



City of Grand Island

Tuesday, March 11, 2014

Council Session

Item G-5

**#2014-42 - Approving Final Plat and Subdivision Agreement for
Copper Creek Estates Sixth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 11, 2014

Subject: Copper Creek Estates Sixth Subdivision – Final Plat

Item #'s: G-5

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

Background

This property is located west of North Rd and south of Old Potash Hwy, in the City of Grand Island, in Hall County, Nebraska. Consisting of (53 Lots) and 15.224 acres.

Discussion

The plat for Copper Creek Estates Sixth Subdivision Final Plat was considered by the Regional Planning Commission at the February 5, 2014 meeting.

A motion was made by Bredthauer and seconded by Reynolds to approve the plat as presented.

A roll call vote was taken and the motion passed with 7 members present and voting in favor (McCarty, O'Neill, Reynolds, Vincent, Heckman, Haskins and Bredthauer) and no one voting against.

Alternatives

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

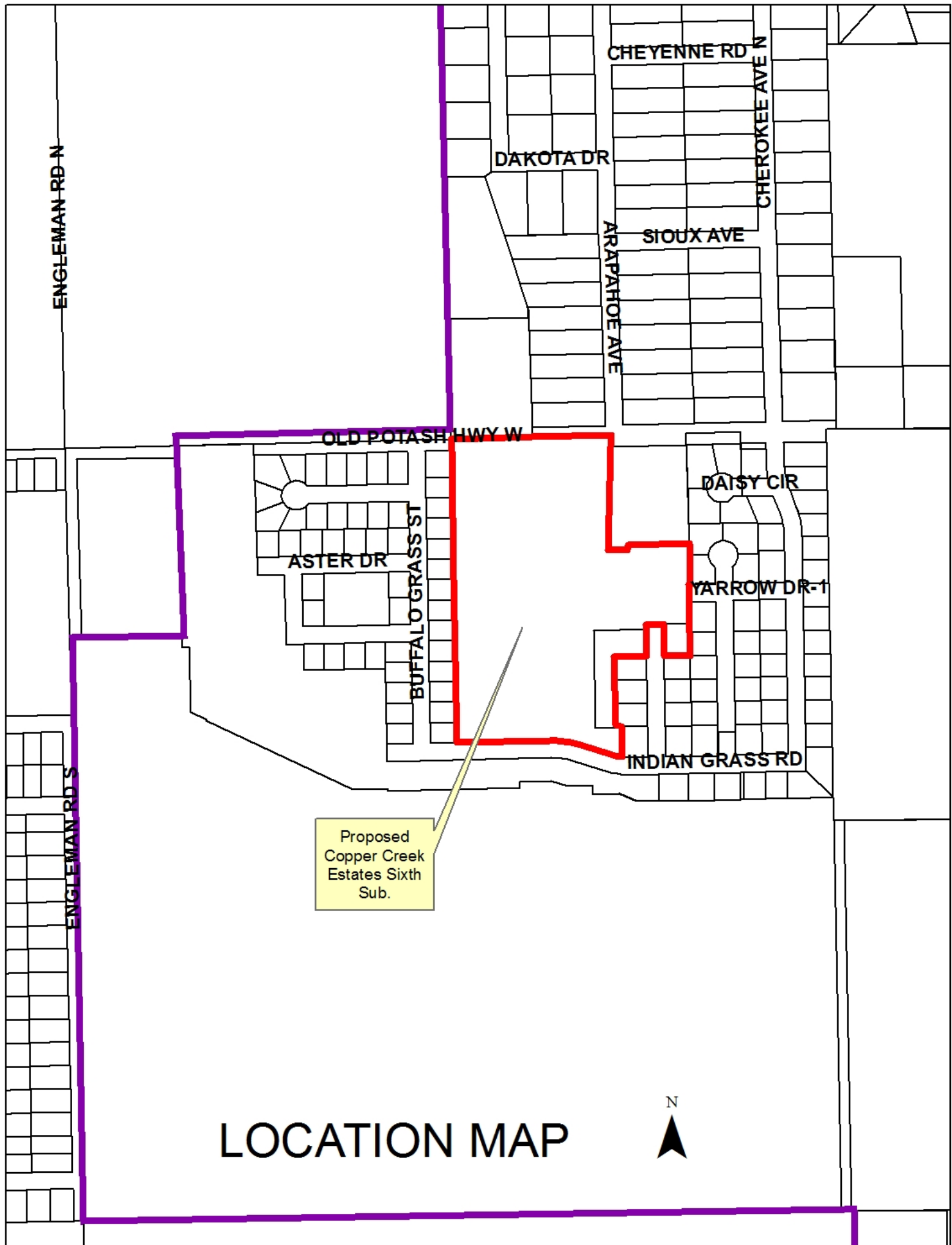
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



