-acre subdivision lot. The property is 2,323 feet (.44 miles) west of city limits, within the extraterritorial jurisdiction (ETJ) boundary. Current zoning is "A-Agricultural," and the future land use is contemplated as Rural Residential. Municipal water, sewer, electric and gas are located approximately 2,626 linear feet (.49 miles) from the southeast corner of the subject property. Surrounding uses are agricultural, with Quinn Subdivision Number 2-- a platted but undeveloped area, adjacent to the subject property's south boundary. The nearest non-agricultural use is Quinn Subdivision, a rural residential area containing 3 lots, approximately 825 feet to the west. A future road extension--Crane Avenue, is contemplated to abut the subject property's eastern boundary. Existing public easements (35' width) traverse the entirety of the eastern and southern boundaries.

Recommendation:

Staff recommends approval of the Preliminary/Final Plat for Quinn Subdivision Number 4.



Quinn Subdivision Number 4

Preliminary/Final Plat



PRELIMINARY/FINAL PLAT
QUINN SUBDIVISION NUMBER 4
LOCATED IN THE SW1/4 OF SECTION 23, T8N, R10W OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

FLOOD ZONE DESIGNATION:

THE PROPERTY DESCRIBED ON THIS PLAT IS NOT WITHIN THE CONFINES OF THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 310411 0002 B WITH AN EFFECTIVE DATE OF 5-31-88 IN ADAMS COUNTY, NEBRASKA.

NOTES:

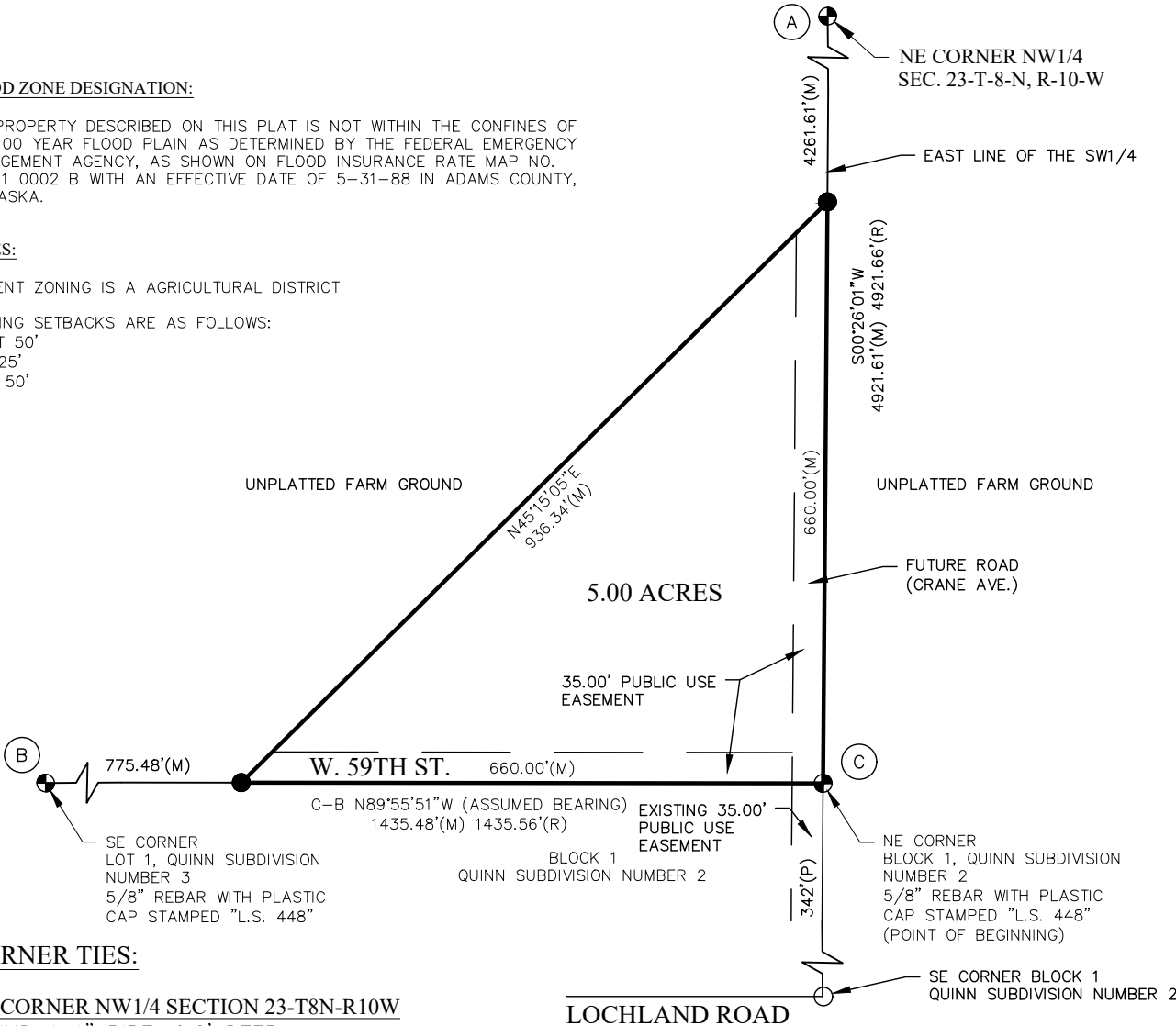
PRESENT ZONING IS A AGRICULTURAL DISTRICT

