



City of Grand Island

Tuesday, July 11, 2017

Council Session

Item G-4

#2017-193 - Approving Final Plat and Subdivision Agreement for Hope Valley Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 11, 2017

Subject: Hope Valley Subdivision – Final Plat

Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located north of Capital Avenue and east of Engleman Road in the City of Grand Island, in Hall County, Nebraska. It consists of 2 lots and 1.934 acres.

Discussion

The plat for Hope Valley Subdivision, Final Plat was considered by the Regional Planning Commission at the July 5, 2017 meeting.

A motion was made by Rainforth and seconded by Apfel to approve the plat as presented.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (Apfel, Allan, O'Neill, Ruge, Rainforth, Rubio, Sears and Randone) and no members voting no or abstaining.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.

Developer/Owner

Hope Nelsen
3987 W. Capital Ave.
Grand Island, NE 68803

To create 2 lots located north of Capital Avenue and east of Engleman Road, in the City of Grand Island, in Hall County, Nebraska.

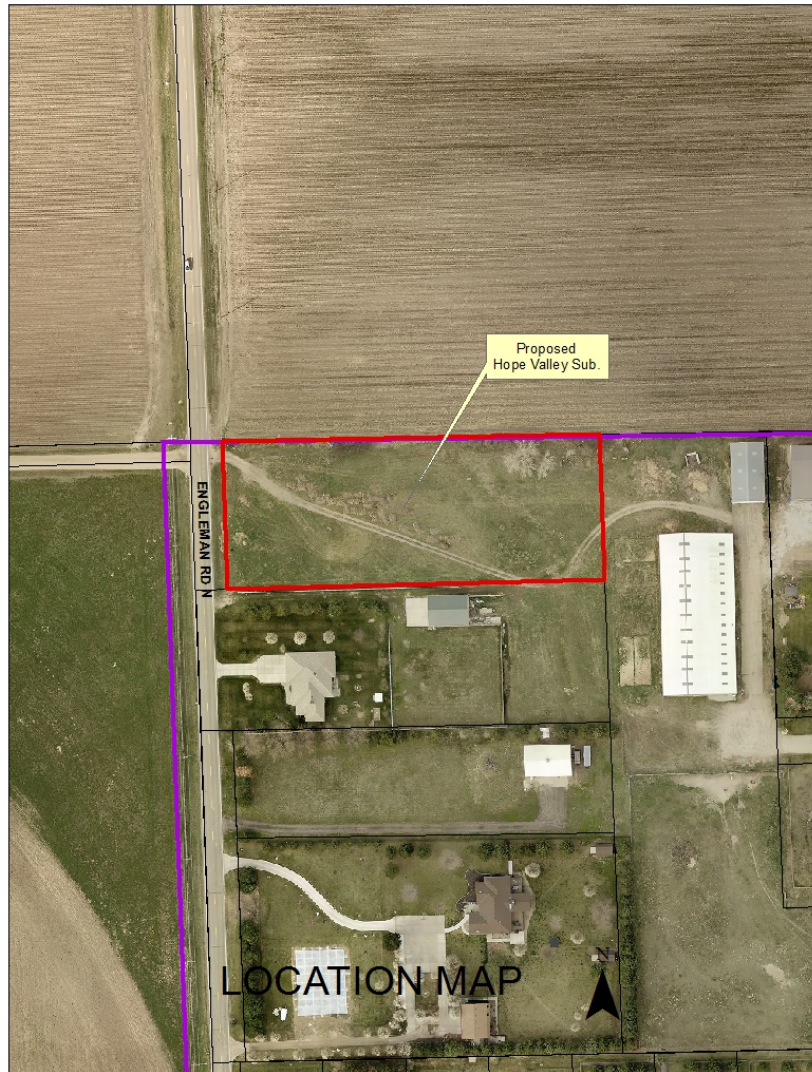
Size: 1.934 acres

Zoning: LLR – Large Lot Residential Development

Road Access: Existing City roads.

