MCCOOK PLANNING COMMISSION

REGULAR MEETING

Monday - February 8, 2016
5:15 P.M. - City Council Chambers

- **Call to Order and Roll Call.**
- **Open Meetings Act Announcement.**
  **A copy of the Open Meetings Act is posted by the entrance to the Council Chambers and is available for public review.*

1. Approve the minutes of the December 14, 2015 regular meeting.

pc 020816 minutes

2. Public Hearing - request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College, with the City Attorney to act as Hearing Officer.

pc 020816 college

3. Recommend to the City Council approval of the request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College; that the granting of the special exception will not adversely affect the public interest; and that satisfactory provisions and arrangements have been made by the applicant concerning Special Exception Considerations a - i.

4. Review the Redevelopment Plan for the Holiday Inn and Suites Redevelopment Project Area 2016 as to its conformity with the general plan for the development of the City as a whole.

pc020816 holiday inn

5. Adopt Resolution No. PC2016-01 recommending approval of a Redevelopment Plan of the City of McCook, Nebraska, approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the development of the 2016 Holiday Inn and Suites Hotel Project Area.

6. Public Hearing - Consider Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

pc020816 patton boyd

7. Recommend approval to the McCook City Council of Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

- **Adjournment.**

Note: Commissioners, as a courtesy to those making the requests and to others on the Commission, please let us know if you are unable to attend by calling 345-2022, ext. 0. Without a quorum, we are not able to hold a meeting. Thank you.

CITY MANAGER'S REPORT
FEBRUARY 8, 2016

ITEM: 1

RECOMMENDATION:

Approve the minutes of the December 14, 2015 regular meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL IMPACT: None.

RECOMMENDATION:

Approve the minutes of the December 14, 2015 regular meeting.

APPROVALS:

Lea Ann Doak

Lea Ann Doak, City Clerk

February 5, 2016

MCCOOK PLANNING COMMISSION
REGULAR MEETING

MINUTES
Monday - December 14, 2015
5:15 P.M. - City Council Chambers

Present: Vice Chair Dueland; Commissioners Garey-Vickers, Harpst, Hilker, Lyons, Shipshock, Wolford; City Manager Schneider; City Attorney Mustion; City Clerk Doak.

Absent: Chair Vosburg; Commissioners Siegfried, Stevens.

Vice-Chair requested that Commissioner Garey-Vickers conduct the meeting in the absence of Chair Vosburg.

Commissioner Garey-Vickers announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

(1) APPROVE THE MINUTES OF THE NOVEMBER 9, 2015 REGULAR MEETING.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Dueland, the Commission voted to approve the minutes of the November 9, 2015 meeting. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Harpst, Hilker, Lyons, Shipshock, Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

(2) PUBLIC HEARINGS:

ITEM A PUBLIC HEARING - REQUEST FOR A SPECIAL EXCEPTION TO ALLOW A COMMERCIAL WELL BUSINESS IN AN AGRICULTURAL (AG) DISTRICT LOCATED WITHIN THE TWO MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MCCOOK; A PART OF WILLOW GROVE PRECINCT 7-3-29 PT NW/4NW, RED WILLOW COUNTY, NEBRASKA; A TRACT OF LAND CONTAINING 8.53 ACRES MORE OR LESS LOCATED AT 38404 ROAD 719; PROJECT SPONSOR/DEVELOPER - RICK & LISA WILCOX, WILCOX WELL DRILLING; LAND OWNER - JOE & JULIE GILLESPIE, GILLESPIE VETERINARY SERVICE.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Dueland, the Commission voted to recess as the Planning Commission and convene as a Hearing Board for the purpose of receiving public comment on the request for a special exception to allow a commercial well business in an Agricultural (AG) District located within the two mile extra-territorial jurisdiction of the City of McCook; a part of Willow Grove Precinct 7-3-29 Pt NW/4NW, Red Willow County, Nebraska; a tract of land containing 8.53 acres more or less located at 38404 Road 719; Project Sponsor/Developer - Rick & Lisa Wilcox, Wilcox Well Drilling; Land owner - Joe & Julie Gillespie, Gillespie Veterinary Service. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

The Commission received into evidence Exhibit #1 - City Manager's Report prepared for the December 14, 2015 Planning Commission meeting (1 page); Exhibit #2 - Notice of Hearing (1 page); Exhibit #3 - ownership mailing list receiving advanced Notice of Hearing (1 page); and Exhibit - #4 - Land Use Application (6 pages).

City Manager Schneider reviewed the information presented in the City Manager's Report; An application for a special exception has been submitted by Wilcox Well Drilling to allow for a commercial business in the AG District. Upon review of the application, it was not specifically stated what the exact business would be. Staff contacted the applicant's real estate agent, Golden Plains Realty, and were informed that the business was a commercial well service business. Essentially, the applicant would be moving their operation from their current location, which is located in the AG District, to the requested location. On review of the Article 7 special exceptions provision, it is stated that the City Council may specially permit commercial uses for a number of purposes. While a well service business is not specifically mentioned, the ordinance does contain a clause which allows for additional commercial businesses to be considered. It is Staff's belief that this request falls within the intent of the ordinance.

Concerns expressed by the Commission included the possible need for fencing, some type of screening or buffering, possibly not the entire area, but maybe areas used for storage - did not want to cause any issues for the residential currently in the area; any needed signage and where will it be located; is this a retail business; have ingress and egress issues been addressed; and the need for the applicant to address special exception considerations a - i before the Council considers the request.

No one else was present to comment.

Upon a motion by Commissioner Wolford, by Commissioner Dueland, Commission voted to close the public hearing and reconvene as a Planning Commission. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

ITEM B RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REQUEST FOR A SPECIAL EXCEPTION TO ALLOW A COMMERCIAL WELL BUSINESS IN AN AGRICULTURAL (AG) DISTRICT LOCATED WITHIN THE TWO MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MCCOOK; A PART OF WILLOW GROVE PRECINCT 7-3-29 PT NW/4NW, RED WILLOW COUNTY, NEBRASKA; A TRACT OF LAND CONTAINING 8.53 ACRES MORE OR LESS LOCATED AT 38404 ROAD 719; PROJECT SPONSOR/DEVELOPER - RICK & LISA WILCOX, WILCOX WELL DRILLING; LAND OWNER - JOE & JULIE GILLESPIE, GILLESPIE VETERINARY SERVICE; THAT THE GRANTING OF THE SPECIAL EXCEPTION WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST; AND THAT SATISFACTORY PROVISIONS AND ARRANGEMENTS HAVE BEEN MADE BY THE APPLICANT CONCERNING SPECIAL EXCEPTION CONSIDERATIONS A - I.

Commission discussion included the concerns expressed during the public hearing and the need for the applicant to address special exception considerations a - i before consideration by the Council.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Dueland, the Commission voted to recommend to the City Council approval of the request for a special exception to allow a commercial well business in an Agricultural (AG) District located within the two mile extra-territorial jurisdiction of the City of McCook; a part of Willow Grove Precinct 7-3-29 Pt NW/4NW, Red Willow County, Nebraska; a tract of land containing 8.53 acres more or less located at 38404 Road 719; Project Sponsor/Developer - Rick & Lisa Wilcox, Wilcox Well Drilling; Land owner - Joe & Julie Gillespie, Gillespie Veterinary Service; that the granting of the special exception will not adversely affect the public interest; and that satisfactory provisions and arrangements have been made by the applicant concerning Special Exception Considerations a - i. The motion passed upon the following roll call vote: YEA:

Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

ITEM C PUBLIC HEARING - CONSIDER THE FINAL CLARY SUBDIVISION REPLAT NO.3, LOTS 1 - 10, BLOCK 1, LOTS 1 - 7, BLOCK 2, AND WEST 9TH STREET, A REPLAT OF PART OF LOT 2, BLOCK 1, CLARY SUBDIVISION, AND LOT 2B, A REPLAT OF PART OF LOT 1, BLOCK 1, CLARY SUBDIVISION; EXCEPTING THE EAST 60 FEET OF LOT 2B, WHICH HAS BEEN DEDICATED AS WEST 8 ½ STREET TO THE CITY OF MCCOOK WITH THE RECORDING OF CLARY SUBDIVISION REPLAT NO. 2, ALL IN THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Shipshock, the Commission voted to recess as the Planning Commission and convene as a Hearing Board for the purpose of receiving public comment on the proposed Final Clary Subdivision Replat No.3, Lots 1 - 10, Block 1, Lots 1 - 7, Block 2, and West 9th Street, a Replat of Part of Lot 2, Block 1, Clary Subdivision, and Lot 2B, a Replat of Part of Lot 1, Block 1, Clary Subdivision; Excepting the East 60 Feet of Lot 2B, Which has been dedicated as West 8 ½ Street to the City of McCook with the Recording of Clary Subdivision Replat No. 2, all in the City of McCook, Red Willow County, Nebraska. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

The Commission received into evidence Exhibit #1 - City Manager's Report prepared for the December 14, 2015 Planning Commission meeting (2 pages); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership mailing list receiving advanced Notice of Hearing (3 pages); Exhibit #4 - map of Clary Subdivision Replat No. 3 (1 page); Exhibit #5 - map of Clary Subdivision Replat No. 3 Utilities (1 page); Exhibit #6 - Subdivision Agreement and Maps (3 pages); and Exhibit #7 - Planned Unit Development Agreement for Quillan Courts (2 pages).

City Manager Schneider reviewed the information presented in the City Manager's Report; At the Planning Commission meeting in October, the Quillan Courts Redevelopment Plan was presented and approval was recommended and made to and by the City Council. At the November Planning Commission meeting a Preliminary Subdivision Replat and Preliminary Subdivision Agreement was presented and approved for recommendation. The City Council approved both items. As part of this project, it is necessary to properly subdivide the property in order to build and locate the single family and duplex structures. An application has been presented asking for the City to consider Replat No. 3, attached to your packets. This particular issue is different from a major subdivision because the Clary Village is in existence and a replat is necessary in order to meet City zoning and subdivision requirements. Along with the approval of the Replat No. 3, it is necessary to enter into a subdivision agreement in order to set the duties and responsibilities of the parties to this project. A final subdivision agreement is included with this item to the Plan for the Planning Commission's consideration. There are several items included in the agreement. First, the parties are in agreement that West 9th Street will be accepted by the City as a conforming street. Second, the parties will incorporate the Planned Unit Development Agreement into the Subdivision Agreement. Third, all existing sidewalks will be allowed to remain as is. New sidewalks on the east side of both blocks will be required to follow City of McCook Subdivision requirements. The north side of Block 1 shall have paved sidewalk, but due to drainage concerns, it will be located directly behind the street curb. There will not be sidewalk on the west side of Block 1 as detention ponds will not allow for sidewalk development. The lack of sidewalk should not interfere with the residents of Quillan Courts as there are no structures located on the west side of Block 1. Staff feels it is important that there is a through sidewalk on the east side of Block 2 to provide one continuous sidewalk from West R Street to West Q Street. ADA approved crosswalks will be part of the

project. Fourth, as mentioned, detention ponds are required as part of this project. The ponds will be located on the west side of Block 1. These detention ponds were considered when the Clary Village project was being proposed. The ponds should slow drainage coming from the new construction. The drainage will still be directed to the end of developed West 10th Street, but there should be no increase in the amount of runoff at this location. Fifth, water and sewer will be part of the project, with it being noted that the water line will run along the east side of Block 2 and the sewer line will run along the west side of Block 1. One fire hydrant will have to be located at the corner of West Q Street and West 9th Street. Sixth, the Developer will be responsible for providing street light as outlined in our regulations.

City Manager Schneider noted water line indicated in Exhibit #5 will be revised to show its extension to "Q" Street, he also reviewed the presented Subdivision Agreement and the Planned Unit Development Agreement for Quillan Courts.

No one else was present to comment.

Upon a motion by Commissioner Harpst, seconded by Commissioner Dueland, the Commission voted to close the public hearing and reconvene as a Planning Commission. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

ITEM D RECOMMEND APPROVAL TO THE MCCOOK CITY COUNCIL OF THE CREATION OF CLARY SUBDIVISION REPLAT NO. 3, LOTS 1 - 10, BLOCK 1, LOTS 1 - 7, BLOCK 2, AND WEST 9TH STREET, A REPLAT OF PART OF LOT 2, BLOCK 1, CLARY SUBDIVISION, AND LOT 2B, A REPLAT OF PART OF LOT 1, BLOCK 1, CLARY SUBDIVISION; EXCEPTING THE EAST 60 FEET OF LOT 2B, WHICH HAS BEEN DEDICATED AS WEST 8½ STREET TO THE CITY OF MCCOOK WITH THE RECORDING OF CLARY SUBDIVISION REPLAT NO. 2, ALL IN THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Wolford, the Commission voted to recommend approval to the McCook City Council the requested creation of Clary Subdivision Replat No. 3, Lots 1 - 10, Block 1, Lots 1 - 7, Block 2, and West 9th Street, a Replat of part of Lot 2, Block 1, Clary Subdivision, and Lot 2B, a Replat of part of Lot 1, Block 1, Clary Subdivision; excepting the East 60 feet of Lot 2B, which has been dedicated as West 8½ Street to the City of McCook with the recording of Clary Subdivision Replat No. 2, all in the City of McCook, Red Willow County, Nebraska. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

ITEM E RECOMMEND APPROVAL OF THE FINAL SUBDIVISION AGREEMENT FOR CLARY SUBDIVISION REPLAT NO. 3 BETWEEN THE CITY OF MCCOOK, THE MCCOOK ECONOMIC DEVELOPMENT CORPORATION AND QUILLAN COURTS, L.L.C.

Commissioner Dueland stated that he serves on the MEDC Board, due to a possible conflict of interest he would be abstaining from the vote on this item.

Commissioner Garey-Vickers introduced a motion to recommend to the City Council approval of the Final Subdivision Agreement for Clary Subdivision Replat No. 3 between the City of McCook, the McCook Economic Development Corporation and Quillan Courts, L.L.C. Commissioner Wolford seconded the motion.

