



# City of Grand Island

Tuesday, July 28, 2020

Council Session

## Item G-8

**#2020-166 - Approving Preliminary and Final Plat and Subdivision Agreement for Northwest Gateway Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** July 28, 2020

**Subject:** Northwest Gateway Subdivision –Preliminary and Final Plat

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

## **Background**

This property is located south of NE Hwy 2, west of Idaho Avenue, north of east Nevada Avenue in Grand Island, Nebraska. (15 lots, 5.516 acres). This property is zoned RO – Residential Office and LLR – Large Lot Residential in the City of Grand Island, Hall County, Nebraska.

## **Discussion**

The preliminary plat and final plat for Northwest Gateway Subdivision were considered at the Regional Planning Commission at the July 1, 2020 meeting.

A motion was made by Maurer and second by Monter to approve the final plat for Anthem Subdivision.

The motion was carried with seven members voting in favor (O'Neill, Ruge, Monter, Maurer, Rubio, Rainforth and Allan) and no members 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.

**Developer/Owner**

Famos Construction Inc.  
4243 Arizona Ave.  
Grand Island, NE 68803

To create

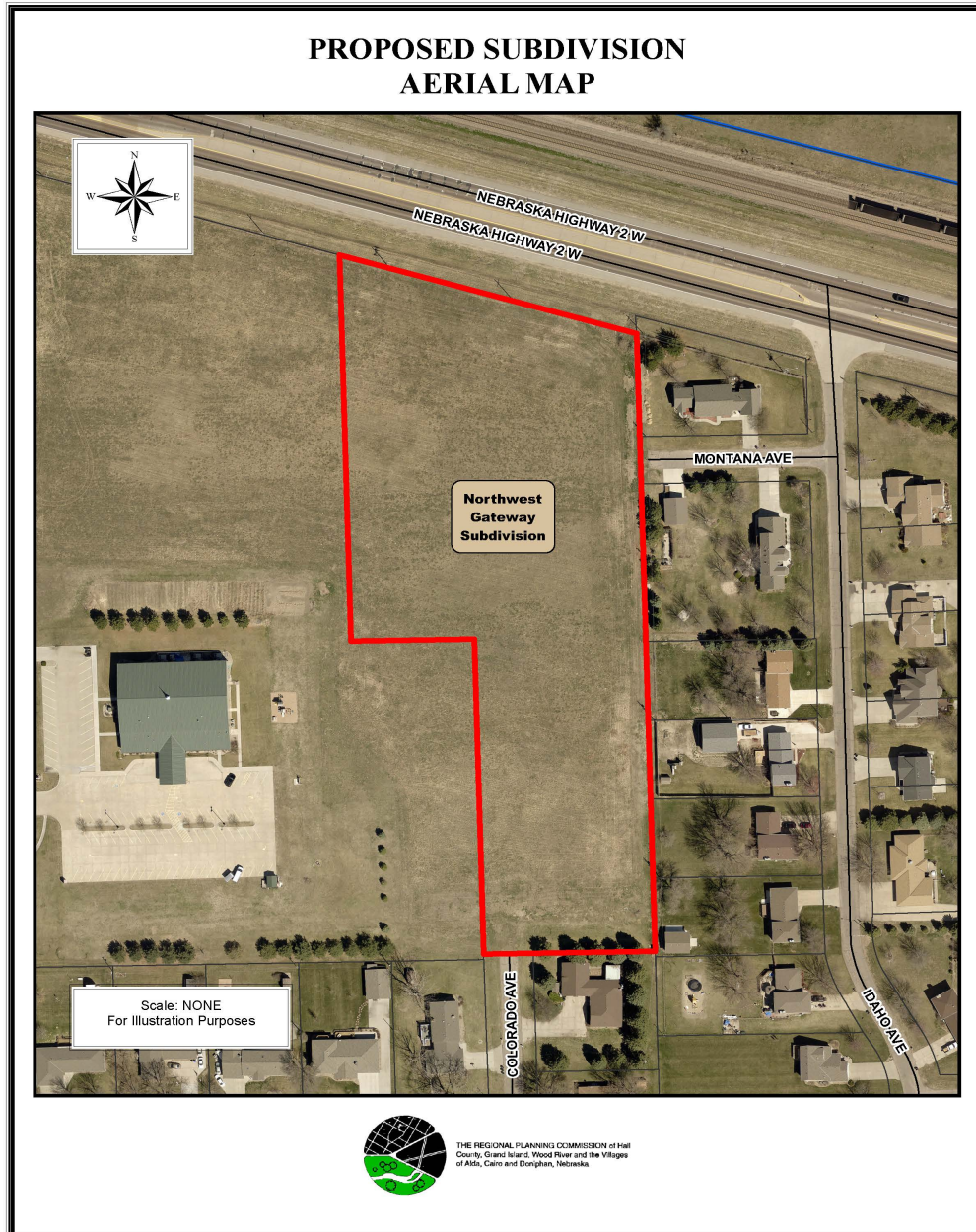
**Size:** Final Plat 15 lots, 5.516 Acres

