



City of Grand Island
Tuesday, May 14, 2019
Council Session/Budget Work Session

Item G-6

**#2019-154 - Approving Final Plat and Subdivision Agreement for
Crossroads Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: May 7, 2019
Subject: Crossroads Subdivision – Final Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located south of 10th Street, west of White Avenue, directly north of 9th Street and Boggs Avenue intersection in Grand Island, Nebraska. (2 lots, 0.992 acres). This property is proposed for zoning as RO-Residential Office Zone. A replat of parts of Block 5 of Golden Age Subdivision in the City of Grand Island, Hall County, Nebraska.

Discussion

The final plat for Crossroads Subdivision was considered by the Regional Planning Commission at the May 1, 2019 meeting.

A motion was made by Rainforth and second by Allan to approve the final plat as presented.

A roll call vote was taken and the motion passed with 11 members present and voting in favor (O'Neill, Nelson, Ruge, Allan, Monter, Maurer, Rubio, Rainforth, Randone, Kjar and Hedricksen) and no members present voting no.

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

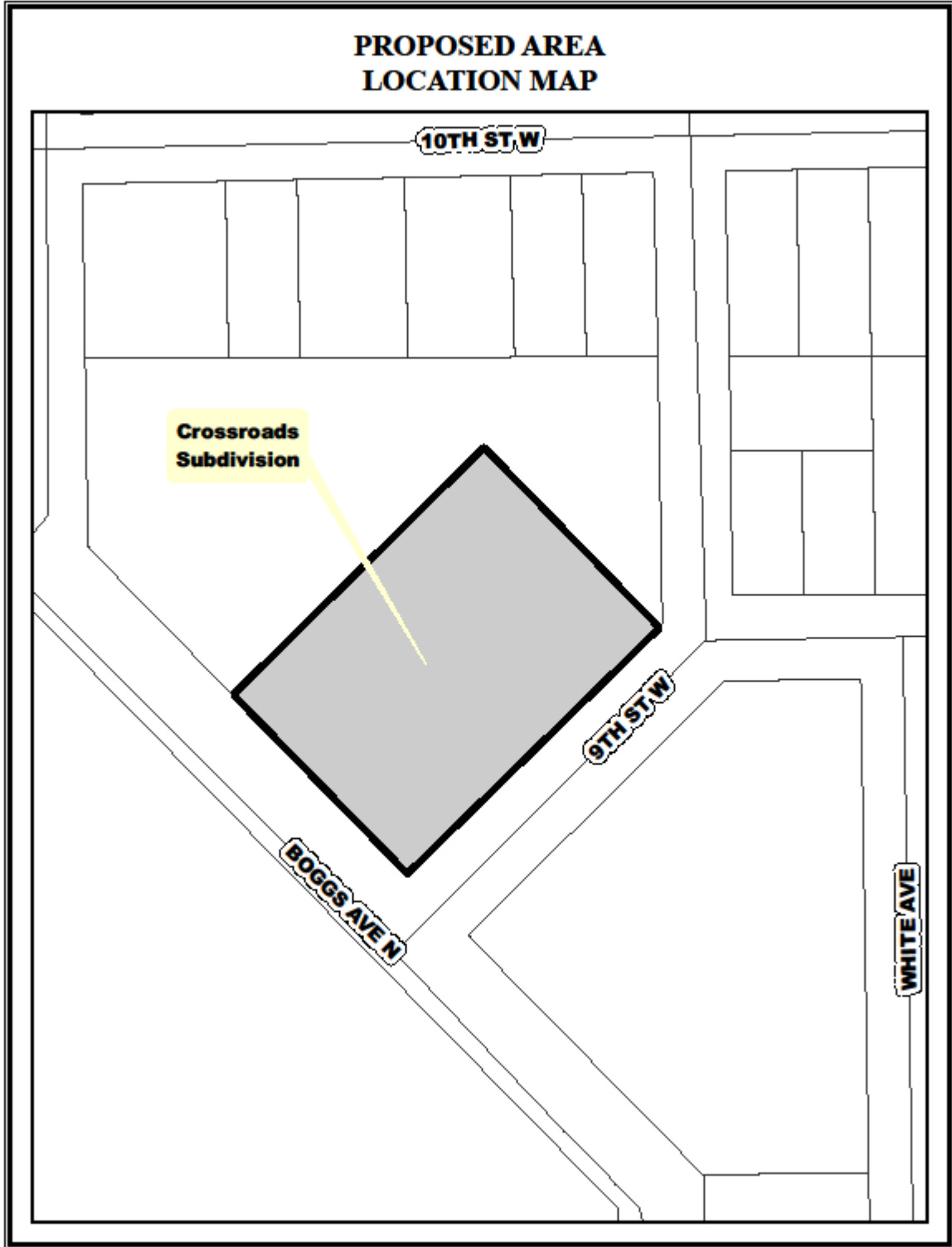
Recommendation

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

Sample Motion

Move to approve as recommended.

**PROPOSED AREA
LOCATION MAP**



Developer/Owner

Grand Island Entrepreneurial Venture L.L.C., a Nebraska Limited Liability Company
Raymond O'Connor
611 Fleetwood Rd
Grand Island, NE 68803

This property is located east of Boggs Avenue and north of 9th Street in Grand Island, Nebraska. (2 lots, 0.992 acres).

Size: 0.992 Acres 2 Lots

Zoning: RO- Residential Office Zone

Road Access: Existing City Streets.

Water Public: City water is available and will be extended to all lots.

Sewer Public: City sewer is available and will be extended to all lots.



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.


Owners Information

Name RAYMOND O'DONNOR
Address 611 FLEETWOOD RD.
City GRAND ISLAND, State NE Zip 68803-3114
Phone 308-381-2497 (OFF. CC)

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 410 S. Webb Rd. Suite 4B
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent D. Cyboron License Number 727

SUBDIVISION NAME: CROSSROADS SUBDIVISION

Please check the appropriate location

- Grand Island City Limits
- 2 Mile Grand Island Jurisdiction
- Hall County
- City of Wood River or 1 Mile Jurisdiction
- Alda or 1 Mile Jurisdiction
- Cairo or 1 Mile Jurisdiction
- Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- Preliminary Plat
- Final Plat
- Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 2