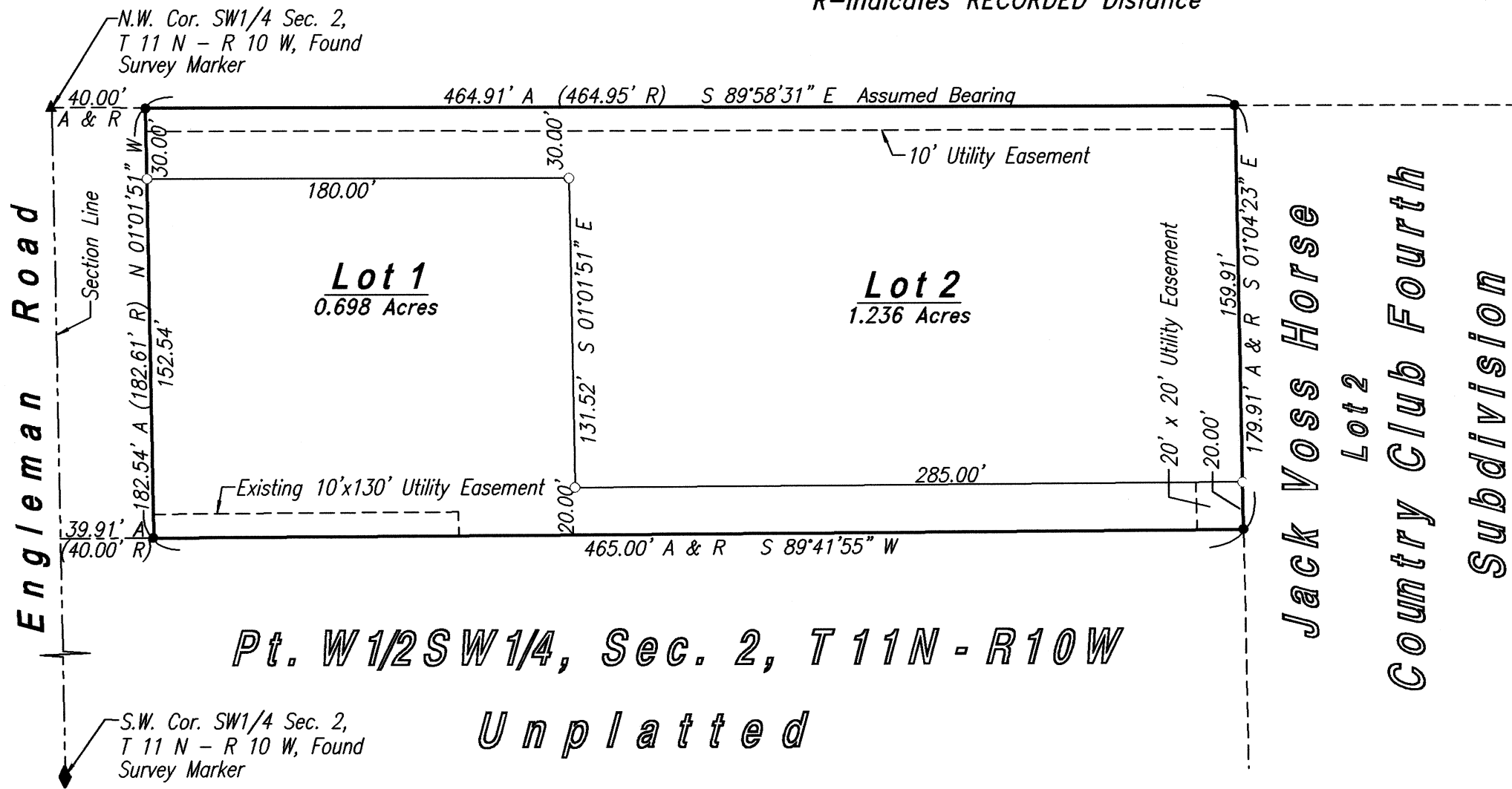
Water Public: City water is available.

Sewer Public: City sewer is available.

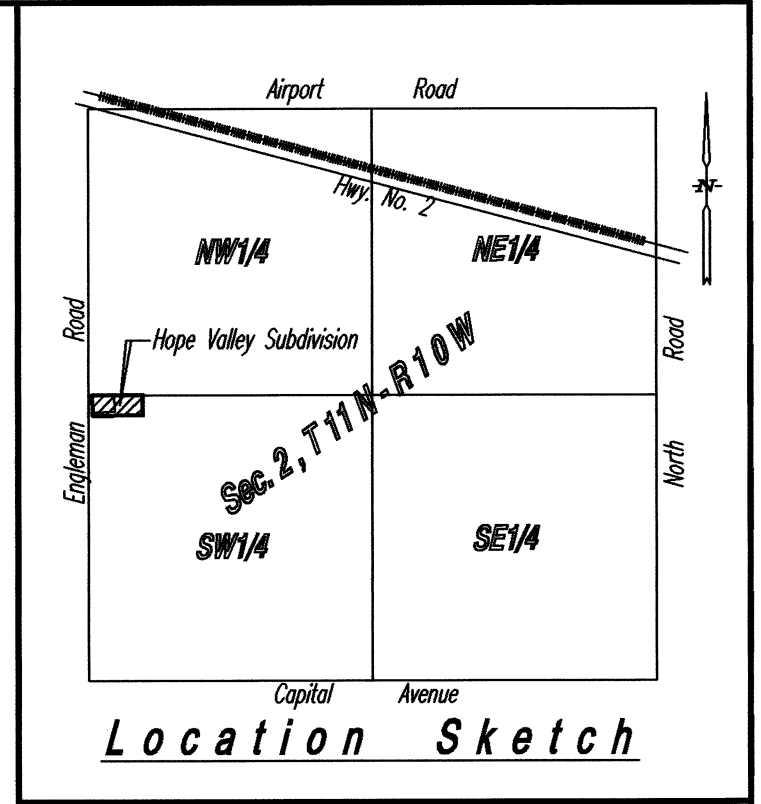


LEGEND

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



Scale: 1" = 60'



Surveyor's Certificate

I hereby certify that on June 2, 2017, I completed an accurate survey of 'HOPE VALLEY SUBDIVISION', in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

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

(Seal)

Approvals

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

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2017.

Mayor

City Clerk

(Seal)

Legal Description

A tract of land comprising all of Lot One (1), Jack Voss Horse Country Club Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 1.934 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that HOPE E. NELSEN, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'HOPE VALLEY SUBDIVISION, as shown on the accompanying plat thereof, and does hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this 3rd day of July, 2017.

Hope E. Nelsen
Hope E. Nelsen

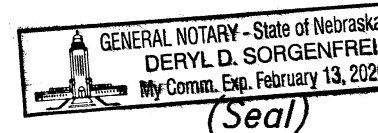
Acknowledgement

State Of Nebraska ss
County Of Hall

On the 3rd day of July, 2017, before me Deryl D. Sorgenfrei a Notary Public within and for said County, personally appeared HOPE E. NELSEN, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written. My commission expires February 13, 2020.

D. D. Sorgenfrei
Notary Public



HOPE VALLEY SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION 2017-193

WHEREAS Hope E. Nelsen, being the owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "HOPE VALLEY SUBDIVISION", a subdivision being all of Lot One (1), Jack Voss Horse County Club Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement herein before described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of HOPE VALLEY SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

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Adopted by the City Council of the City of Grand Island, Nebraska, July 11, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 7, 2017	☐ City Attorney