Upon a motion by Commissioner Wolford, seconded by Commissioner Shipshock, the Commission voted to amend the presented agreement to included language regarding who is responsible for maintenance of the detention ponds. The motion passed upon the following roll call vote: YEA: Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSTAIN: Dueland. ABSENT: Siegfried, Stevens, Vosburg.

Commissioner Garey-Vickers then stated the question: "Shall the motion on the floor be approved as amended?" The motion passed upon the following roll call vote: YEA: Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSTAIN: Dueland. ABSENT: Siegfried, Stevens, Vosburg.

ITEM F PUBLIC HEARING - CONSIDER THE FINAL PLANNED DEVELOPMENT DISTRICT TO BE KNOWN AS QUILLAN COURTS PLANNED DEVELOPMENT DISTRICT, SAID DISTRICT TO BE LOCATED BETWEEN WEST 10TH STREET AND WEST 8 ½ STREET AND WEST R STREET AND WEST Q STREET (AS DIAGRAMED IN PROPOSED REPLAT CLARY SUBDIVISION REPLAT NO. 3, CLARY SUBDIVISION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA).

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Wolford, the Commission voted to recess as the Planning Commission and convene as a Hearing Board for the purpose of receiving public comment on the Final Planned Development District to be known as Quillan Courts Planned Development District, said District to be located between West 10th Street and West 8 ½ Street and West R Street and West Q Street (as diagramed in Proposed Replat Clary Subdivision Replat No. 3, Clary Subdivision to the City of McCook, Red Willow County, Nebraska). The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

The Commission received into evidence Exhibit #1 - City Manager's Report prepared for the December 14, 2015 Planning Commission meeting (2 pages); Exhibit #2 - Notice of Hearing (1 page); Exhibit #3 - ownership mailing list receiving advanced Notice of Hearing (2 pages); Exhibit #4 - proposed Resolution No. PC2015-07 (1 pages); Exhibit #5 - proposed Planned Unit Development Agreement, including maps (5 pages).

City Manager Schneider reviewed the presented Planned Unit Development District during consideration of Public Hearing Item C. The need for the Planned Unit Development District is due to the nature of the proposed residential structures and the proposed lots located on this site. The developer is proposing that the duplex units be placed on individual lots as opposed to one lot for each of the two units. The request would violate lot size and setback requirements. The only practical way to achieve the desired development is to create a Planned Unit Development District. By creating a Planned Unit Development, exceptions can be made to the Residential Medium Density District zoning requirements, assuring enough flexibility to construct the duplexes. A Planned Unit Development District agreement will need to be completed. A rough draft is attached to this report. A complete, final agreement will be brought back to the Planning Commission when there is a finalized Planned Unit Development to be reviewed. The planned unit development would be consistent with the proposed future land use of the Comprehensive Plan.

No one else was present to comment.

Upon a motion by Commissioner Garey-Vickers, by Commissioner Harpst, voted to close the public hearing and reconvene as a Planning Commission. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock,

Wolford. NAY: None. ABSENT: Siegfried, Stevens, Vosburg.

ITEM G APPROVE RESOLUTION NO. PC2015-08 RECOMMENDING TO THE MCCOOK CITY COUNCIL APPROVAL OF THE FINAL PLANNED DEVELOPMENT DISTRICT TO BE KNOWN AS QUILLAN COURTS PLANNED DEVELOPMENT DISTRICT (AS DIAGRAMED IN PROPOSED REPLAT CLARY SUBDIVISION REPLAT NO. 3, CLARY SUBDIVISION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA).

Upon a motion by Wolford, seconded by Commissioner Shipshock, the Commission voted to approve Resolution No. PC2015-08 recommending to the McCook City Council approval of the Preliminary Planned Development District to be known as Quillan Courts Planned Development District (as diagramed in Proposed Replat Clary Subdivision Replat No. 3, Clary Subdivision to the City of McCook, Red Willow County, Nebraska). The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Harpst, Lyons, Shipshock, Wolford. NAY: None. ABSTAIN: Dueland. ABSENT: Siegfried, Stevens, Vosburg.

City Manager Schneider informed the Commission that in the near future an item will be on the City Council agenda regarding the process of annexation, how it is completed and how we should move forward. He encouraged all Commissioners to attend this meeting.

(3) ADJOURNMENT.

With no further business, Acting Chair Garey-Vickers declared the Planning Commission meeting adjourned at 6:10 P.M.

Lea Ann Doak
Recording Secretary

CITY MANAGER'S REPORT
FEBRUARY 8, 2016 MCCOOK PLANNING COMMISSION MEETING

ITEM: 2 Public Hearing - Request for a special exception by McCook Community College to allow a college in the Residential Medium District (RM).

ITEM: 3 Approve the application for a special exception by McCook Community College to allow for a college at 905 E. 7th Street, McCook; located in the Residential Medium District (RM); based upon special exception requirements A - I.

BACKGROUND:

An application for a special exception has been submitted by McCook Community College to allow for a college in the RM District. The location of the building is 905 E. 7th Street, McCook. The building is formerly known as the Republican Valley Event Center and Elk's Club. McCook Community College already has its campus in the RM District. This would be a continuation of its campus. When reviewing the A-I considerations established for special exception, Staff believes the requested use fits the neighborhood.

FISCAL IMPACT: None.

RECOMMENDATIONS:

ITEM: 2 Public Hearing - Request for a special exception by McCook Community College to allow a college in the Residential Medium District (RM).

ITEM: 3 Approve the application for a special exception by McCook Community College to allow for a college at 905 E. 7th Street, McCook; located in the Residential Medium District (RM); based upon special exception requirements A - I.

APPROVALS:

Lea Ann Doak, City Clerk — February 3, 2016

Nathan A. Schneider, City Manager — February 3, 2016

NOTICE OF HEARING

REQUEST FOR

SPECIAL EXCEPTION

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change.

ADDRESS: 905 East 7th Street

LEGAL DESCRIPTION: Country Club Addition
Block 1, all of Lots 1 - 12; AND Block 1, part of Lots 13, 14, 15, 17, 18,19, 20; AND Block 2, all of Lots 1 - 12; ALL in Country Club Addition to the City of McCook, Red Willow County, Nebraska; AND That portion of Country Club Drive, now vacated, extending from the north line of East "I" Street to the east line of East 7th Street platted in Country Club Addition to the City of McCook, Red Willow County, Nebraska.

PROJECT SPONSOR/ DEVELOPER: McCook Community College,
Division Mid-Plains Community College

LAND OWNER: Mid-Plains Community College

Public Hearings will be held on the dates, times, and at the places listed below:

FEBRUARY 8, 2016 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

FEBRUARY 15, 2016 - 6:30 P.M.
MCCOOK CITY COUNCIL
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Barry Mooney, City of McCook Building Official at 308-345-2022 ext. 232.

-s- Lea Ann Doak
City Clerk

Publish/Post/Mail: January 29, 2016.

TO: City of McCook Planning Commission

FROM: Darin Morgan, Physical Resources Director

DATE: **November 24, 2015**

RE: Article 24, Section 2401 (5, A-H) Special Exception Criteria

Pursuant to Zoning Ordinance Section 2401 (5). Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:

A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
COLLEGE: Existing ingress and egress will be maintained to serve current ownership change.

B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
COLLEGE: Parking, loading, economic, noise, glare or odor effects will be consistent with existing use to serve current ownership change.

C. refuse and service area, with particular reference to the items in A and B above;
COLLEGE: Refuse and service area will be consistent with existing use to serve current ownership change.

D. utilities, with reference to locations, availability, and compatibility;
COLLEGE: Existing utilities will be used to serve current ownership change.

E. screening and buffering with reference to type, dimensions, and character;
COLLEGE: Screening and buffering will be maintained to serve current ownership change.

F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
COLLEGE: Existing conditions will serve current ownership change.

G. required yards and other open space;
COLLEGE: Existing conditions will serve current ownership change.

H. general compatibility with adjacent properties and other property in the district.
COLLEGE: Existing compatibility will serve current ownership change.

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

This request is for a:
(Check all that apply)

_____ Zone Change
✓ Special Exception
_____ Administrative Permit (Personal Wireless Facility)
_____ Special Exception (Personal Wireless Facility)
_____ Minor Subdivision
_____ Major Subdivision
_____ Planned Development(Includes Zone Change)

Name of Project: McCook College - Republic River Valley Events Center

Description of Project: Country club Addition, Blk 2, Blk 1 Lot 1-13, Except part of Lot to Olney, part of Lots 14, 15 And part of vacated Country Club Drive

Project sponsor or developer:

Name: McCook Community College, Div Mid-Plains CC
Address: 1205 E. 3rd St. McCook NE 69001
Phone number: 308-345-8113
Fax number: 308-345-8147
E-mail Address: Morgand@mpcc.edu

Land owner or owners:

Name: Mid-Plains Community College
Address: 1101 Halligan Drive, NP, NE 69101
Phone number: 308-345-8113
Fax number: 308-345-8147
E-Mail Address: Morgand@mpcc.edu

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Printed Name:	Printed Name:
Signature:	Signature:
Date:	

Address and physical location of the Proposed Land Use Action: 905 E. 7th St. McCook, NE 69001

Property Description (Of the parent parcel for subdivisions): Country Club Addition Blk 1, 2 - Lots 1-13

Required Information:

See Attached sheets for required information for:

_____ Subdivisions
_____ Zone Changes and special exceptions
_____ Planned developments

FEE PAID: $ 75.00 (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Printed name	**Signature**	**Date**

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control, e.g. power of attorney, deed, or purchase agreement)

Michael D Steele
Printed Name:

Signature:

12/24/15
Date:

Printed Name:

Signature:

Address and physical location of the Proposed Land Use Action: 905 E 7th st. McCook, NE 69001

Property Description (Of the parent parcel for subdivisions): Country Club Addition Blk. 1, 2 - Lots 1-13

Required Information:

See Attached sheets for required information for:

_____ Subdivisions
_____ Zone Changes and special exceptions
_____ Planned developments

FEE PAID: $ 75.00 (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Printed name **Signature** **Date**

REQUIRED ATTACHMENTS:

For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

____ Include a description of the reason for the request for a change of zone: _____

✓ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)
Special Exception to allow College/University use in (RM) Residential Medium Density Zone district as part of ownership change.

✓ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

✓(A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

✓(B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;

✓(C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;

✓(D) utilities, with reference to locations, availability, and compatibility;

✓(E) screening and buffering with reference to type, dimensions, and character;

✓(F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

✓(G) required yards and other open space;

✓(H) general compatibility with adjacent properties and other properties in the district.

____ Explain how the project complies with the Comprehensive Plan: _____

_____

_____

_____

_____

_____

Recorded November 20, 2015 3:00 P.M.
Instrument No. 2015-01867

Recording Fees: 16.00 Pages: 2

Tami Lee
Register of Deeds Red Willow County, NE

NEBRASKA DOCUMENTARY STAMP TAX
Date November 20, 2015
$Exempt 2 By TL

Pederson & Troshynski
P.O. Box 1625
North Platte, NE 69103

QUITCLAIM DEED

Perry A. Case and Vicky L. Case, GRANTORS, in consideration of One Dollar ($1.00) and other good and valuable consideration received from GRANTEE, Mid-Plains Community College Area, a Political Subdivision, quitclaims to GRANTEE, the real estate described on the attached Exhibit "A" (as defined in Neb. Rev. Stat. §76-201).

Executed this 18 day of November, 2015.

Perry A. Case

Vicky L. Case

STATE OF NEBRASKA)
) ss
COUNTY OF Red Willow

The foregoing instrument was acknowledged before me on the 18th day of November, 2015, by 18th day of November, 2015, Perry A. Case and Vicky L. Case, GRANTORS.

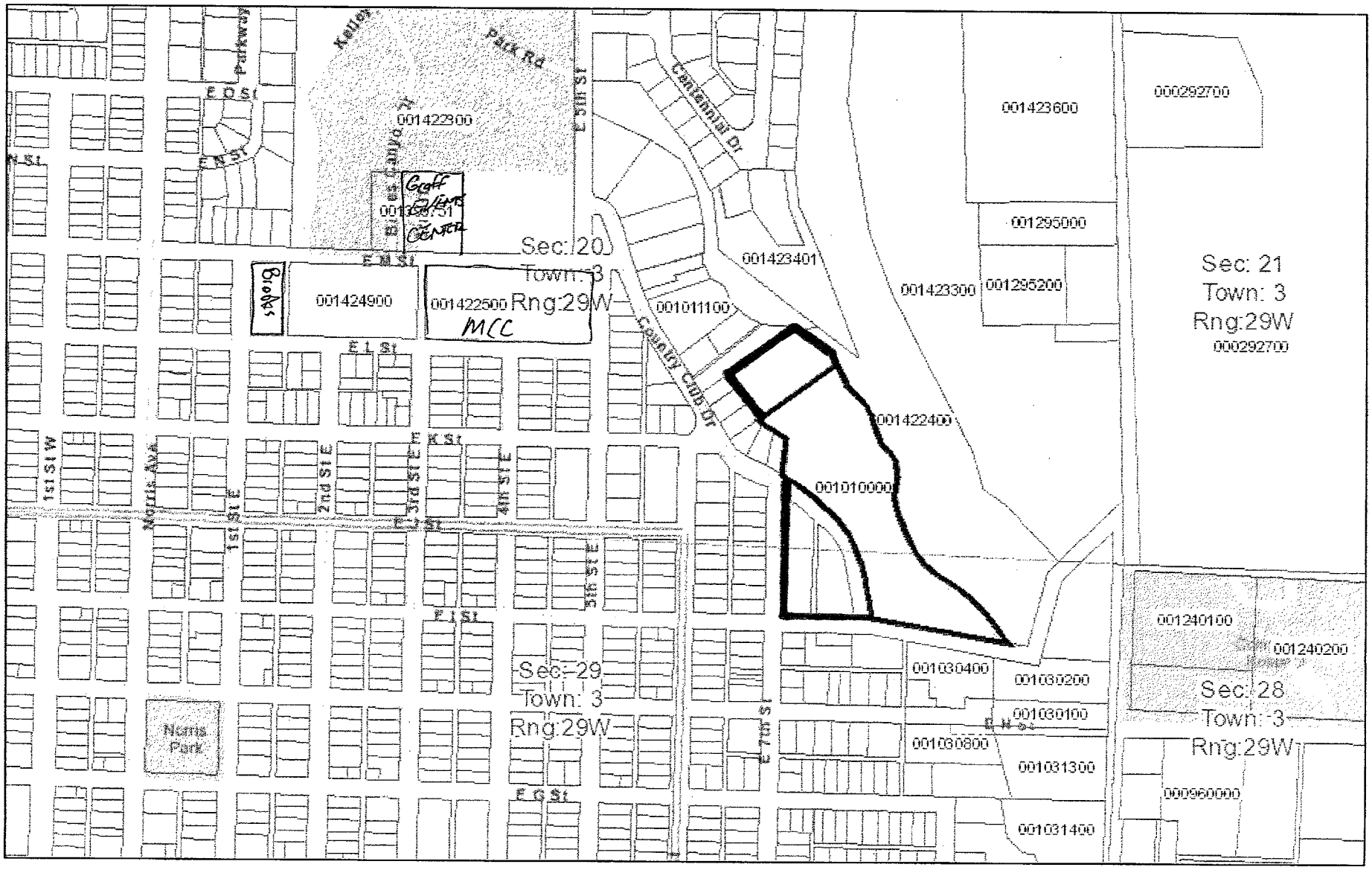
GENERAL NOTARY - State of Nebraska
TIM R WIEBE
My Comm. Exp. March 12, 2018