Number of Acres 0.992 Acres

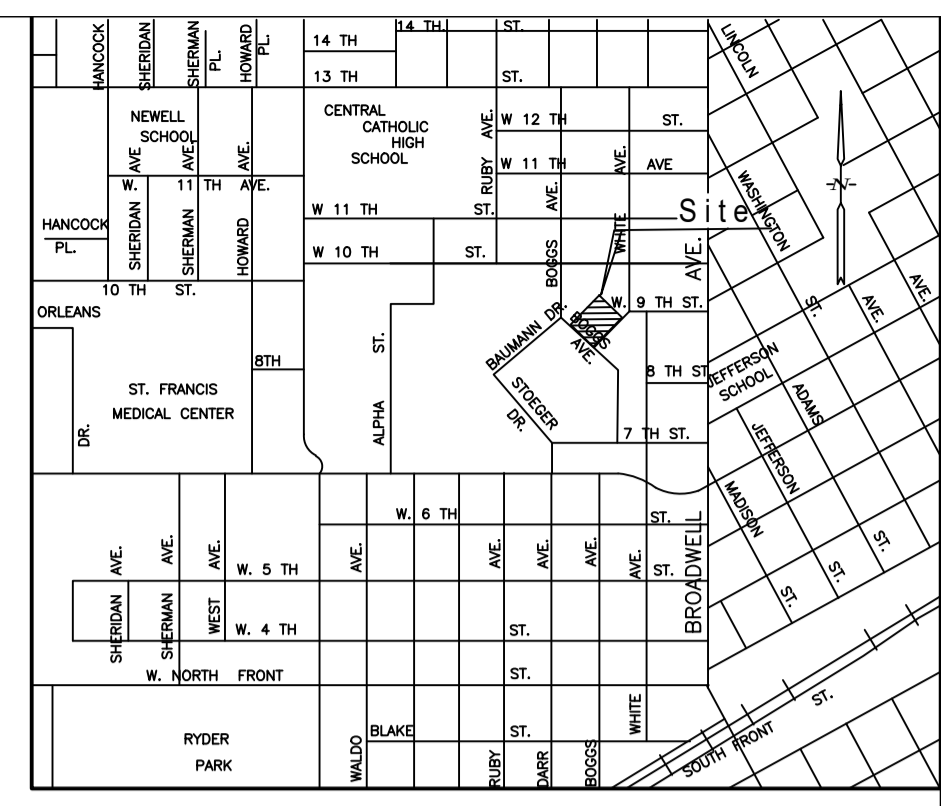