BUILDING SETBACKS ARE AS FOLLOWS:

FRONT 50'

SIDE 25'

REAR 50'



CORNER TIES:

A	NE CORNER NW1/4 SECTION 23-T8N-R10W
	FOUND A 1" PIPE, 0.2' DEEP
NW	41.60' TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RM 2011"
NE	48.44' TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RM 2011"
SW	42.54' TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RM 2011"
SSE	35.19' TO A FOUND MAG NAIL WITH ALUMINUM DISK STAMPED "L.S. 448" IN THE WEST FACE OF A POWER POLE (2' ABOVE GROUND)

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1, QUINN SUBDIVISION NUMBER 2; THENCE N89°55'51"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 660.00 FEET; THENCE N45°15'05"E, A DISTANCE OF 936.34 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE S00°26'01"W ON SAID EAST LINE, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT OR IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

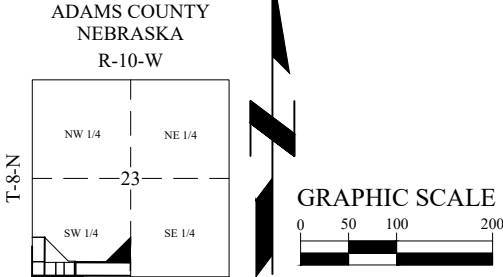
SURVEYOR'S CERTIFICATE:

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 DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER, LS 448



VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- GOVERNMENT DISTANCE
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE

DATE	3/28/2017
SCALE	1"= 200'
DRAWN	KSL
JOB NO.	170280
FIELD BOOK	ADAMS CO. #39
FIELD WORK	TK/JG
SHEET	1 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

PRELIMINARY/FINAL PLAT
QUINN SUBDIVISION NUMBER 4
LOCATED IN THE SW1/4 OF SECTION 23, T8N, R10W OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT _____, PERSONAL REPRESENTATIVE FOR THE ESTATE OF MATTHEW R. GOTTSCH, THE OWNER OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "QUINN SUBDIVISION NUMBER 4 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE STREETS AND RIGHT OF WAYS AS SHOWN HEREON TO THE PUBLIC FOR THEIR USE FOREVER AND THE PUBLIC USE EASEMENT AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, AND THAT THE FOREGOING ACTION IS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

SIGNED THIS ____ DAY OF _____, 2017.

BY: _____
PERSONAL REPRESENTATIVE FOR THE ESTATE OF MATTHEW R. GOTTSCH

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2017, BY _____, PERSONAL REPRESENTATIVE FOR THE ESTATE OF MATTHEW R. GOTTSCH.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL) _____
NOTARY

WAIVER FOR STREET GRADES

THE APPLICANT 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 ESTABLISHED.

BY: _____
PERSONAL REPRESENTATIVE FOR THE ESTATE OF MATTHEW R. GOTTSCH

HASTINGS PLANNING COMMISSION

THE PLAT OF QUINN SUBDIVISION NUMBER 4, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION 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.

SIGNED THIS __ DAY OF _____, 2017.

CHAIRMAN DIRECTOR OF PLANNING

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THE PLAT OF QUINN SUBDIVISION NUMBER 4, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____, 2017.

MAYOR CITY CLERK

DATE	3/28/2017
SCALE	1"= 200'
DRAWN	KSL
JOB NO.	170280
FIELD BOOK	ADAMS CO. #39
FIELD WORK	TK/JG
SHEET	2 OF 3
FILE NO.	



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PRELIMINARY/FINAL PLAT
QUINN SUBDIVISION NUMBER 4
LOCATED IN THE SW1/4 OF SECTION 23, T8N, R10W OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

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

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 2017.

ADAMS COUNTY TREASURER

CITY SURVEYOR'S APPROVAL

THIS PLAT OF QUINN SUBDIVISION NUMBER 4 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 10 WEST, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND I DO HEREBY _____ SAID PLAT. DATED THIS ____ DAY OF _____, 2017.

CITY SURVEYOR

CITY ENGINEER'S APPROVAL

THIS PLAT OF QUINN SUBDIVISION NUMBER 4 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 10 WEST, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS ____ DAY OF _____, 2017.

CITY ENGINEER

SUPERVISOR'S ACCEPTANCE

THE BOARD OF SUPERVISORS OF ADAMS COUNTY, NEBRASKA DO HEREBY ACCEPT THE DEDICATION OF THE STREETS AND EASEMENTS SHOWN ON THIS PLAT OF QUINN SUBDIVISION NUMBER 4 FOR THE USE OF THE PUBLIC. THIS ACCEPTANCE DOES NOT ASSIGN ANY RESPONSIBILITY FOR ANY CONSTRUCTION OR MAINTENANCE OF STREETS OR EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION BY THE COUNTY OF ADAMS, NEBRASKA.

SIGNED THIS ____ DAY OF _____, 2017.

CHAIRMAN

ATTEST: ADAMS COUNTY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

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

DATE	3/28/2017
SCALE	1"= 200'
DRAWN	KSL
JOB NO.	170280
FIELD BOOK	ADAMS CO. #39
FIELD WORK	TK/JG
SHEET	3 OF 3
FILE NO.	



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