**Zoning:** RO – Residential Office and LLR – Large Lot Residential

**Road Access:** Montana will be extended as a 37' concrete curb and gutter street with a cul-de-sac. Colorado will be extended with a turn around.

**Water:** City water will be extended to all lots.

**Sewer:** City Sewer will be extended to all lots.

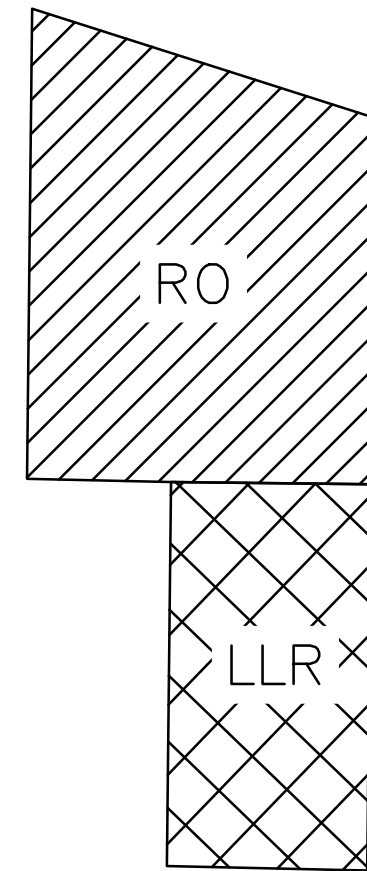




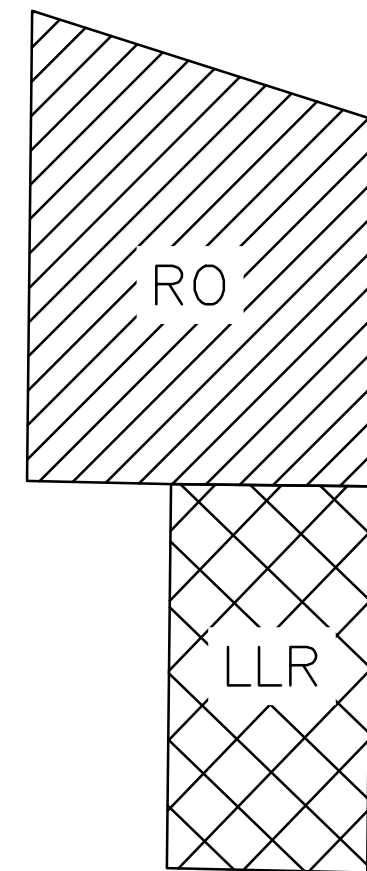
SHEET 1 OF 3  
LOT LAYOUT