The Guarantee Group, LLC.
Developer/Owner

The Guarantee Group, LLC
Sean P. O'Connor
2502 N Webb Rd
Grand Island NE 68803

To create 53 lots located west of North Road and south of Old Potash Highway in the City of Grand Island, in Hall County, Nebraska.

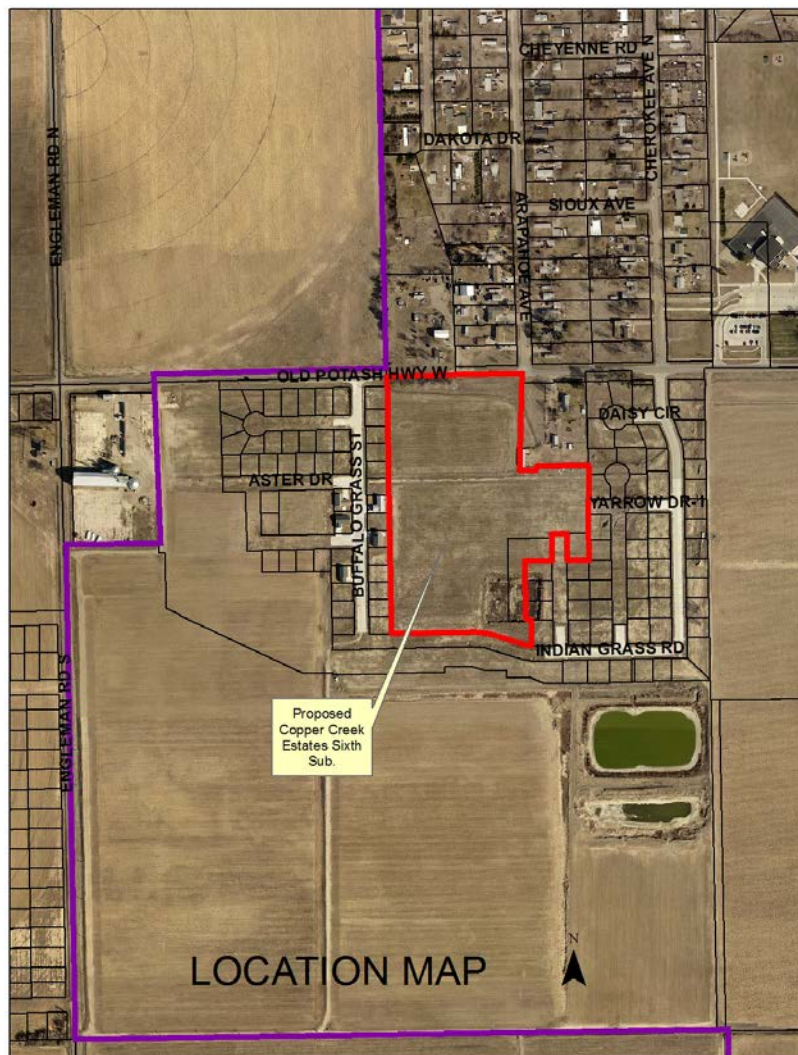
Size: 15.224 acres

Zoning: R2 – Low Density Residential Zone

Road Access: City Roads

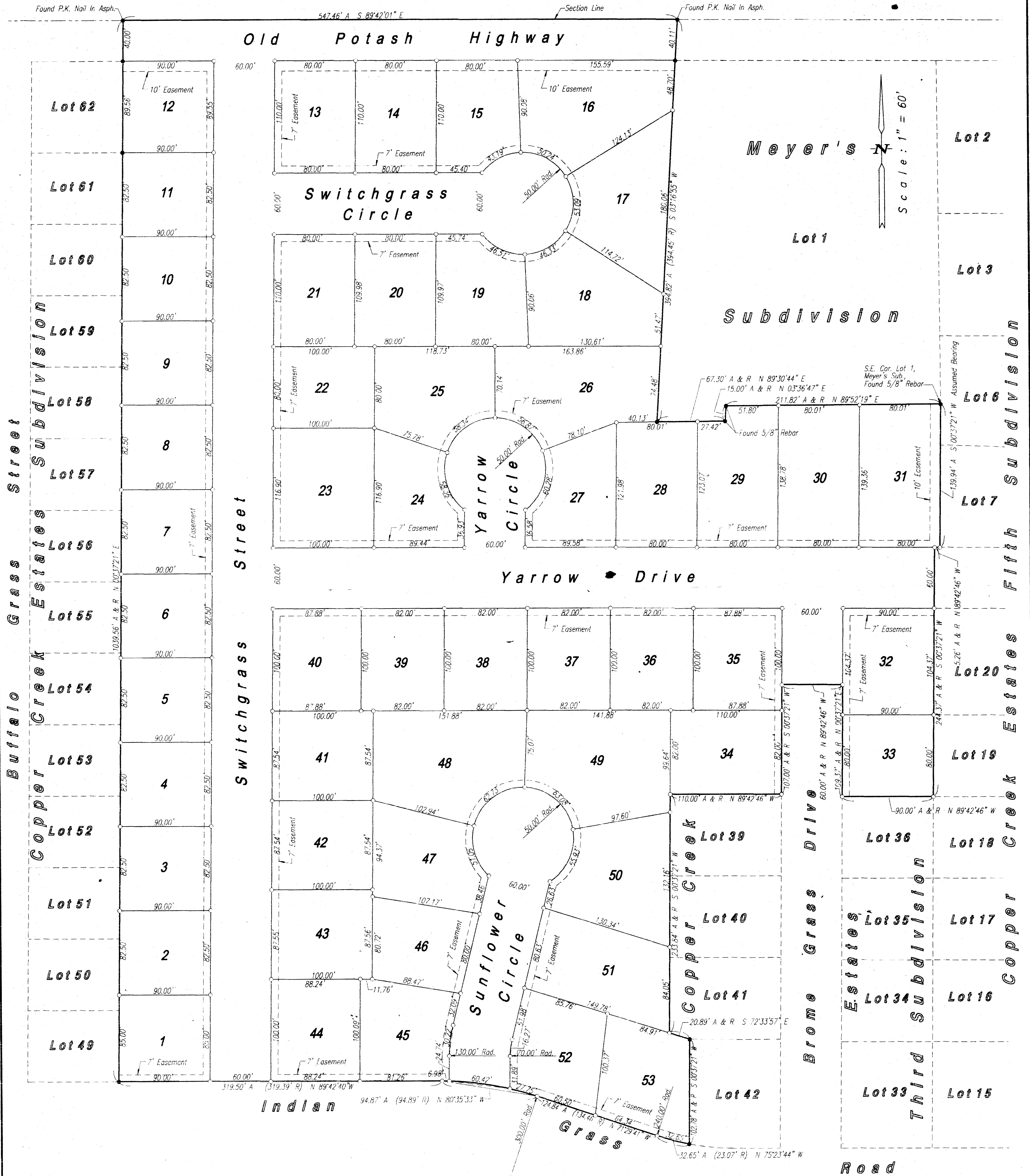
Water Public: City water will be available as extension will be required with this subdivision

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
 All Distances Shown On Curves Are CHORD Distances
 All Distances Shown On Cul-de-sacs Are CHORD Distances



COPPER CREEK ESTATES SIXTH SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. LLC - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 2

RESOLUTION 2014-42

WHEREAS, The Guarantee Group, LLC, a Nebraska Corp., being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "COPPER CREEK ESTATES 6TH SUBDIVISION", to be laid out into 53 lots, a tract of land comprising all of Lots Thirty Seven (37) and Thirty Eight (38) Copper Creek Estates Third Subdivision as a part of the Northwest Quarter (NW1/4), all in Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., 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 hereinbefore 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 COPPER CREEK ESTATES 6TH 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, March 11, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 7, 2014	☐ City Attorney