Notary Public

EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 1; AND Lot 13, Block 1, EXCEPT beginning at the southwest corner of Lot 13, thence bearing North 20 degrees 12 minutes East along the west line of Lot 13, a distance of 140.00 feet to a point on the south line of an existing 20 feet utility easement; thence southeasterly, a distance of 141.20 feet to a point on the north right-of-way line of Country Club Drive; thence bearing North 68 degrees 23 minutes West, a chord distance of 22.2 feet to the P.T. of a horizontal curve; thence bearing North 69 degrees 48 minutes West, a distance of 3 5 feet to the point of beginning; AND Lot 14, Block 1, EXCEPT beginning at the southeast corner of Lot 14; said southeast corner being on the northeasterly property line of the Country Club Drive; thence 140 feet northeasterly on the southerly line of said lot to a point on the easement line; thence northwesterly 60 feet along the easement line to the northerly line of said lot; thence southwesterly 140 feet on the easterly property line of Country Club Drive; thence 60 feet southeasterly to the place of beginning; AND Lot 15, Block 1, EXCEPT beginning at the southeast corner of Lot 15; said southeast corner being on the northeasterly property line of the Country Club Drive; thence 140 feet northeasterly on the southerly line of said lot to a point on the easement line; thence northwesterly 60 feet along the easement line to the northerly line of said lot; thence southwesterly 140 feet on the northerly line of said lot to the northwesterly corner thereof, which is on the northeasterly property line of Country Club Drive; thence 60 feet southeasterly to the place of beginning; AND Lot 17, Block 1, EXCEPT the West 140 feet thereof; AND Lot 18, Block 1, EXCEPT the West 140 feet thereof; AND Lot 19, Block 1, EXCEPT the West 140 feet thereof; AND Lot 20, Block 1, EXCEPT the West 140 feet thereof; AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 2; ALL in Country Club Addition to the City of McCook, Red Willow County, Nebraska, AND That portion of Country Club Drive, now vacated, extending from the north line of East I Street to the east line of East 7th Street platted in Country Club Addition to the City of McCook, Red Willow County, Nebraska.

McCook Community College



November 18, 2015

Parcels

Sections

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Red Willow County

CITY MANAGER'S REPORT
FEBRUARY 8, 2016 PLANNING COMMISSION MEETING

ITEM NO. **4** Review the Redevelopment Plan for the Holiday Inn and Suites Redevelopment Project Area 2016 as to its conformity with the general plan for the development of the City as a whole.

ITEM NO. **5** Approve Resolution No. PC2016-01 recommending approval of a Redevelopment Plan of the City of McCook, Nebraska, approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the development of the 2016 Holiday Inn and Suites Hotel Project Area.

BACKGROUND:

At the February 11, 2013 Planning Commission meeting, the Planning Commission reviewed a study, made to determine whether an area qualified as blighted and substandard pursuant to the Nebraska Community Development Law and also made recommendations to the City Council regarding approval of Redevelopment Area #3 within the City of McCook, NE. The City Council approved the Redevelopment Area #3 at the February 18, 2013 City Council meeting. The area at issue regarding this redevelopment plan is within Redevelopment Area #3.

A Redevelopment Plan has been prepared and the Plan is included with this report. The Plan contemplates the building of an 80 unit hotel at the intersection of Highway 83 and H Street. In addition to the hotel structure, additional work including site preparation and infrastructure extension will have to be completed. In order to complete the project, the Developer is requesting that Tax Increment Financing (TIF) be a part of the financing package. The Holiday Inn and Suites Developer will be securing its own loan to pay the up front costs and the City would incur no liability as a result of this Plan. The details of the Plan outline the project and provide the essential elements that are required to comply with State law.

RECOMMENDATIONS:

City Staff recommends that the Planning Commission review the attached Redevelopment Plan and approve the attached resolution including its recommendations as to the conformity of to the general plan for development of the City as a whole.

APPROVALS:

February 4, 2016

Nathan A. Schneider, City Manager

February 4, 2016

Lea Ann Doak, City Clerk

MCCOOK PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC2016-01

A RESOLUTION OF THE MCCOOK PLANNING AND ZONING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO A REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF MCCOOK PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of McCook, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of the City of McCook, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the Agency submitted a proposed Redevelopment Plan (a copy of which is identified as "Redevelopment Plan" attached hereto as Attachment A) to this Planning Commission of the City of McCook for recommendations with respect to the proposed Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE MCCOOK PLANNING AND ZONING COMMISSION, AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan:

1. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City as a whole; and

2. The Planning Commission confirms that the area described in the Redevelopment Plan and the Redevelopment Plan is blighted and substandard as defined in the Nebraska Community Development Law.

3. The Planning Commission finds that the Redevelopment Plan, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.

4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan, attached hereto as Attachment A, with such amendments, additions and deletions as are deemed necessary by the Agency.

PASSED AND APPROVED by the McCook Planning and Zoning Commission this 8th day of February, 2016.

MCCOOK PLANNING COMMISSION

_____

Dale Dueland, Vice-Chair

ATTEST:

_____

Lea Ann Doak, Secretary

Attachment "A"

CITY OF MCCOOK
REDEVELOPMENT PLAN FOR THE
Highway 83 and West H Street Intersection Area
Holiday Inn & Suites Redevelopment Project

I. INTRODUCTION.

The City of McCook, Nebraska, recognizes that blight is a threat to the continued stability and vitality of the City as a focal point of business, financial, social, cultural and civic activity of the region, and a focus of community pride and achievement. Therefore, the City has initiated a program of revitalization whose goal is to enhance the City of McCook as the center of government in the county-wide region; as the center of retail, business, industry, office, financial and entertainment activities, and of communication for the community, and as a center of tourism and meetings for the region. To reach this goal of maintaining the City of McCook as a multi-use center of the region, it will be necessary that the Highway 83 and H Street Intersection area be strengthened by capturing a share of the anticipated private market activity within the region. This area constitutes a primary entrance to the community. This plan seeks to enhance the Highway 83 and H Street Intersection area by assisting in the site acquisition, preparation and infrastructure extension allowing for the development of an 80 unit motel. The level of investment to finance the needed site acquisition, site preparation, infrastructure and planning will require the combined efforts of the public and private sectors. Municipal leadership is essential as the catalyst for major private investment.

This Redevelopment Plan covers an area consisting of approximately 43,960 square feet located east of and adjacent to Highway 83 and south of West H Street which is legally described and shown on Exhibit "A", attached hereto and incorporated herein by this reference ("Community Redevelopment Area"). Additionally, the adjoining public right-of-way is included in the Area. The Community Redevelopment Area was declared blighted and substandard by the McCook City Council on February 13, 2013. The Community Redevelopment Area has been determined, through the blight and substandard resolution, to be in need of revitalization and strengthening to ensure that it will contribute to the economic and social well-being of the City. All available evidence suggests that the area has not had the private investment necessary to contribute to the well-being of the community, nor would the area be reasonably anticipated to be developed without public action.

To encourage private investment in the Community Redevelopment Area, this Redevelopment Plan has been prepared to set forth the Highway 83 and H Street Intersection area Redevelopment Project ("Redevelopment Project"), which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Community Redevelopment Area.

II. EXISTING SITUATION.

This section of the Redevelopment Plan examines the existing conditions within the designated Community Redevelopment Area. This section is divided into the following

subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The Community Redevelopment Area contains approximately 43,960 square feet. This use is shown on Exhibit "B". [attach google map showing site boundary]

B. Existing Zoning. The Community Redevelopment Area is zoned highway commercial. The intent of the General Commercial District is to provide for a variety of commercial, office and service, including motel uses which may develop substantial traffic. This district is adapted to McCook's largest commercial districts outside of downtown and is generally found along arterials or in areas that can be well buffered from residential districts.

C. Existing Public Improvements.

1. Street System. There is no internal street network or system constructed within the Community Redevelopment Area. Highway 83 forms the western boundary of the Community Redevelopment Area and is constructed as a four lane roadway. West H Street forms the northern boundary and is a two lane road.

2. Utilities. Public utilities are present within the Community Redevelopment Area.

D. Existing Building Conditions/Blighting Influences. Hanna Keelan Associates conducted a study entitled "2013 General Redevelopment Plan, McCook, Nebraska Study Area," ("Blight Study"). The "study area" for the Blight Study, which includes the Community Redevelopment Area, as well as additional property. The evaluation and subsequent findings of the Blight Study were based upon the criteria outlined in the Nebraska Community Development Law (**Neb. Rev. Stat. §** 18-2101 et seq.). The Blight Study determined that the study area exhibited a number of deficiencies applicable to the consideration of a "substandard and blight" designation including the existence of conditions which endanger life or property by fire or other causes, improper subdivision and dilapidation/deterioration. In addition, the Blight Study identified the existence of at least one condition within the study area that is a determinant of blight – the area substantially impairs or arrests the sound growth of the community and the average age of structures in the area is greater than 40 years. The City Council declared the Community Redevelopment Area blighted and substandard and eligible for a Redevelopment Project on February 13, 2013, by resolution of the McCook City Council, after a public hearing with notice pursuant to the Community Development Law. The Blight Study is incorporated herein by this reference. A copy of the Blight Study is available at the City of McCook Clerk's Office.

III. FUTURE SITUATION.

This section of the Redevelopment Plan examines the future conditions within the Community Redevelopment Area. This section is divided into the following subsections:

A. Proposed Land Use Plan
B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
C. Relationship to Local Objectives
D. Building Requirements and Standards after Redevelopment
E. Proposed Changes and Actions
F. Cost-Benefit Analysis
G. Proposed Cost and Financing
H. Procedure for Changes in the Approved Redevelopment Plan

A. Proposed Land Use Plan. Changes are contemplated in the current Land Use Plan for the area. The site will go from commercial development as a 3 story 80 unit motel. This plan does not contemplate demolition of structures existing on the site. The Redevelopment Project will primarily provide for site acquisition, preparation and utility extension for the development of a 80 unit motel with 3 stories. The proposed site plan for the area after completion of a Redevelopment Project is shown on attached Exhibit "C" which is attached hereto and incorporated herein by this reference. The land use plan shows a proposed Redevelopment Project including approximately 11,457 square feet (ground floor) of new construction for the motel.

In the event, the City determines that the private sector is unable to carry out any related public improvements necessitated by the Redevelopment Project (demolition or removal of existing buildings, right of way, roads, storm water drainage, sanitary sewer, etc.) without assistance from the City of McCook then the City may negotiate a specific redevelopment agreement with said redeveloper outlining the proposed Redevelopment Project, and what, if any, contributions are necessary from the City of McCook. In such case the written redevelopment agreement would include a site plan, Redevelopment Project description, specific funding arrangements, and specific covenants and responsibilities of the City and the redeveloper to implement the Redevelopment Project.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with Nebraska State Law, the Redevelopment Plan described in this document has been designed to conform to the McCook Comprehensive Plan 2013 - 2014 ("Comp Plan"). The City Council finds that this redevelopment plan is feasible and in conformity with the general plan for the development of the City as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law.

C. Relationship to Local Objectives. The proposed Community Redevelopment Area lies within the following boundary: See attached Exhibit "A.

The Redevelopment Plan has been developed on the basis of the goals, policies and actions adopted by the City for the community as a whole and for the Highway 83 and West H Street Intersection area. General goals, policies and actions relating to the community as a whole and for the Highway 83 and West H Street Intersection area are contained in the Comp Plan.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Community Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There are no dwelling units currently located within the Community Redevelopment Area, and none are proposed under this Redevelopment Plan. Consequently, there is no change proposed for the permanent population density within the Community Redevelopment Area. However, transient population will increase in the area consistent with the proposed project.

Redevelopment of the Community Redevelopment Area as a motel will help provide amenities and services to both the western sector of the City as well as the City as a whole. These improvements should increase the attractiveness of the areas, which in turn will spur additional development.

2. Land Coverage and Building Density. There no existing building located within the Community Redevelopment Area. After redevelopment project completion, building coverage will be approximately 11,457 square feet on the ground floor.

3. General Environment. Provide for the creation of hospitality and related service activities which will intensify and strengthen McCook as a focal point for local and regional development.