LOT USAGE  
15 LOTS

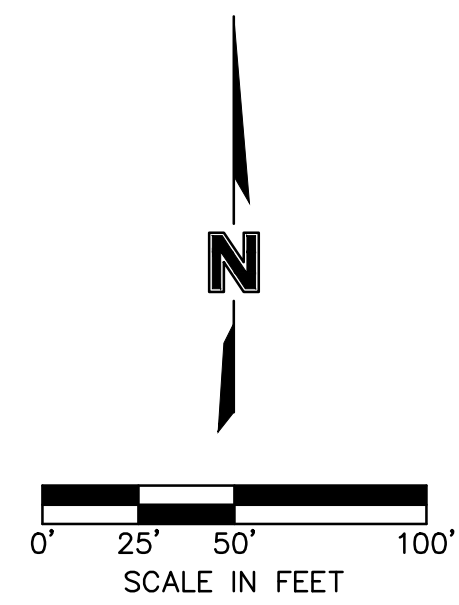
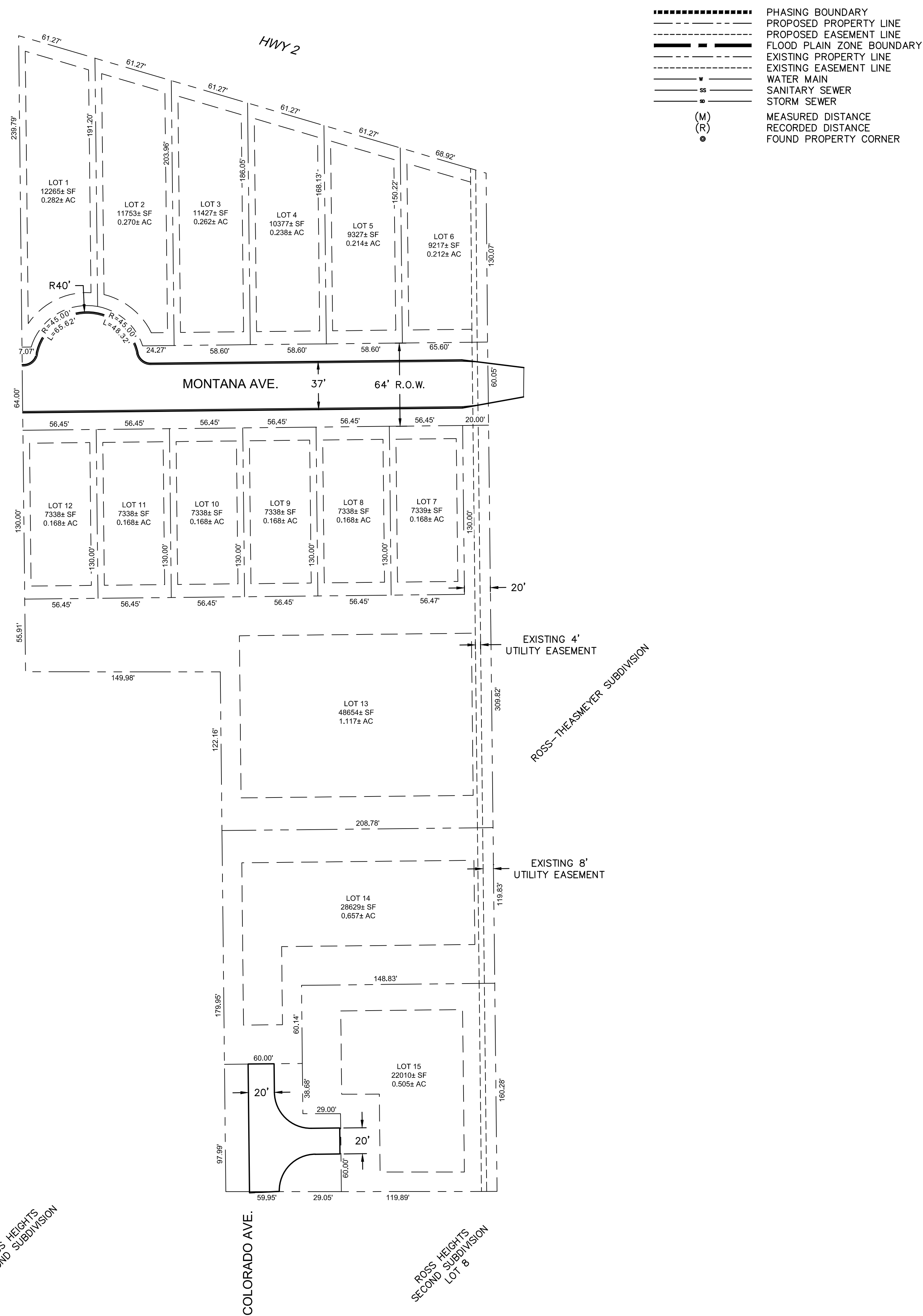
ENGINEER/LAND SURVEYOR  
OLSSON  
201 E. 2ND ST.  
GRAND ISLAND, NE 68801



EXISTING ZONING



PROPOSED ZONING



**olson**

201 East 2nd Street  
Grand Island, NE 68801 TEL 308.384.8750 [www.olsson.com](http://www.olsson.com)

[illegible]

LOT LAYOUT	
NORTHWEST GATEWAY PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	2020