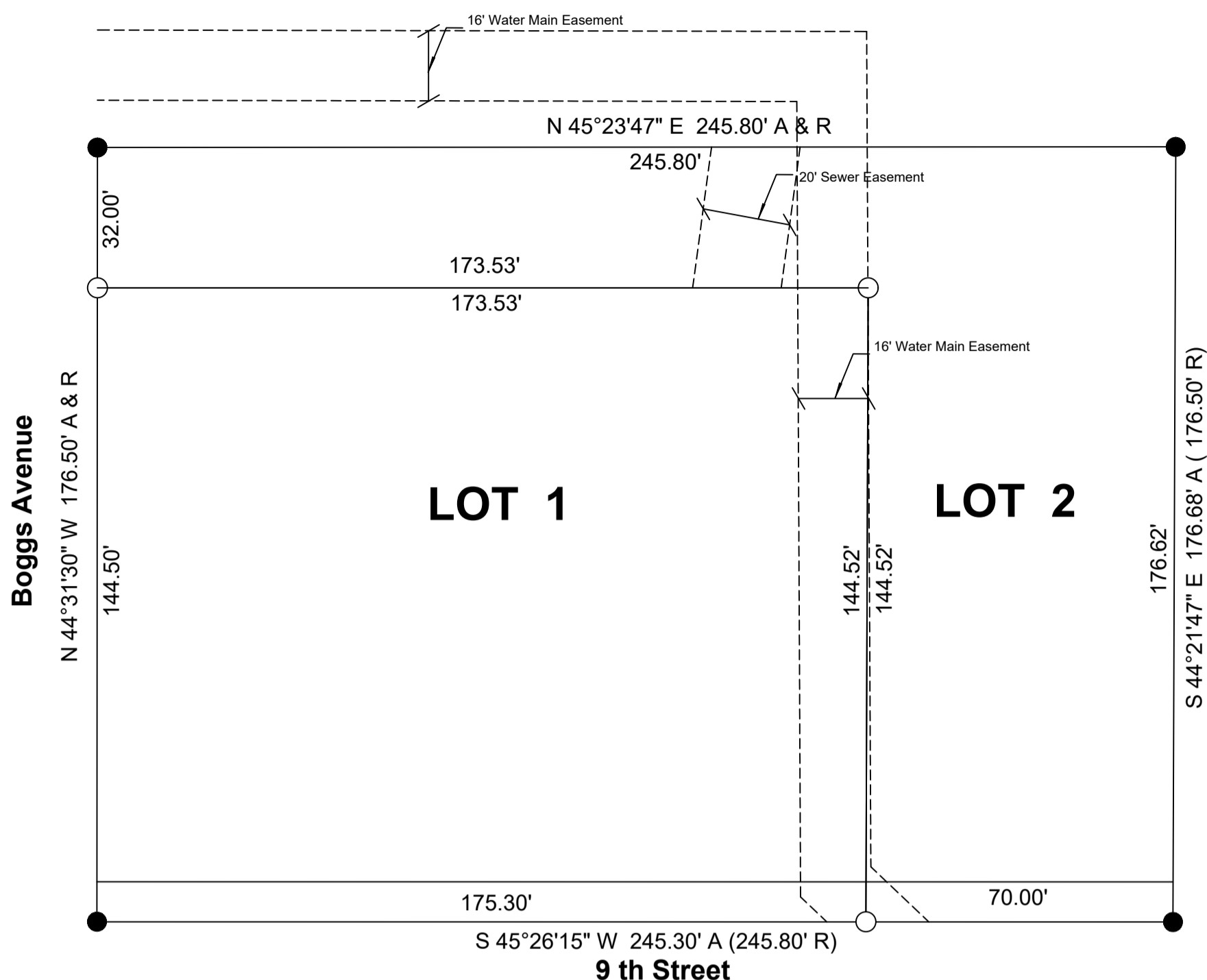
Checklist of things Planning Commission Needs