Provide for the establishment of a vibrant motel in order to increase the amount and variety of activity in the Highway 83 and West H Street Intersection area while maintaining good traffic flow, pedestrian movement and visual interest.

Provide an environment that minimizes automobile-pedestrian conflicts.

Assure that lighting, signs, pedestrian ways, and communication devices are oriented to the human scale.

4. Pedestrian ways and Open Spaces. Provide a pedestrian circulation system to facilitate the movement of pedestrians to and within the major development activities within the area.

5. Building Heights and Massing. Building heights and massing for the proposed project will comply with the highway commercial zone.

6. Circulation, Access and Parking. Provide for vehicular circulation through and access to the Community Redevelopment Area in a manner consistent with the needs of the development and the community.

Provide for an adequate supply of appropriately located parking in accordance with applicable zoning district regulations. Adequate parking needs to be provided so the motel does not generate parking problems for abutting commercial and residential streets.

7. Off-Street Loading, Service and Emergency Facilities. Provide for consolidated off-street loading and service facilities, with access to be provided (where feasible) from screened public service alleys, drives or courts and connected appropriately with the street system.

Provide for emergency vehicle access in a manner compatible with established design and environmental objectives.

Provide a maximum floor area ratio in accordance with applicable zoning district regulations in the Community Redevelopment Area.

E. Proposed Changes and Actions. The Community Redevelopment Area is anticipated to function as motel with related service for the community and the surrounding region. See Exhibit "C" for an example of a conceptual land use and site plan for the Community Redevelopment Area. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, and building codes and ordinances, and actions to be taken to implement this Redevelopment Plan.

1. Zoning, Building Codes and Ordinances. The Community Redevelopment Area is zoned highway commercial. No additional changes to the City's Zoning Ordinances, Building Codes, or other local ordinances are contemplated to implement this Redevelopment Plan.

2. Traffic Flow, Street Layout and Street Grades. The only street adjacent to the Community Redevelopment Area is West H Street. The existing driveway access into the Community Redevelopment Area from West H Street and north bound Highway 83 will remain in place, and no improvements to the streets are anticipated.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. In order to support the new land uses in the Community Redevelopment Area, the following proposed public redevelopments, improvements, facilities, utilities and rehabilitations may be needed:

(i) Site acquisition
(ii) Site preparation
(iii) Public right-of-way improvements and curb cuts;

(ii) Reroute sanitary sewer

(iv) Other potential public improvements in and abutting the Community Redevelopment Area based upon the final approved site plan.

4. Site Preparation and Demolition. Site preparation will consist of excavation, backfill and compaction. In addition, soil boring, and testing will be required.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Community Redevelopment Area include construction of a room nationally branded hotel with paved parking.

6. Acquisition and Relocation. In the event there is any need to buy certain right of way and/or easements in order to facilitate public improvements within the Community Redevelopment Area, said City acquisition must be reviewed and will only be authorized as part of an approved Redevelopment Agreement with the redeveloper. Although none is anticipated, if the right of way and/or easement acquisition for public improvements involves relocation, the City shall relocate or provide assistance pursuant to the procedures described in the Relocation Assistance Act and pursuant to section 18-2154 of the Community Development Law.

7. Open Spaces, Pedestrian ways, Landscaping, Lighting, Parking. The proposed site plan and private sector improvements will comply with the City's minimum open space, pedestrian way, landscaping, lighting, and parking standards as defined in the Zoning and Subdivision Ordinances, Building Codes, or other local ordinances. In addition, the City may elect to require additional standards in these areas as described in a written redevelopment agreement in order to help remove blight and substandard conditions

F. Cost-Benefit Analysis. A City of McCook Redevelopment Project TIF Statutory Cost Benefit Analysis is incorporated herein by this reference ("Cost-Benefit Analysis") and is shown on Exhibit "D". The Cost-Benefit Analysis complies with the requirements of the Community Development Law in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services.

G. Proposed Costs and Financing; Statements. In the event, the City determines that the private sector is unable to carry out the related public improvements associated with the motel without assistance from the City of McCook, then the City will either (i) solicit proposals from interested private sector redevelopers, asking interested redeveloper(s) to state their level of interest, proposed funding, time frame, ability to carry out the proposed public portion of the Redevelopment Project, and what, if any, contributions are necessary to be made by the City of McCook, or (ii) work with the redeveloper owner of the Community Redevelopment Area to

identify proposed funding, timeframe, ability to carry out the proposed Redevelopment Project, and what, if any, contributions are necessary to be made by the City of McCook.

Upon careful review of the redeveloper(s) responses, the City will be in a position to select a redeveloper of record to begin good faith negotiating on a specific written redevelopment agreement or negotiate with the redeveloper owner of the Community Redevelopment Area on a specific written redevelopment agreement. The written redevelopment agreement would include a site plan, motel description, specific funding arrangements, and specific covenants and responsibilities of the City and the redeveloper to implement the Redevelopment Project.

Estimated Redevelopment Project costs, including acquisition, preparation, and relocation costs are broken down as follows:

POTENTIAL PUBLIC AND ELIGIBLE PRIVATE IMPROVEMENTS*

Legal	$ 17,000
Site Acquisition	$ 410,000
Site preparation	$ 165,000
Utility & ROW improvements	$ 187,000
Planning (Architecture, engineering, testing)	$ 785,000
Total eligible costs	$1,564,000
TOTAL AMOUNT EQUALING AVAILABLE TIF not to exceed	$1,400,000

The figures above are estimates. Final figures are subject to a specific site plan, design specifications, City approval and public procurement procedures and regulations.

The Proposed Public Improvements and Eligible Private Improvements should not exceed the amount of funds available from the tax-increment financing indebtedness that the City Council may elect to issue, unless the redeveloper and/or City are able to secure and fund additional monies and such funds are identified in a written redevelopment agreement.

The public will fund as much of the above Proposed Public Improvements and Eligible Private Improvements as needed to the extent necessary to meet the public purpose and community goals, policies and standards. The City will not fund improvements that exceed the amount of funds available from tax-increment financing indebtedness that the City Council may elect to issue pursuant to section 18-2147 to 18-2151 of the Community Development Law, unless the redeveloper and/or City are able to secure and fund additional monies and such funds are identified in a written redevelopment agreement. The amount of the available proceeds for tax-increment financing is estimated at approximately $1,400,000 assuming the motel will generate an estimated property valuation of $6,750,000 over the estimated present property valuation base of $68,824.

Any ad valorem tax levied upon the real property in a Redevelopment Project for the benefit of any public body shall be divided, for a period not to exceed fifteen (15) years after the effective date of such provision established in the redevelopment contract to be executed by the Redeveloper and the Community Development Agency. Said tax shall be divided as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the Redevelopment Project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a Redevelopment Project shall be paid into the funds of the respective public bodies.

Because the redevelopment plan proposes to use tax-increment financing funds as authorized in section 18-2147 of the Community Development Law, the City Council finds as follows:

a. the Redevelopment Project in the plan would not be economically feasible without the use of tax-increment financing;

b. the Redevelopment Project would not occur in the community redevelopment area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long term best interest of the community impacted by the Redevelopment Project.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City of McCook desires to modify this Redevelopment Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws. A redevelopment plan which has not been approved by the governing body when recommended by the authority may again be recommended to it with any modifications deemed advisable. A redevelopment plan may be modified at any time by the authority, provided, that if modified after the lease or sale of real property in the Redevelopment Project Area, the modification must be consented to by the redeveloper or redevelopers of such property or his successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body.

EXHIBIT "A"
REDEVELOPMENT AREA

Attach survey.

REPLAT No. 1 of BLOCK 2
PATTON–BOYD ADDITION
TO THE CITY OF McCOOK, RED WILLOW COUNTY, NEBRASKA

LOT 1 IS DELETED, LOT 2A AND LOT 2B ARE DELETED

NEW LOTS CREATED WILL BE LOT 1R, LOT 2R, LOT 3R BLOCK 2, PATTON–BOYD ADDITION TO THE CITY OF McCOOK, RED WILLOW COUNTY NEBRASKA

PRELIMINARY

DEDICATION

McCook Lodging LLC and B&S Properties LLC, as it appears on the foregoing Plat and as described in the Surveyor's Certificate is with the free consent and in accordance with the desires of the undersigned owners and proprietors. The said owners hereby dedicate the streets, alleys, easements and other open areas to the Public use and benefit.

By: _____
McCook Lodging LLC, Operating Partner: Kirti Trivedi

By: _____
B&S Properties LLC, Owner: Samuel H. O'Toole

By: _____
B&S Properties LLC, Owner: Bart J. Stromberger

ACKNOWLEDGMENT

Personally appeared before me a Notary Public in and for the State of Nebraska, Kirti Trivedi, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this ____ day of _____ 2016.

My commission expires _____

Notary Public _____

ACKNOWLEDGMENT

Personally appeared before me a Notary Public in and for the State of Nebraska, Samuel H. O'Toole, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this ____ day of _____ 2016.

My commission expires _____

Notary Public _____

ACKNOWLEDGMENT

Personally appeared before me a Notary Public in and for the State of Nebraska, Bart J. Stromberger, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this ____ day of _____ 2016.

My commission expires _____

Notary Public _____

PLANNING COMMISSION APPROVAL

This Plat was duly approved by the City of McCook, Red Willow County, Nebraska Planning Commission on this ____ day of _____ 2016.

_____ Nate Schneider, Secretary

_____ Kurt Vosburg, Chairman

MUNICIPAL APPROVAL

This Plat was duly approved by the City of McCook, Red Willow County, Nebraska on this ____ day of _____ 2016.

_____ LeaAnn Dook, City Clerk

_____ Mike Gonzales, Mayor

RECORDING INFORMATION

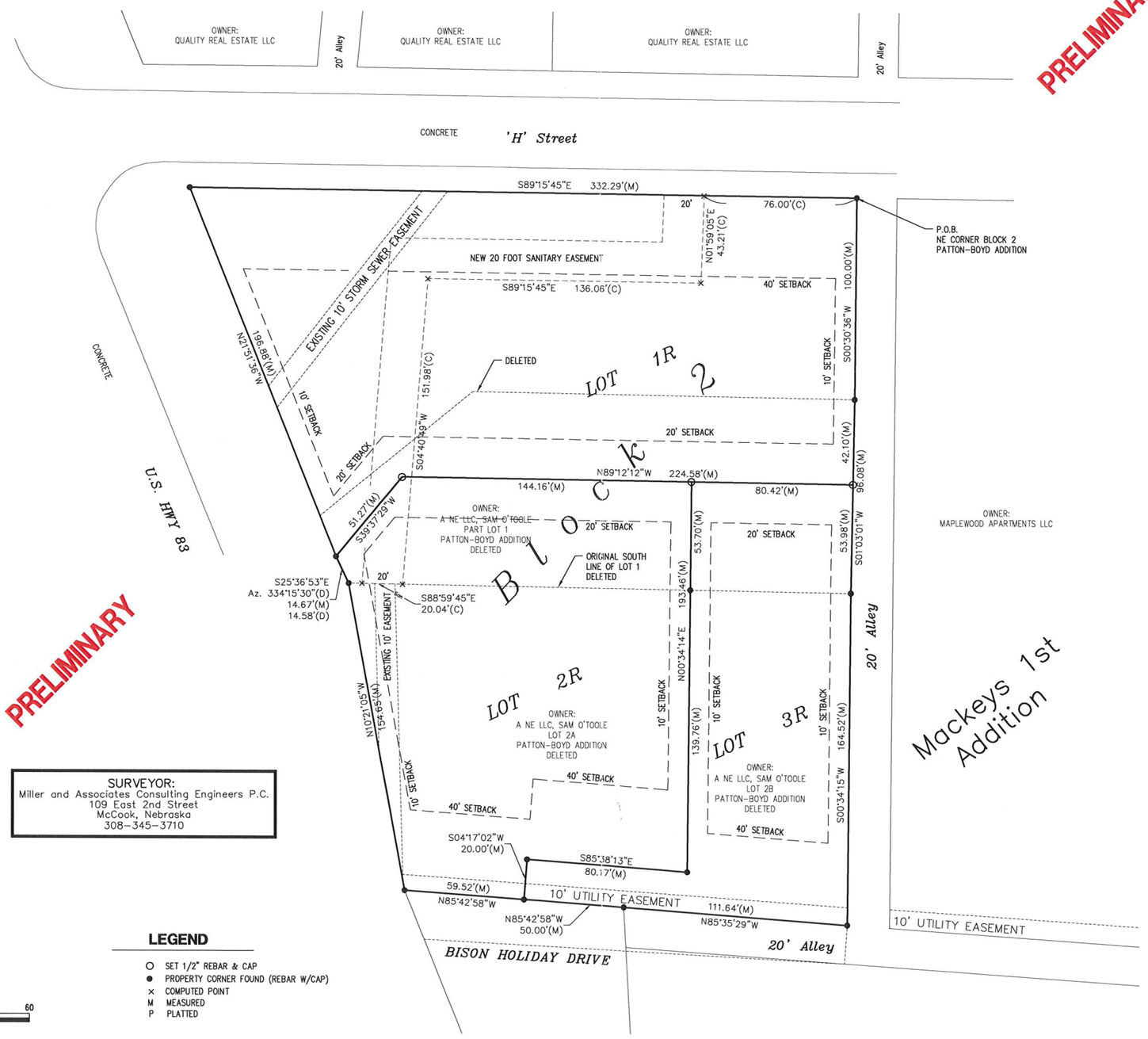
State of Nebraska) County of Red Willow)

Instrument No. _____

DATE: _____

TIME: _____

_____
Register of Deeds: Tami Teel



PRELIMINARY

SURVEYOR:
Miller and Associates Consulting Engineers P.C.
109 East 2nd Street
McCook, Nebraska
308–345–3710