Drawn by: \_\_\_\_\_ SMG  
 Checked by: \_\_\_\_\_ BJD  
 Approved by: \_\_\_\_\_ BJD  
 QA/QC by: \_\_\_\_\_ MMR  
 Project no.: \_\_\_\_\_ 020-0553  
 Drawing no.: \_\_\_\_\_  
 Date: \_\_\_\_\_ 06.19.20

SHEET  
of 3

SHEET 2 OF 3  
UTILITY LAYOUT

[illegible]

NORTHWEST GATEWAY  
SUBDIVISION  
PRELIMINARY PLAT  
JUNE 2020

SHEET 3 OF 3  
GRADING / DRAINAGE LAYOUT

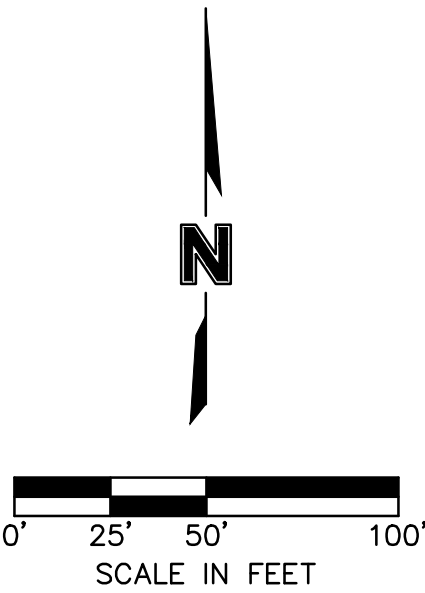
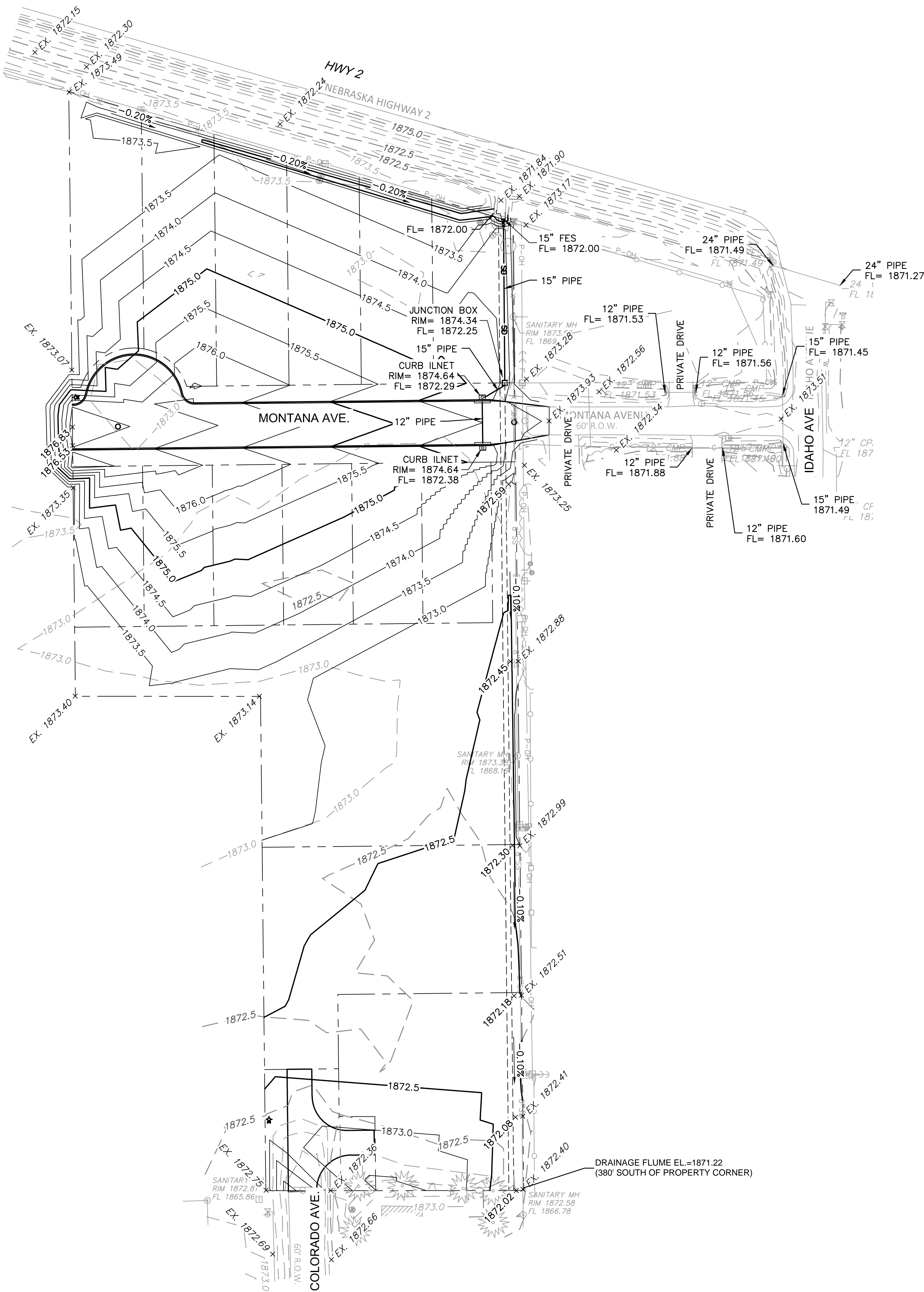
10-YEAR STORM RUNOFF (RATIONAL)