- 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- 5 copies if Administrative Plat
- Closure Sheet
- Utilities Sheet
- Receipt for Subdivision Application Fees in the amount of \$ _____

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

Crossroads Subdivision

Grand Island, Nebraska



Vicinity Map



Scale 1" = 30'

LEGEND

- - Corner Found Unless Otherwise Noted
- - 5/8 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ⊙ - Temporary Point
- A - Actual Distance
- R - Recorded Distance
- P - Prorated Distance

LEGAL DESCRIPTION

A tract of land comprising a portion of Block Five (5), Golden Age Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska, Except for the following: Beginning at the northeast corner of said Block Five (5), a distance of Four Hundred (400.00) feet to the northwest corner of said Block Five (5); thence running south along the east line of Boggs Avenue a distance of One Hundred Thirty and Seven Tenths (130.70) feet; thence running southeasterly along the northeasterly line of Boggs Avenue a distance of One Hundred Forty Four and Five Tenths (144.50) feet; thence deflecting left 90°02'30" and running northeasterly, parallel with the northwesterly line of 9th Street a distance of Two Hundred Forty Five and Eight Tenths (245.80) feet; thence deflecting right 90°02'30" and running southeasterly a distance of One Hundred Seventy Six and Five Tenths (176.50) feet to a point on the northwesterly line of 9th Street; thence running northeasterly along the northwesterly line of 9th Street a Distance of Three and Fifty Seven Hundredths (3.57) feet to a point on the west line of White Avenue; thence running north along the west line of White a distance of One Hundred Eighty Five and Thirty Six Hundredths (185.36) feet to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Grand Island Entrepreneurial Venture L.L.C., a Nebraska Limited Liability Company and LBJM, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as CROSSROADS SUBDIVISION' in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this ___ day of _____, 2019.

Raymond J. O'Connor - Member
Grand Island Entrepreneurial Venture L.L.C.

Brian McMahon - Member
LBJM, L.L.C.

SURVEYORS CERTIFICATE

I hereby certify that on December 20, 2018, I completed an accurate survey of 'CROSSROADS SUBDIVISION', in 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.

Brent D Cyboron
Nebraska Professional Registered Land Surveyor No. 727

ACKNOWLEDGEMENT

State of Nebraska
County of Hall
On the ___ day of _____, 2019, before me _____ a Notary Public within and for said County, personally appeared Raymond J. O'Connor Member, Grand Island Entrepreneurial Venture, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____ .20__

Notary Public

APPROVALS

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

Chairman _____ Date _____
Approved and accepted by the City of Grand Island, Hall County, Nebraska this _____
Day of _____, 2019
Mayor _____ City Clerk _____

ACKNOWLEDGEMENT

State of Nebraska
County of Hall
On the ___ day of _____, 2019, before me _____ a Notary Public within and for said County, personally appeared Brian McMahon Member, LBJM, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____ .20__

Notary Public

INITIAL POINT SURVEYING LLC 410 S. Webb Rd.; Suite 4B Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office			
CLIENT:	Crossroads		
ADDRESS:	1910 West 9th Street Grand Island, Nebraska 68803		
LOCATION:	1910 West 9th Street		
CROSSROADS SUBDIVISION			
SCALE AT PLAT: 1" = 30'	DATE: 4-1-19	DRAWN BY: Brent C.	PAGE: 1 OF 1
PROJECT NO: 19-000	DRAWING NO: 19-000	REVISION: 4-9-19 4-12-19	

RESOLUTION 2019-154

WHEREAS Known all men by these presents, that Grand Island Entrepreneurial Venture L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “CROSSROADS SUBDIVISION”, a subdivision being of a tract of land comprising part of Block Five (5), Golden Age Subdivision, an addition to 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 CROSSROADS 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 14, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 10, 2019	☐ City Attorney