LEGEND

- ○ SET 1/2" REBAR & CAP
- ● PROPERTY CORNER FOUND (REBAR W/CAP)
- × COMPUTED POINT
- M MEASURED
- P PLATTED

N

0 15 30 60
SCALE IN FEET

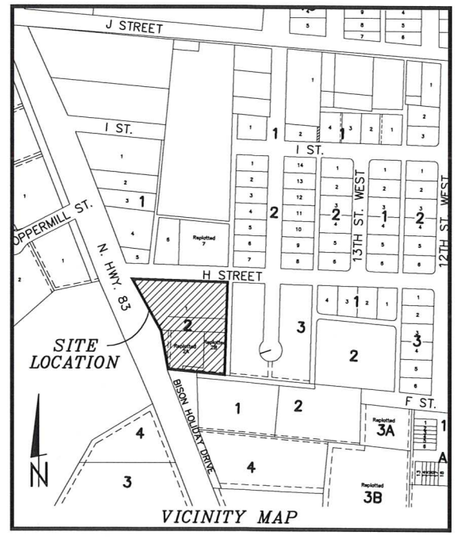
MILLER & ASSOCIATES CONSULTING ENGINEERS, P.C.
109 E. 2ND ST., McCOOK, NE 69001
TEL. 308–345–3710, FAX 345–7370
BOOK: 163M
200–LS–624–15
NOVEMBER, 2015

SURVEYORS CERTIFICATE

I hereby state that during the month of February, 2016 I surveyed a tract of land which is part of Block 2 Patton–Boyd Addition to the City of McCook, Red Willow County, Nebraska. This tract of land will now be referred to as REPLAT NO. 1, of BLOCK 2, PATTON–BOYD ADDITION to the City of McCook, Red Willow County Nebraska and is more particularly described as follows:

Beginning at the NE corner of Block 2, Patton–Boyd Addition,
thence S00°30'36"W along the east line of Block 2 a distance of 100.00 feet;
thence S01°03'01"W along the east line of Block 2 a distance of 96.08 feet;
thence S00°34'15"W along the east line of Block 2 a distance of 164.52 feet to the SE corner of BLOCK 2;
thence N85°35'29"W along the south line of BLOCK 2 a distance of 111.64 feet;
thence N85°42'58"W along the south line of BLOCK 2 a distance of 109.52 feet to a point on the east right of way line of Highway 83;
thence N10°21'05"W along said right of way line a distance of 154.65 feet;
thence N25°36'53"W along said right of way line a distance of 14.67 feet;
thence N21°51'36"W along said right of way line a distance of 196.88 feet to a point on the south right of way line of West "H" Street;
thence S89°15'45"E along said right of way line a distance of 332.29 feet to the point of beginning;
.
Said tract containing 2.16 acres (94,122.24 Sq. Ft.), more or less, subject to any existing easements, right–of–ways or reservations of record.

_____
GERHARD H. DICENTA, RLS 514



VICINITY MAP

OWNERS

McCook Lodging LLC
P.O. Box 3847
McCook, Nebraska 69001
Kirti Trivedi – Operating Partner

B&S Properties LLC
705 North Hwy 83
P.O. Box 994
McCook, Nebraska 69001
Samuel H O'Toole
Bart J. Stromberger

ZONED: HIGHWAY COMMERCIAL

FRONT YARD SETBACK – 40'
SIDE YARD SETBACK – 10'
REAR SETBACK – 20'

DEVELOPERS:
McCook Lodging LLC
P.O. Box 3847, McCook, Nebraska 69001
Kirti Trivedi – Operating Partner

B&S Properties LLC
P.O. Box 994, 705 North Highway 83
Samuel H. Toole, Bart J. Stromberger

PLOTTED: 1/25/2016 2:40 PM ---- SAVED: 1/25/2016 2:40 PM ---- C:\Projects\200\200-LS\2015 SURVEYS\200-LS-624-15\Civil-Dwgs\Design Drawings\Survey Design\Ex_Base_200-LS-624-15.dwg

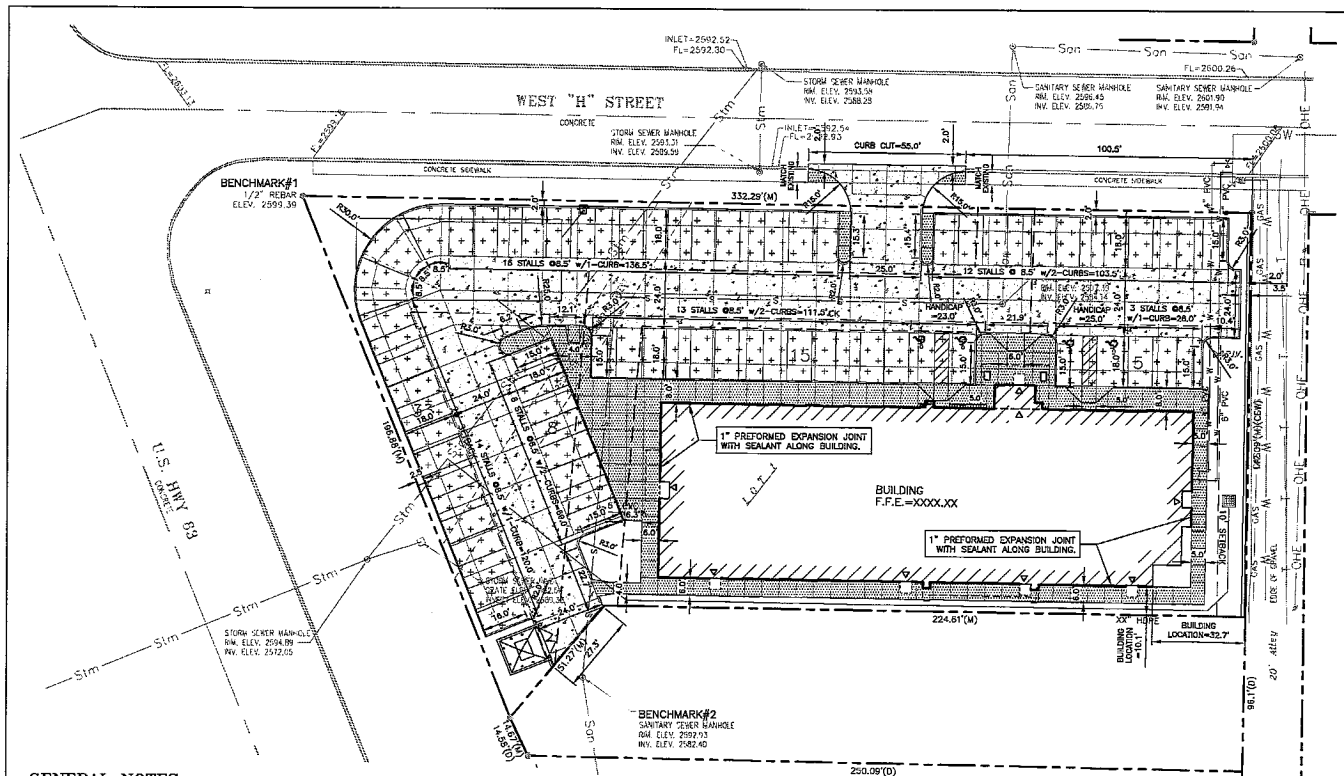
EXHIBIT "B"

INSERT AERIAL PHOTO OF SITE
[Google map]

Google earth

feet 300
meters 100

EXHIBIT "C"
Site layout



NORTH
SCALE 1" =20 '

20 0 20 40 60 Feet

LEGEND

- 6" CONCRETE PAVEMENT (1/C200)
- 7" CONCRETE PAVEMENT (1/C200)
- 4" SIDEWALK PAVEMENT (8/C200)
- PROPERTY LINE
- STRUCTURAL STOOP, (SEE ARCHITECTRUAL PLANS)

GENERAL NOTES:

1. VERIFICATION BEFORE PROCEEDING TO LAYOUT THE WORK. REGA ENGINEERING GROUP DID NOT CONDUCT A BOUNDARY SURVEY ON THIS PROPERTY. THE PROPERTY LINES SHOWN ARE ASSUMED AND SHALL BE VERIFIED PRIOR TO LAYOUT OF ALL WORK. ENGAGE A LAND SURVEYOR TO LOCATE THE BOUNDARY PROPERTY LINES AND EASEMENTS BEFORE LAYING OUT THE WORK. PRIOR TO CONSTRUCTION CONTRACTOR OR CONTRACTORS SUB SHALL VERIFY SURVEYORS COORDINATES, OFFSETS, CONSTRUCTION STAKES AND ANY OTHER INFORMATION THE SURVEYOR MAY HAVE PROVIDED AS A MEANS TO LAY OUT THE WORK USING THE SIGNED DRAWING, ELEVATIONS, PROPERTY BOUNDARY SURVEY LOCATED BY CONTRACTORS SURVEYOR, EXISTING BENCHMARK INFORMATION AND ELEVATIONS. CONTACT REGA ENGINEERING IMMEDIATELY WITH ANY CONFLICTS.
2. KEEP PROJECT SITE FREE FROM DRAINAGE PONDING DUE TO CONSTRUCTION OPERATIONS DURING PROGRESS OF WORK. MAKE ARRANGEMENTS FOR DISPOSAL OF ALL WATER AND SEDIMENT RECEIVED ON THE SITE FROM TEMPORARY CONNECTIONS OR STOOPPAGES. DO NOT DISCHARGE ANY WATER OR SEDIMENT ONTO PRIVATE PROPERTY OUTSIDE THE CONSTRUCTION RIGHT-OF-WAY.
3. STRIP TOP SOIL AND SEPARATELY STORE TO PROVIDE DEPTH OF TOP SOIL REPLACEMENT AS SPECIFIED.
4. CONTRACTOR IS RESPONSIBLE FOR LIAISON WITH UTILITY COMPANIES AND FOR REPAIRING UTILITIES AND SERVICES WHICH ARE NOT IN DIRECT CONFLICT WITH THE WORK, AND IS RESPONSIBLE FOR DAMAGE DURING CONSTRUCTION AT NO EXPENSE TO THE OWNER, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
5. UTILITIES SHOWN ON DRAWINGS, IN DIRECT LINE AND GRADE, WHICH CONFLICT WITH THE WORK, SHALL BE RELOCATED BY OTHERS AT NO EXPENSE TO THE CONTRACTOR, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
6. FOR UTILITIES NOT SHOWN ON THE DRAWINGS AND WHICH ARE IN DIRECT CONFLICT WITH THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE CONFLICT. WHEN DIRECTED, THE CONTRACTOR SHALL PERFORM THE WORK. THE CONTRACTOR SHALL BE ENTITLED TO PAYMENT FOR ANY EXTRA WORK IN ACCORDANCE WITH THE GENERAL CONDITIONS.
7. UTILITY REMOVAL. BEFORE THE CONTRACTOR BEGINS WORK, HE SHALL CONFER WITH THE OWNERS OF ANY UNDERGROUND OR OVERHEAD UTILITIES WHICH MAY BE ON OR IN CLOSE PROXIMITY TO THE WORK AREAS AND SHALL ARRANGE FOR THE NECESSARY DISCONNECTION OF THE UTILITIES IN ACCORDANCE WITH THE UTILITY COMPANY REGULATIONS. THE UTILITY COMPANY OR OWNER OF THE UTILITY SHALL PERFORM THE WORK OF REMOVING, REPAIRING, RECONNECTING, OR REVERSING THE UTILITY UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES SO THAT WORK CAN BE EXPEDITED TO THE BEST INTERESTS OF ALL CONCERNED.
8. REMOVE PAVEMENT TO A MINIMUM OF 1' - 0" FROM EDGE OF TRENCH. NO UNDERCUTTING WILL BE PERMITTED. REMOVE PAVEMENT ON STRAIGHT LINES APPROXIMATELY PARALLEL TO THE CENTER LINE OF THE TRENCH. CUT PAVEMENT AND DRIVES WITH A CONCRETE SAW AND PROVIDE A MINIMUM VERTICAL CUT OF 1 INCH.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL STREETS AND HIGHWAYS INVOLVED IN CONSTRUCTION.
10. CONTRACTOR SHALL DISPOSE OF SURPLUS MATERIALS, BUILDING CONSTRUCTION DEBRIS AND TREES IN ACCORDANCE WITH LOCAL ORDINANCES AND AT A SITE APPROVED BY THE OWNER. BURNING OF REFUSE WILL NOT BE PERMITTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF UTILITY SERVICE ABANDONMENT AS REQUIRED BY THE CITY OF MCCOOK.
11. ALL FILL AND BACKFILL MATERIALS SHALL BE LOW-PLASTICITY COHESIVE SOILS OR SAND BASED SOILS AND FREE OF RUBBLE AND ORGANICS. THE FILL MATERIAL SHALL BE LOW-PLASTICITY WITH A LIQUID LIMIT LESS THAN 47 AND A PLASTICITY INDEX RANGING FROM 10 TO 25 PERCENT. WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER'S REPRESENTATIVE IN THE GENERAL CONDITIONS. IF DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL EXCAVATE AND REPLACE WITH SUITABLE MATERIAL. SUITABLE MATERIAL FOR BACKFILL SHALL BE OBTAINED FROM OFF-SITE BORROW AS APPROVED BY THE ENGINEER AND SOIL ENGINEER.
12. TOP SOIL SHALL BE CLEAN, FRIABLE, FRIABLE SOIL. TOPSOIL SHALL BE A MIXTURE OF SOIL AND ORGANIC MATTER AND SHALL BE FREE OF STONES OVER ONE-HALF INCH IN DIAMETER, HARD CLAY CLUMPS, REFUSE, PLANT MATERIAL OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS OR OTHER MATERIAL THAT IS DETRIMENTAL TO PLANT GROWTH. THE PH RANGE SHALL BE 5.0 TO 7.5. ZINC ORGANIC MATERIAL MINIMUM AS DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 110 DEGREES CENTIGRADE. TOPSOIL SHALL CONFORM TO ASTM D 5268. OBTAIN FROM NATURALLY WELL DRAINED SITES FREE OF FLOODING WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM BOGS OR MARSHES. TOPSOIL SHALL NOT BE DELIVERED OR USED WHILE IN A FROZEN OR SATURATED CONDITION.
13. STRIP TOPSOIL AND VEGETATION TO A DEPTH OF 2 TO 4 INCHES OR BELOW THE ROOT CROWN. THE CONTRACTOR SHALL CONSULT THE ENGINEER DURING STRIPPING OPERATIONS TO AVOID REMOVING MORE TOPSOIL THAN IS NECESSARY.
14. REMOVE EXISTING MATERIAL INSIDE BUILDING 2' BELOW FINISHED FLOOR SUBGRADE AND 5' OUTSIDE OF BUILDING ENVELOPE PRIOR TO THE PLACEMENT OF ANY NEW FILL. THE TOP NINE (9) INCHES OF THE EXISTING MATERIAL SHALL BE SCARIFIED AND RECOMPACTED BEFORE PLACEMENT OF ANY FILL IF REQUIRED. THE REMOVED SOIL SHALL BE COMPACTED TO A MINIMUM OF 85 PERCENT OF THE MAXIMUM DRY DENSITY AS RECOMMENDED BY ASTM D698. UNSUITABLE AREAS OBSERVED AT THIS TIME SHALL BE IMPROVED BY SCARIFICATION AND RECOMPACTION OR BY UNDERCUTTING AND PLACEMENT WITH STRUCTURAL FILL. PROOFROLLING SHALL BE ACCOMPLISHED WITH A FULLY LOADED TANDEM-AXEL DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUBGRADE LOADING. A MINIMUM GROSS WEIGHT OF 25 TONS IS REQUIRED FOR THE PROOFROLLING EQUIPMENT.
15. COMPACTION OF FILL ALL FILL AND BACKFILL SHALL BE MOISTEN OR DRIED BY AERATION, AND THEN COMPACTED TO THE FOLLOWING PERCENTAGE OF MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE LIMITS SPECIFIED ABOVE OR BELOW OPTIMUM MOISTURE CONTENT, AS DETERMINED BY TESTING PROCEDURE ASTM D 698, (STANDARD PROCTOR) AND ASTM D1557 (MODIFIED PROCTOR), UNLESS OTHERWISE NOTED:

MATERIAL	PERCENT OF MAXIMUM (COHESIVE SOIL ONLY)	ASTM	PERCENT ABOVE OR BELOW OPTIMUM MOISTURE CONTENT
* RANDOM FILL	90% MINIMUM	D698	-0% TO +4%
* UPPER 8" OF SUBGRADE	95% MINIMUM	D698	-0% TO +4%
* BENEATH PAVEMENT	95% MINIMUM	D698	-0% TO +4%
* BACKFILL AROUND FOUNDATIONS	95% MINIMUM	D698	-0% TO +4%
* BELOW FOOTINGS	95% MINIMUM	D698	-0% TO +4%

16. EXTEND COMPACTION REQUIREMENTS FOR ALL PAVEMENTS TO 3 FEET BEYOND PAVEMENT PERIMETER. EXTEND COMPACTION REQUIREMENTS FOR ALL SIDEWALKS TO 15 INCHES BEYOND SIDEWALK PERIMETER.
17. COMPACT COHESIVE SOILS BY THE USE OF SHEEPSFOOT OR PNEUMATIC TYPE COMPACTORS UNDER OPTIMUM MOISTURE CONDITIONS.
18. UPON COMPLETION OF ROUGH GRADING, THE CONTRACTOR SHALL SPREAD (4) INCHES OF TOPSOIL. CONTRACTOR SHALL FINE GRADE SITE WITH NO MORE THAN TWO (2) INCHES. ESTABLISH VEGETATIVE COVER IMMEDIATELY AFTER FINISH GRADING. IN AREAS WHERE COMPOST IS NOT TO BE USED, THE CONTRACTOR SHALL SPREAD BEFORE SPREADING TOPSOIL, GRADED AREAS SHALL BE SCARIFIED TO A DEPTH OF 4 INCHES, AND ALL SETTLEMENTS AND WASHES SHALL BE REPAIRED. FINISH GRADE SHALL BE HELD 1 INCH BELOW ADJACENT SIDEWALKS, CURBS AND PAVEMENT. TOPSOIL SHALL BE FREE OF ROCKS, RUBBLE, WOOD AND OTHER UNDESIRABLE MATERIAL.
19. PERFORM FINISH GRADING OF TOPSOIL ADEQUATELY FOR SOD, SEED OR WHATEVER MATERIAL IS PLACED IN EACH AREA. FINISHED SURFACE SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE CHANGES. THE DEGREE OF FINISH SHALL BE THAT ORDINARILY OBTAINABLE FROM BLADE GRADER OPERATIONS, EXCEPT AS OTHERWISE NOTED. FINISHED SURFACE SHALL BE NOT MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED GRADE OR APPROVED CROSS SECTIONS. ALL SWALES SHALL BE FINISHED SO AS TO DRAIN READILY. PRIOR TO THE INSTALLATION OF SEEDING OR SOD, A FINAL WALK THRU OF THE SITE SHALL BE CONDUCTED AND ANY MODIFICATIONS TO THE SITE GRADING SHALL BE MADE TO ENSURE THE ENTIRE SITE HAS POSITIVE DRAINAGE. THESE GRADING MODIFICATIONS SHALL BE CONDUCTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. FINAL TOPSOIL THICKNESS SHALL BE AS FOLLOWS:

LOCATION	THICKNESS (INCHES)
SEEDED GRASS AREAS	6 MIN.
TREE AND SHRUB BEDS	12 MIN.
GROUND COVER AREAS	12 MIN.

21. CONTRACTOR SHALL SEED ALL DISTURBED AREAS AFTER CONSTRUCTION WITH DROUGHT RESISTANT FESCUE WITH 2% KENTUCKY BLUEGRASS AND 5% PERENNIAL RYE GRASS.
22. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NOOR STANDARD SPECIFICATIONS FOR ANY CONSTRUCTION, AND ITS MOST CURRENT REVISIONS EXCEPT AS MODIFIED BY THE DETAILED SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN EITHER THE NOOR SPECIFICATIONS AND THE DETAILED SPECIFICATIONS THE MORE STRINGENT SPECIFICATION SHALL GOVERN AS DETERMINED BY THE PROJECT ENGINEER.
23. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY CONDUITS ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND PLACED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. NO EXCAVATION WILL BE PERMITTED IN THE AREA UNTIL ALL SUCH UNDERGROUND UTILITY FACILITIES HAVE BEEN LOCATED AND STAKED TO THE SATISFACTION OF ALL PARTIES, AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY FACILITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT, AND OTHER IMPROVEMENTS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT. ANY DAMAGE TO EXISTING UTILITIES AND PARKED STREETS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. IN ALL CASES, WITH NO EXCEPTION THE CONTRACTOR, BEFORE BEGINNING CONSTRUCTION OF ANY NEW UNDERGROUND FACILITIES, SHALL LOCATE, UNCOVER AND DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND FACILITIES WHICH MAY POTENTIALLY CONFLICT WITH HIS WORK, OR ARE TO BE INCORPORATED INTO THE NEW WORK. BEFORE PROCEEDING, THE CONTRACTOR SHALL CONFIRM THAT A CONFLICT DOES NOT EXIST AND THE UNDERGROUND WORK MAY BE PERFORMED AS SHOWN ON THE PLANS. IF THE CONTRACTOR DETERMINES THAT A PROBLEM DOES EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH HAS NOT THOROUGHLY BEEN INVESTIGATED PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER, THE TIME LIMIT TO COMPLETE THE WORK IS AS STATED IN THE SPECIFICATIONS.
24. THE CONTRACTOR SHALL CALL FOR THE EXISTING UTILITY LOCATION STAKES (1-800-331-5666) 48 HOURS PRIOR TO DIGGING. CALL ALL APPLICABLE UTILITY COMPANIES.
25. THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVE BOXES AND MANHOLES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT (NO PAY ITEM). THE CONTRACTOR SHALL KEEP ALL GAS WATER, GAS, AND EXISTING SEWERS AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION. INSPECTION DURING CONSTRUCTION SHALL BE PAID FOR BY THE OWNER. THE CITY CONSTRUCTION ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE THE START OF CONSTRUCTION.
26. ELEVATIONS ARE REFERENCED TO THE USGS/OTHER DATUM.
27. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMAN AS PER THE "NUTCO MANUAL TRAFFIC CONTROL GUIDELINES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND AS DIRECTED BY THE ENGINEER.
28. PROTECT, BY WHATEVER MEANS REQUIRED, ALL TRAFFIC SIGNALS, MAILBOXES, FENCES, SIGNS, STRUCTURES, DRIVERS, SIDEWALKS, STREETS, POLES, BUSHES, TREES, IRRIGATION SYSTEMS, ETC. WHICH ARE NOT DESIGNATED FOR REMOVAL OR ARE OUTSIDE THE LIMITS OF CONSTRUCTION. ANY DAMAGE OR DESTRUCTION CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT A MINIMUM TO THE ORIGINAL CONDITION, AS DIRECTED BY THE ENGINEER, AND AT THE COST OF THE CONTRACTOR.
29. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AND PROJECT AREAS. NO PONDING OF WATER SHALL BE ALLOWED EXCEPT AS DESIGNATED ON THE SITE GRADING AND EROSION CONTROL PLAN MAINTAIN ALL EXISTING DRAINAGE PATTERNS ANY COSTS SHALL BE CONSIDERED INCIDENTAL TO OTHER PAY ITEMS.(NO ADDITIONAL PAYMENT WILL BE MADE).
30. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES, AS SHOWN ON THE PLANS IN CONFORMANCE WITH THE CITY OF MCCOOK STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION OR AS MANDATED BY THE ENGINEER. UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UNLESS DIRECTED OTHERWISE BY THE ENGINEER. AFTER SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION CONTROL DEVICES INCLUDING SILT FENCING AND SEDIMENT CONTROL BASINS. AND ESTABLISH GROUND COVER IN DISTURBED AREAS.
31. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS AND CONCRETE REMOVAL. ALL REMOVAL SHALL BE FULL DEPTH SAW CUT.
32. PAVING DIMENSIONS ARE SHOWN ON THE PLANS. ALL DIMENSIONS ARE BACK-OF-CURB TO BACK-OF-CURB.
33. ALL CONCRETE SHALL BE 4000 PSI 470 CONNRETE WITH 1PT CEMENT AND FOLLOW NEBRASKA DEPARTMENT OF ROADS STANDARDS AND SPECIFICATIONS.
34. CONTRACTOR SHALL OBTAIN ALL PERMITS.
35. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT CROSS SECTIONS, LINES AND FINISH GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER SHALL BE ALLOWED.
36. CONTRACTOR SHALL SEAL ALL JOINTS WITH SEALANT SHOWN ON NDOR APPROVED PRODUCT LIST AND AS DETAILED ON DETAIL 4/C2.0
37. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTION. CONTRACTOR SHALL PAY FOR ALL TESTING AND ANY FAILED TESTS FOR ALL MATERIAL AND CONCRETE TESTING AS REQUIRED BELOW.

DESIGNATED AREA	TESTING FREQUENCY
* ALL LIFTS OF FILL	1 TEST PER 3000 SF OR PER SMALLER SEPARATE AREA REQUIRED
* CONCRETE	1 TEST PER 50 CUBIC YARDS OR FRACTION THEREOF EACH CONCRETE MIX PLACED EACH DAY WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE-STRENGTH TESTS FOR EACH CONCRETE MIXTURE. TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.
* SLUMP	ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE. BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE. TESTS SHALL ADHERE TO ASTM C 143/C 143M.
* AIR CONTENT	ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEGREES F AND BELOW AND WHEN 80 DEGREES F AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE TESTS SHALL ADHERE TO ASTM C 1064.
* CONCRETE TEMPERATURE	ONE TEST FOR EACH COMPOSITE SAMPLE BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. TESTS SHALL ADHERE TO ASTM C 231, PRESSURE METHOD.
* COMPRESSION TEST SPECIMENS	CAST LABORATORY CURE ONE SET OF THREE STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE. TESTS SHALL ADHERE TO ASTM C 31/C 31M.
* COMPRESSIVE-STRENGTH TESTS	TEST 1 SPECIMEN AT 7 DAYS AND 2 SPECIMENS AT 28 DAYS. TESTS SHALL ADHERE TO ASTM C 39/C 39M.

38. STRENGTH OF EACH CONCRETE MIX WILL BE SATISFACTORY IF AVERAGE OF ANY 3 CONSECUTIVE COMPRESSIVE-STRENGTH TESTS OR EXCEEDS SPECIFIED COMPRESSIVE STRENGTH AND NO COMPRESSIVE-STRENGTH TEST VALUE FALLS BELOW SPECIFIED COMPRESSIVE STRENGTH BY MORE THAN 500 PSI (3.4 MPa).
39. THE FINAL SOIL GRADES IN ALL LANDSCAPE AREAS BETWEEN BUILDINGS AND PAVED AREAS SHALL NOT BE GREATER THAN 1" BELOW PAVEMENT BEFORE SOD, ROCK, MULCH OR OTHER LANDSCAPE MATERIALS ARE INSTALLED AND SHALL HAVE A MINIMUM OF 4% SLOPE AWAY FROM BUILDINGS.
40. FOR ALL AREAS THAT RECEIVE SEED AND HAVE SLOPES GREATER THAN 10:1. CONTRACTOR SHALL INSTALL PERMANENT EROSION CONTROL MATTING PRIOR TO SEEDING.

SHEET NOTE:

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Retain the Location Request Number for YOUR Den Protection!