PRE-DEVELOPMENT A:  
C= 0.3  
INTENSITY= 4 IN/HR  
AREA= 1.5 ACRES  
Q= 1.8 CFS

PRE-DEVELOPMENT B:  
C= 0.3  
INTENSITY= 4 IN/HR  
AREA= 4.0 ACRES  
Q= 4.8 CFS

POST-DEVELOPMENT C:  
C= 0.6  
INTENSITY= 4 IN/HR  
AREA= 2.6 ACRES  
Q= 6.2 CFS

POST-DEVELOPMENT D:  
C= 0.4  
INTENSITY= 4 IN/HR  
AREA= 2.9 ACRES  
Q= 4.6 CFS



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REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING / DRAINAGE LAYOUT		2020
NORTHWEST GATEWAY PRELIMINARY PLAT		
GRAND ISLAND, NEBRASKA		

drawn by: SMG  
checked by: BJD  
approved by: BJD  
QA/QC by: MMR  
project no.: 020-0553  
drawing no.:  
date: 06.19.20

SHEET  
3 of 3

DWG: F:\2020\0501-1000\020-0553\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_PLT\_0200553.dwg  
DATE: Jun 19, 2020 12:56pm XREFS: C\_PBASE\_0200553 C\_PTBLK\_0200553 USER: sgnagy V\_XTOPO\_0200553

NORTHWEST GATEWAY SUBDIVISION  
GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT TWO (2), HW SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 240263.88 SQUARE FEET OR 5.516 ACRES MORE OR LESS OF WHICH 0.737 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF A REPLAT OF ALL OF LOT TWO (2), HW SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT FAMOS CONSTRUCTION, INC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**NORTHWEST GATEWAY SUBDIVISION**" A REPLAT OF ALL OF LOT TWO (2), HW SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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 OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AMOS ANSON, PRESIDENT  
FAMOS CONSTRUCTION, INC.

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED AMOS ANSON, PRESIDENT, FAMOS CONSTRUCTION, INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

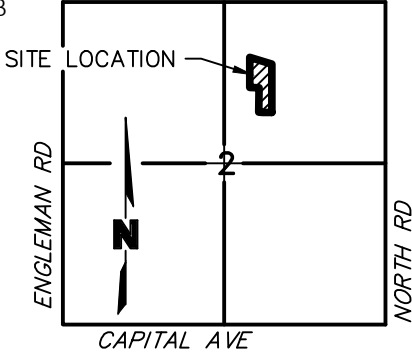
LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- EXISTING PROPERTY LINE
- == NEW PROPERTY LINE
- == SUBDIVISION LINE
- - - NEW DRAINAGE EASEMENT
- - - EASEMENT LINE (AS NOTED)
- M MEASURED DISTANCE
- P HW SUB
- P1 ROSS-THEASMEYER SUB
- P2 ROSS HEIGHTS SECOND SUB

OWNERS: DESTINY CHURCH, ASSEMBLY OF GOD OF GRAND ISLAND, NEBRASKA, A NEBRASKA NON-PROFIT CORPORATION  
SUBDIVIDER: FAMOS CONSTRUCTION, INC.,  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 15

LOCATION MAP

SEC. 2, T11N, R10W  
NOT TO SCALE  
AIRPORT RD



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	45.00	145°05'05"	113.95	N89°22'34"E	85.85
C2	45.00	83°33'22"	65.62	S58°36'43"W	59.96
C3	45.00	61°31'43"	48.32	N48°50'45"W	46.04
C4	45.00	158°05'35"	124.17	N11°33'58"W	88.36

0' 25' 50' 100'  
SCALE IN FEET

N

LOT 1  
HW SUB  
(NOT A PART)

COLORADO AVENUE  
RIGHT-OF-WAY  
DEDICATED  
WITH THIS PLAT  
7156.27 S.F.  
0.164 AC.