Diggers Hotline of Nebraska
1-800-331-5666 (STATEWIDE)

NOTE:
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BENCHMARK

BENCHMARK #1, 1/2" REBAR
EL=2599.39

BENCHMARK #2, SANITARY SEWER MANHOLE, RIM=2592.93

ISSUED FOR:	DATE:	BY:	REVIEW BY:
-	-	-	-
-	-	-	-

PRELIMINARY PLAN NOT FOR CONSTRUCTION

PROJECT
151241

NO.	DESCRIPTION	DATE	BY

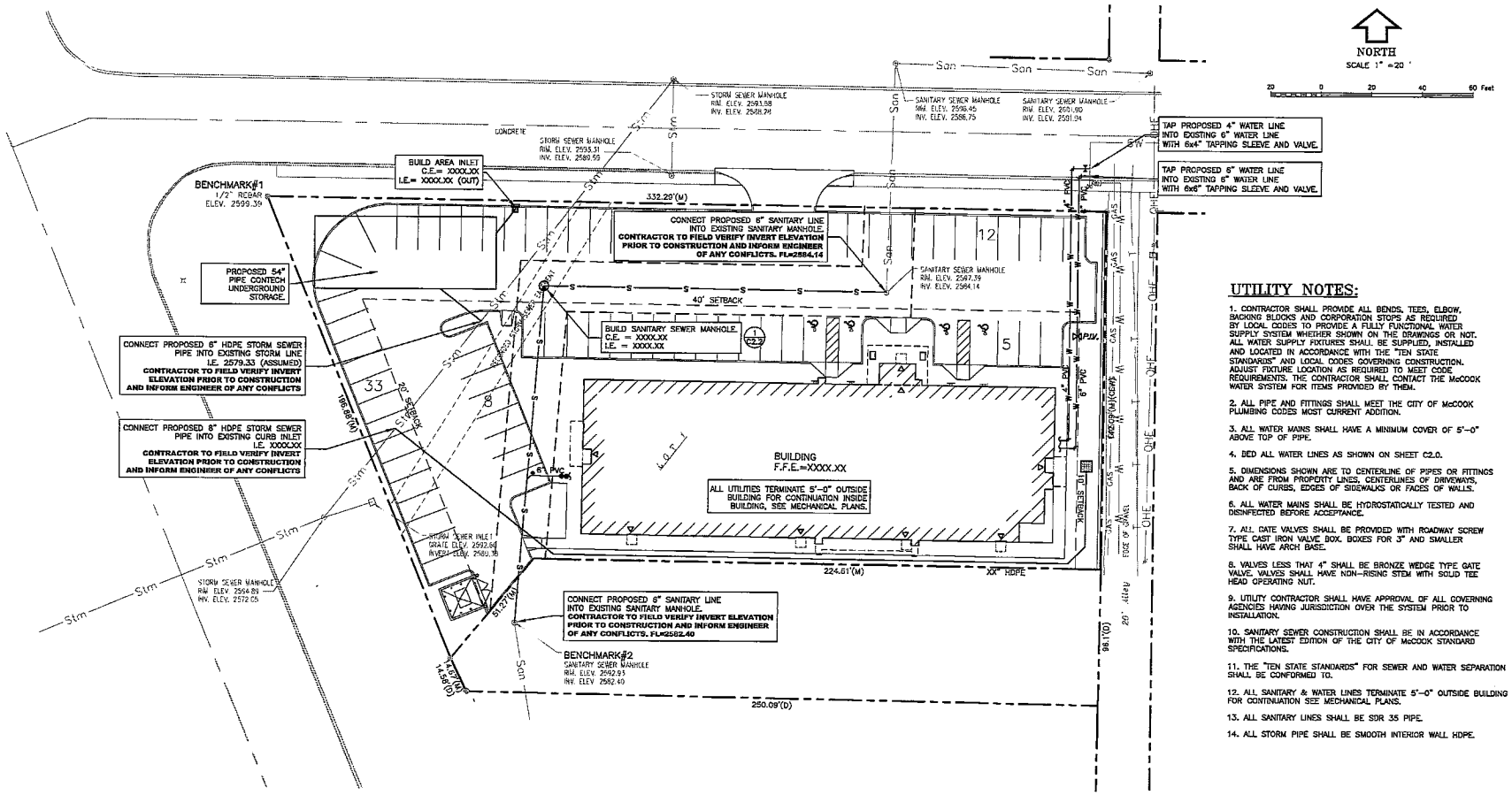
REVISIONS

REGA
ENGINEERING GROUP, INC.
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342
- ENGINEERING
- PLANNING
- LAND SURVEYING

HOLIDAY INN EXPRESS AND SUITES
WEST 'H' STREET AND HIGHWAY 83
MCCOOK, NE
LAYOUT PLAN

DATE: 01/2016
DESIGNED BY: SDB/NB
DRAWN BY: SDB/NB
CHECKED BY: NB/DR

SHEET NO.
C1.2



UTILITY NOTES:

1. CONTRACTOR SHALL PROVIDE ALL BENDS, TEES, ELBOW, BACKING BLOCKS AND CORPORATION STOPS AS REQUIRED BY LOCAL CODES TO PROVIDE A FULLY FUNCTIONAL WATER SUPPLY SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. ALL WATER SUPPLY FIXTURES SHALL BE SUPPLIED, INSTALLED AND LOCATED IN ACCORDANCE WITH THE "TEN STATE STANDARDS" AND LOCAL CODES GOVERNING CONSTRUCTION. ADJUST FIXTURE LOCATION AS REQUIRED TO MEET CODE REQUIREMENTS. THE CONTRACTOR SHALL CONTACT THE McCOOK WATER SYSTEM FOR ITEMS PROVIDED BY THEM.
2. ALL PIPE AND FITTINGS SHALL MEET THE CITY OF McCOOK PLUMBING CODES MOST CURRENT ADDITION.
3. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 5'-0" ABOVE TOP OF PIPE.
4. BED ALL WATER LINES AS SHOWN ON SHEET C2.0.
5. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPES OR FITTINGS AND ARE FROM PROPERTY LINES, CENTERLINES OF DRIVEWAYS, BACK OF CURBS, EDGES OF SIDEWALKS OR FACES OF WALLS.
6. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE.
7. ALL GATE VALVES SHALL BE PROVIDED WITH ROADWAY SCREW TYPE CAST IRON VALVE BOX. BOXES FOR 3" AND SMALLER SHALL HAVE ARCH BASE.
8. VALVES LESS THAT 4" SHALL BE BRONZE WEDGE TYPE GATE VALVE. VALVES SHALL HAVE NON-RISING STEM WITH SOLID TEE HEAD OPERATING NUT.
9. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SYSTEM PRIOR TO INSTALLATION.
10. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF McCOOK STANDARD SPECIFICATIONS.
11. THE "TEN STATE STANDARDS" FOR SEWER AND WATER SEPARATION SHALL BE CONFORMED TO.
12. ALL SANITARY & WATER LINES TERMINATE 5'-0" OUTSIDE BUILDING FOR CONTINUATION SEE MECHANICAL PLANS.
13. ALL SANITARY LINES SHALL BE SDR 35 PIPE.
14. ALL STORM PIPE SHALL BE SMOOTH INTERIOR WALL HDPE.

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- X" HDPE — PROPOSED STORM SEWER LINE
- WATER VALVE
- P.I.V. — POST INDICATOR VALVE
- PROPOSED STORM SEWER INLET
- PROPOSED AREA INLET
- SANITARY MANHOLE
- CLEANOUT

BENCHMARK

BENCHMARK #1, 1/2" REBAR EL=2599.30

BENCHMARK #2, SANITARY SEWER MANHOLE, RIM=2592.93

SHEET NOTE:

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ISSUED FOR:	DATE:	BY:	REVIEW BY:
—	—	—	—
—	—	—	—

PRELIMINARY PLAN NOT FOR CONSTRUCTION

PROJECT
151241

NO.	DESCRIPTION	DATE	BY

REVISIONS

REGA ENGINEERING GROUP, INC.
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342
- ENGINEERING
- PLANNING
- LAND SURVEYING

HOLIDAY INN EXPRESS AND SUITES
WEST 'H' STREET AND HIGHWAY 83
McCOOK, NE

DATE: 01/2016
DESIGNED BY: SDB/NB
DRAWN BY: SDB/NB
CHECKED BY: NB/DR

SHEET NO.
C1.4

EXHIBIT "D"
STATUTORY COST BENEFIT ANALYSIS
Holiday Inn & Suites Redevelopment Project

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of McCook has analyzed the costs and benefits of the proposed Holiday Inn & Suites Redevelopment Project, including:

Project Sources and Uses. Approximately $1,400,000 in public funds from tax increment financing provided by the City of McCook will be required to complete the project. This investment by the city will leverage $7,492,000 in private sector financing; a private investment of $5.35 for every city dollar investment.

Use of Funds.

Description	Total Cost	Redeveloper	TIF
Site Acquisition	$ 410,000.00		$ 410,000.00
Site Preparation	$ 165,000.00		$ 165,000.00
Legal	$ 17,000.00		$ 17,000.00
Building	$ 6,000,000.00	$ 6,000,000.00	
Planning/ Arch/ Eng	$ 785,000.00		$ 785,000.00
Row & Utility	$ 187,000.00	$ 164,000.00	$ 23,000.00
Concrete	$ 283,000.00	$ 283,000.00	
Fees/ OH/ Profit	$ 450,000.00	$ 450,000.00	
Financing	$ 145,000.00	$ 145,000.00	
Contingency	$ 450,000.00	$ 450,000.00	
Totals	$ 8,892,000.00	$ 7,492,000.00	$1,400,000.00

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of $68,824. Based on the 2015 levy this would result in a real property tax of less than $1,338.98. It is anticipated that the assessed value will increase by $6,750,000 as a result of the site redevelopment. This development will result in an estimated tax increase of over $134,000 annually. The tax increment gained from this Redevelopment Project area would not be available for use as city general tax revenues, but would be used for eligible public and private improvements to enable this project to be realized.

Estimated 2016 assessed value:	$68,824
Estimated value after completion	$6,750,000
Increment value	$6,750,000
Annual TIF generated (estimated)	$134,000
TIF bond issue not to exceed	$1,400,000

Public Infrastructure and Community Public Service Needs. The Project is currently served by sanitary sewer and potable water by the city. A sewer line will have to be relocated and right of way improvements made. A portion of the TIF funds will be used for these costs.

Employment Within the Project Area. Employment within the Project Area is expected to increase subject to increased usage of the motel by the public. After construction and a marketing effort, employment will increase by 40 full and part time employees. Temporary construction employment will increase during the construction. The construction period is expected to exceed 10 months. Current project employment is zero.

Employment in the City Outside the Project Area. The latest available labor statistics show that the Red Willow County labor pool is 5905, with a 2.8% unemployment rate.

Other Impacts. No are other impacts are expected.

Tax shifts. No shift of taxes or other negative impact is expected.

CITY MANAGER'S REPORT
FEBRUARY 8, 2016 PLANNING COMMISSION MEETING

ITEM NO. 6 Public Hearing - Consider Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

ITEM NO. 7 Recommend approval to the McCook City Council of Replat No. 1 of Block 2, Patton Boyd Addition to the City of McCook, Red Willow County, Nebraska.

BACKGROUND:

These items are an effort to clean up the Patton-Boyd Addition to the City of McCook in anticipation of future development. In conjunction with Item No. 5, it has become clear that the Patton-Boyd Addition needs to be adjusted to clean up some of the difficulties that could be created with the addition of a hotel. Some of the concerns are that there would be one lot in the middle of this area that could not be developed due to street frontage concerns and that the description of the lots as they currently exist in the Patton-Boyd Addition were becoming overly burdensome due to prior splits and adjustments. This is just a preliminary approval. It is tied into the successful culmination of a land contract between the property owners to the north and south. If no agreement is reached, this matter will be pulled. If the developer to the north does not develop the hotel/the redevelopment agreement is not approved, this matter will be pulled.

RECOMMENDATIONS:

ITEM NO. 6 Public Hearing - Consider Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

ITEM NO. 7 Recommend approval to the McCook City Council of Replat No. 1 of Block 2, Patton Boyd Addition to the City of McCook, Red Willow County, Nebraska.

APPROVALS:

Nathan A. Schneider, City Manager — February 3, 2016

Lea Ann Doak, City Clerk — February 3, 2016

NOTICE OF PUBLIC HEARING
PRELIMINARY PLAT APPROVAL

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the preliminary plat on the following described property to be known as Patton-Boyd Addition, Replat No. 1 of Block 2.

A replat of Block Two (2), Patton-Boyd Addition, Lot One (1) is deleted, Lot Two A (2A) and Lot Two B (2B) are deleted; new lots created will be Lot One R (1R), Lot Two R (2R), and Lot Three R (3R), Block Two (2), Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

A PUBLIC HEARING ON THE ABOVE-DESCRIBED PRELIMINARY PLAT APPROVAL WILL BE HELD ON THE DATE, TIME, AND AT THE PLACE LISTED BELOW:

FEBRUARY 8, 2016 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

FEBRUARY 15, 2016 - 6:30 P.M.
MCCOOK CITY COUNCIL
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described final plat may attend the public hearing and will be given an opportunity to be heard. For additional information regarding this notice please contact Barry Mooney, City of McCook Building Official, at 345-2022 ext. 232.

-s- Lea Ann Doak
City Clerk

Publish: January 29, 2016.
Post: January 29, 2016.
Mail: January 29, 2016.

REPLAT No. 1 of BLOCK 2
PATTON–BOYD ADDITION
TO THE CITY OF McCOOK, RED WILLOW COUNTY, NEBRASKA

LOT 1 IS DELETED, LOT 2A AND LOT 2B ARE DELETED

NEW LOTS CREATED WILL BE LOT 1R, LOT 2R, LOT 3R BLOCK 2, PATTON–BOYD ADDITION TO THE CITY OF McCOOK, RED WILLOW COUNTY NEBRASKA

PRELIMINARY

DEDICATION

McCook Lodging LLC and B&S Properties LLC, as it appears on the foregoing Plat and as described in the Surveyor's Certificate is with the free consent and in accordance with the desires of the undersigned owners and proprietors. The said owners hereby dedicate the streets, alleys, easements and other open areas to the Public use and benefit.