LOT 9  
ROSS HEIGHTS  
SECOND SUB  
(NOT A PART)

olsson

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2020-0553  
Famos Construction  
Destiny Church  
FB C-19

\* This Space Reserved for Register of Deeds \*

SUBDIVISION AGREEMENT

**NORTHWEST GATEWAY SUBDIVISION**  
15 LOTS

In the City of Grand Island, Hall County Nebraska

The undersigned, Famos Construction Inc., a Nebraska Corporation hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

A REPLAT OF ALL OF LOT TWO (2), HW SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 240263.88 SQUARE FEET OR 5.516 ACRES MORE OR LESS OF WHICH 0.610 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.;

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as NORTHWEST GATEWAY SUBDIVISION, designating explicitly

the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said NORTHWEST GATEWAY SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1.     **Paving.** The Subdivider agrees to pave Montana Avenue and Colorado Avenue in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. If the Subdivider fails to pave Montana Avenue and Colorado Avenue, the City may create a paving district to perform such work.
2.     **Water.** Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection
3.     **Sanitary Sewer.** Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

4. **Storm Drainage.** The Subdivider agrees to grade all lots in the subdivision in conjunction with the development proposed thereon so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision.

5. **Sidewalks.** The Subdivider shall install and maintain all public sidewalks required by the City of Grand Island when the lots are built upon, and such sidewalk shall be regulated and required with the building permit for each such lot.

The Subdivider must select curb or conventional sidewalk for each street unless the requirement has been waived by Council.

Street Name	Curb sidewalk	Conventional Sidewalk	Sidewalk Requirement Waived by Council
Montana Avenue			NO
Colorado Avenue			NO

6. **Easements.** Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

7. **Flood Plain.** At the time of approval all of the lots in the subdivision are within a delineated flood plain, all structures within areas identified as a special flood hazard area constructed shall have the lowest floor elevation to a minimum of one foot above the elevation of the 100-year flood as determined by the building permit received by the Subdivider or successors from the Building Department under the provisions of applicable Federal, State, or

local laws and regulations. No basement shall be constructed in connection with any structure in the flood plain unless such basement is floodproofed and certified as such by a qualified engineer or architect.

It is anticipated that revised flood maps will be available and will remove this property from the flood plain prior to construction of any buildings. This section shall not apply if the property is removed from the special flood hazard area prior to construction.

9.     **Landscaping.** The Subdivider agrees to comply with the requirements of the Landscaping Regulations of the City of Grand Island, and plans as submitted to and approved by the City's Building Department.

10.    **Access.** The Subdivider agrees that no access shall be permitted from Nebraska Highway 2 to any lot in the subdivision.

11.    **Engineering Data.** All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.



12. **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as NORTHWEST GATEWAY SUBDIVISION, and that an abstract of title or title insurance commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

13. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated \_\_\_\_\_, 2020.

FAMOS CONSTRUCTIN INC.,  
Subdivider

By: \_\_\_\_\_  
Amos Anson, President  
Famos Construction, Inc.

STATE OF NEBRASKA            )  
  ) ss  
COUNTY OF HALL            )

On \_\_\_\_\_, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amos Anson, President, Famos Construction, Inc., known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of Destiny Church, Grand Island Nebraska, Non-Profit Corporation Subdivider.

WITNESS my hand and notarial seal the date above written.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



RESOLUTION 2020-166

WHEREAS know all men by these presents, that Famos Construction Inc, a Nebraska Coroporation, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "NORTHWEST GATEWAY SUBDIVISION", A Replat of all of Lot Two (2), HW Subdivision in the City of Grand Island, Hall County Nebraska.

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; and

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 NORTHWEST GATEWAY 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, July 28, 2020.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 10, 2020	☐ City Attorney