By: _____
McCook Lodging LLC, Operating Partner: Kirti Trivedi

By: _____
B&S Properties LLC, Owner: Samuel H. O'Toole

By: _____
B&S Properties LLC, Owner: Bart J. Stromberger

ACKNOWLEDGMENT

Personally appeared before me a Notary Public in and for the State of Nebraska, Kirti Trivedi, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this ____day of _____2016.

My commission expires _____

Notary Public _____

ACKNOWLEDGMENT

Personally appeared before me a Notary Public in and for the State of Nebraska, Samuel H. O'Toole, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this ____day of _____2016.

My commission expires _____

Notary Public _____

ACKNOWLEDGMENT

Personally appeared before me a Notary Public in and for the State of Nebraska, Bart J. Stromberger, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this ____day of _____2016.

My commission expires _____

Notary Public _____

PLANNING COMMISSION APPROVAL

This Plat was duly approved by the City of McCook, Red Willow County, Nebraska Planning Commission on this ____ day of _____ 2016.

_____ _____
Nate Schneider, Secretary Kurt Vosburg, Chairman

MUNICIPAL APPROVAL

This Plat was duly approved by the City of McCook, Red Willow County, Nebraska on this ____ day of _____ 2016.

_____ _____
LeaAnn Doak, City Clerk Mike Gonzales, Mayor

RECORDING INFORMATION

State of Nebraska) County of Red Willow)

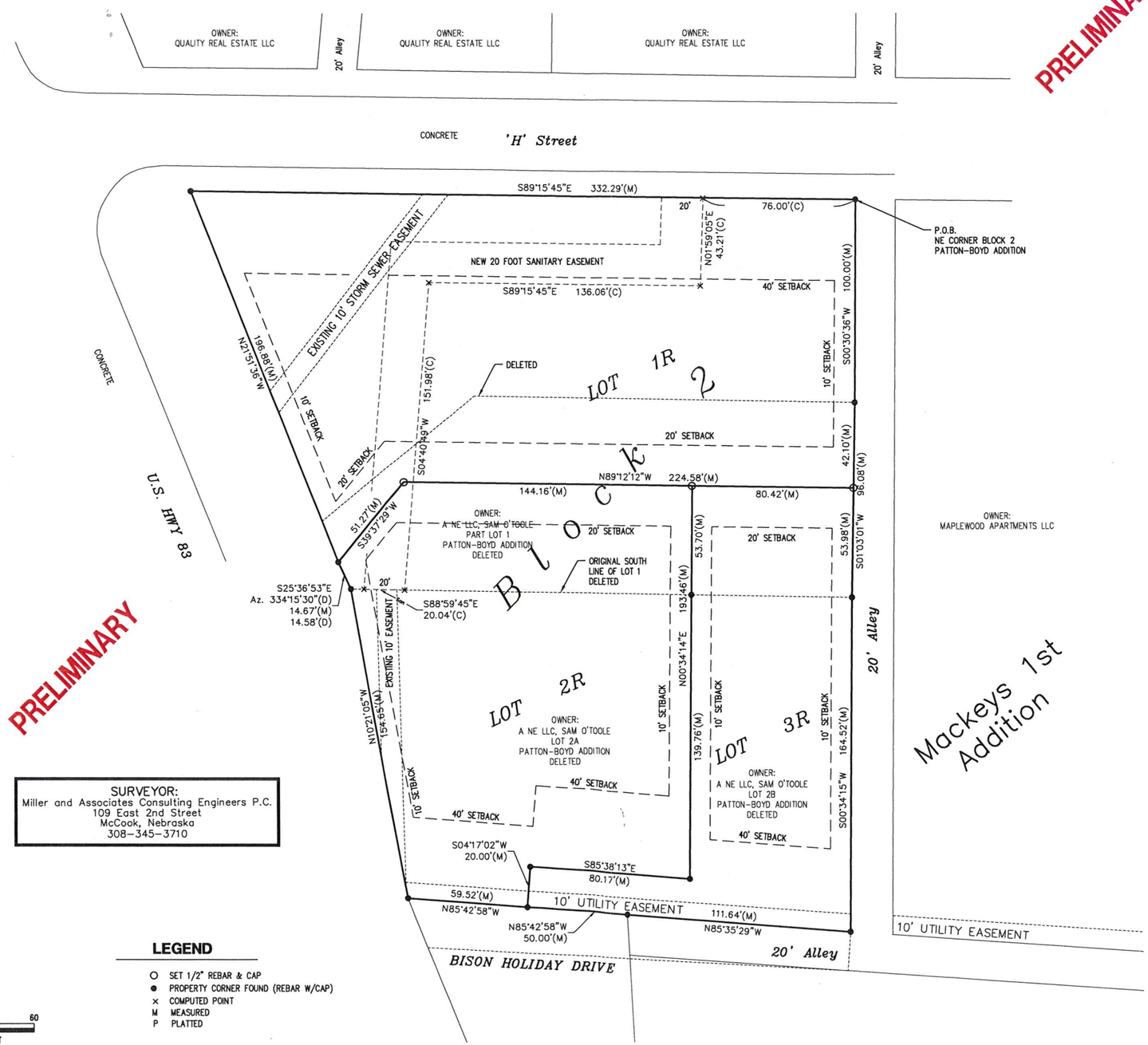
Instrument No. _____

DATE: _____

TIME: _____

_____
Register of Deeds: Tami Teel

MILLER & ASSOCIATES CONSULTING ENGINEERS, P.C.
109 E. 2ND ST., McCOOK, NE 69001
TEL. 308–345–3710, FAX 345–7370
BOOK: 163M
200–LS–624–15
NOVEMBER, 2015



PRELIMINARY

SURVEYOR:
Miller and Associates Consulting Engineers P.C.
109 East 2nd Street
McCook, Nebraska
308–345–3710

LEGEND

- ○ SET 1/2" REBAR & CAP
- ● PROPERTY CORNER FOUND (REBAR W/CAP)
- × COMPUTED POINT
- M MEASURED
- P PLATTED

N

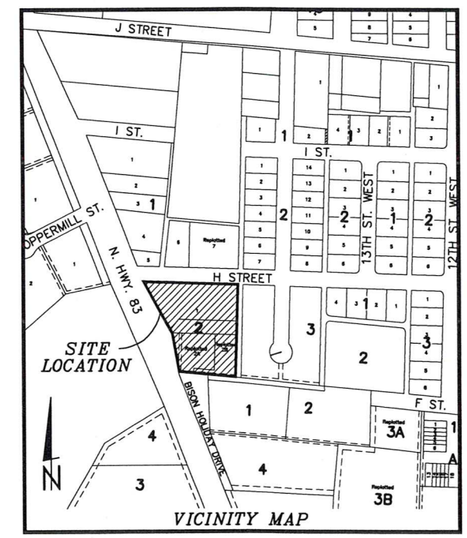
0 15 30 60
SCALE IN FEET

SURVEYORS CERTIFICATE

I hereby state that during the month of February, 2016 I surveyed a tract of land which is part of Block 2 Patton–Boyd Addition to the City of McCook, Red Willow County, Nebraska. This tract of land will now be referred to as REPLAT NO. 1, of BLOCK 2, PATTON–BOYD ADDITION to the City of McCook, Red Willow County Nebraska and is more particularly described as follows:

Beginning at the NE corner of Block 2, Patton–Boyd Addition,
thence S00°30'36"W along the east line of Block 2 a distance of 100.00 feet;
thence S01°03'01"W along the east line of Block 2 a distance of 96.08 feet;
thence S00°34'15"W along the east line of Block 2 a distance of 164.52 feet to the SE corner of BLOCK 2;
thence N85°35'29"W along the south line of BLOCK 2 a distance of 111.64 feet;
thence N85°42'58"W along the south line of BLOCK 2 a distance of 109.52 feet to a point on the east right of way line of Highway 83;
thence N10°21'05"W along said right of way line a distance of 154.65 feet;
thence N25°36'53"W along said right of way line a distance of 14.67 feet;
thence N21°51'36"W along said right of way line a distance of 196.88 feet to a point on the south right of way line of West "H" Street;
thence S89°15'45"E along said right of way line a distance of 332.29 feet to the point of beginning;
.
Said tract containing 2.16 acres (94,122.24 Sq. Ft.), more or less, subject to any existing easements, right–of–ways or reservations of record.

_____
GERHARD H. DICENTA, RLS 514



OWNERS

McCook Lodging LLC
P.O. Box 3847
McCook, Nebraska 69001
Kirti Trivedi – Operating Partner

B&S Properties LLC
705 North Hwy 83
P.O. Box 994
McCook, Nebraska 69001
Samuel H O'Toole
Bart J. Stromberger

ZONED: HIGHWAY COMMERCIAL

FRONT YARD SETBACK – 40'
SIDE YARD SETBACK – 10'
REAR SETBACK – 20'

DEVELOPERS:
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P.O. Box 3847, McCook, Nebraska 69001
Kirti Trivedi – Operating Partner

B&S Properties LLC
P.O. Box 994, 705 North Highway 83
Samuel H. Toole, Bart J. Stromberger

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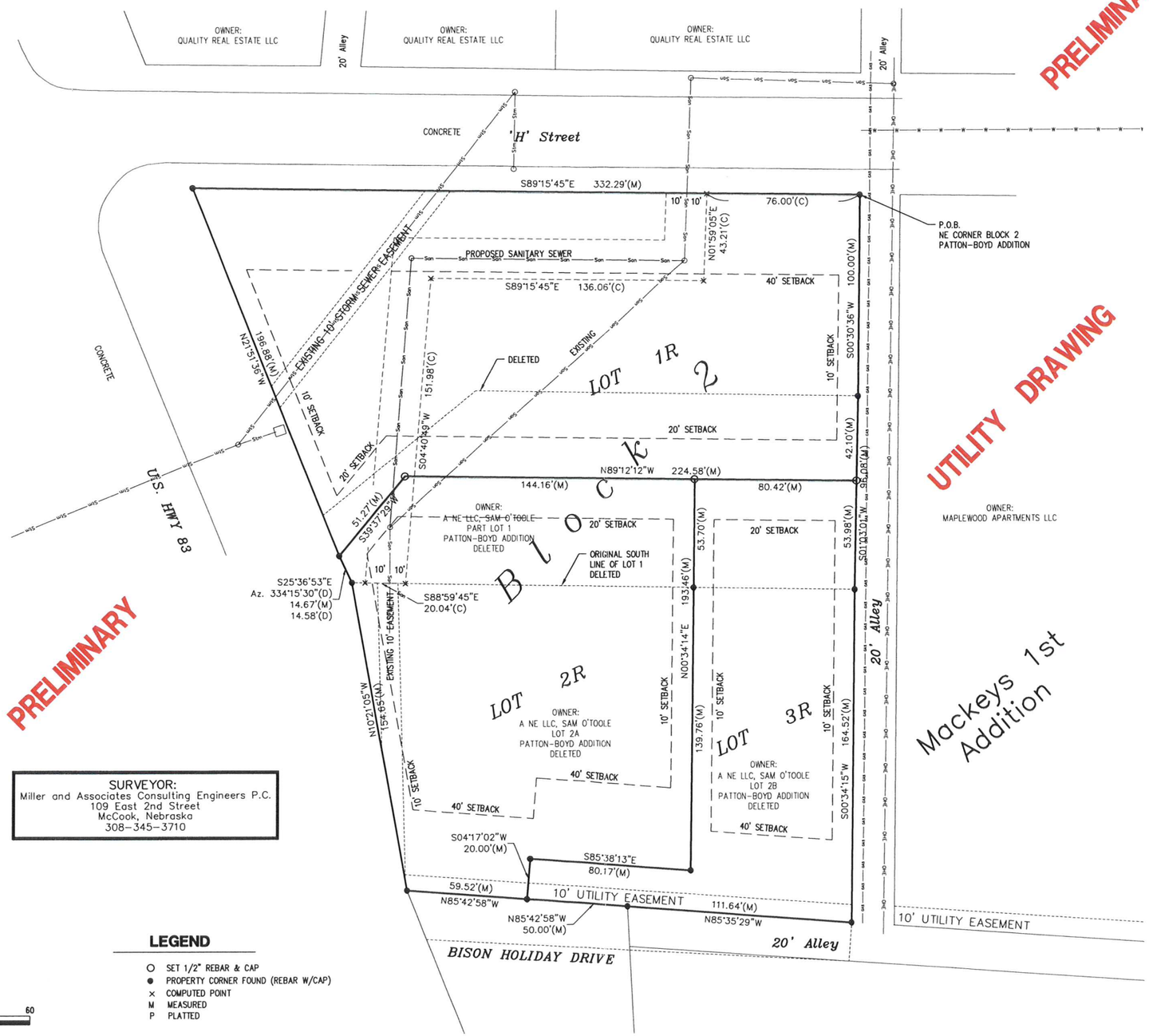

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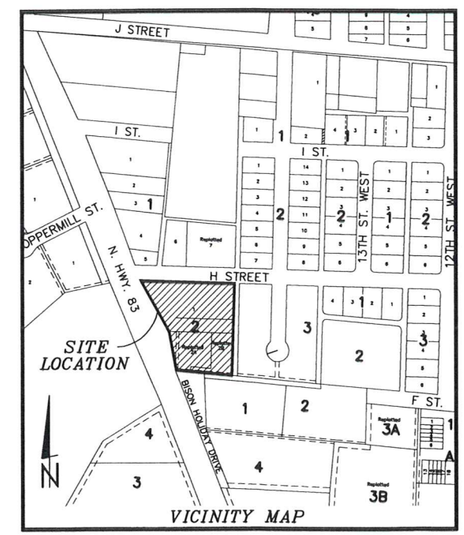

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