



# City of Grand Island

Tuesday, April 8, 2014

Council Session

## Item G-12

**#2014-82 - Approving Final Plat and Subdivision Agreement for  
Copper Creek Estates 7th Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** April 8, 2014  
**Subject:** Copper Creek Estates 7<sup>th</sup> Subdivision – Final Plat  
**Item #'s:** G-12  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

This property is located west of North Road and south of Old Potash Hwy., in the City of Grand Island, in Hall County, Nebraska. It Consists of (31 Lots) and 5.85 acres.

## Discussion

The plat for Copper Creek Estates 7<sup>th</sup> Subdivision Final Plat was considered by the Regional Planning Commission at the April 2, 2014 meeting.

A motion was made by Ruge and seconded by Vincent to approve the plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Connick, O'Neill, Ruge, Reynolds, Heckman, Haskins, Vincent, Connelly 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:

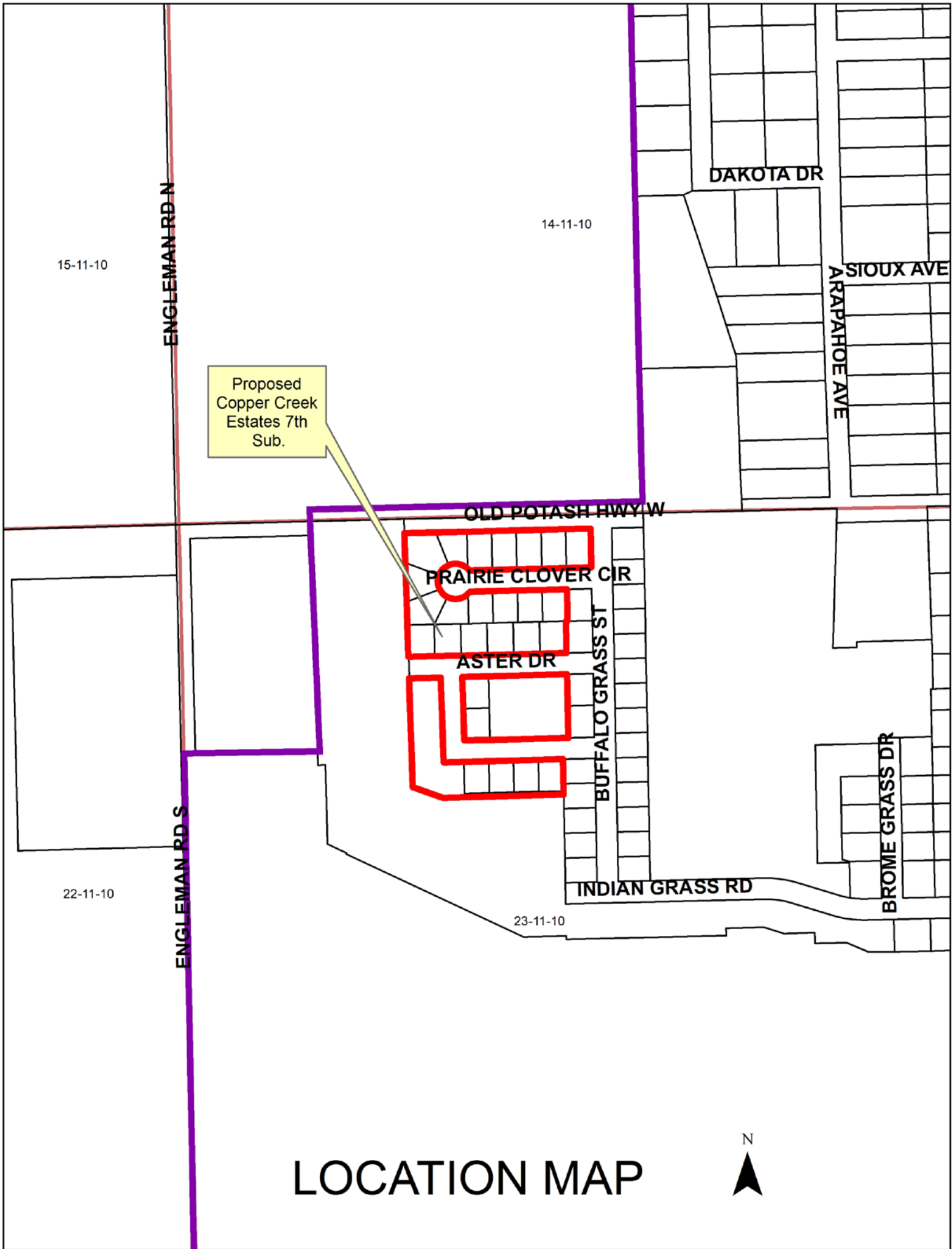
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



# LOCATION MAP



**The Guarantee Group, LLC**  
**Developer/Owner**

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

To create 31 lots located west of North Road and south of Old Potash Hwy., in the City of Grand Island, in Hall County, Nebraska.

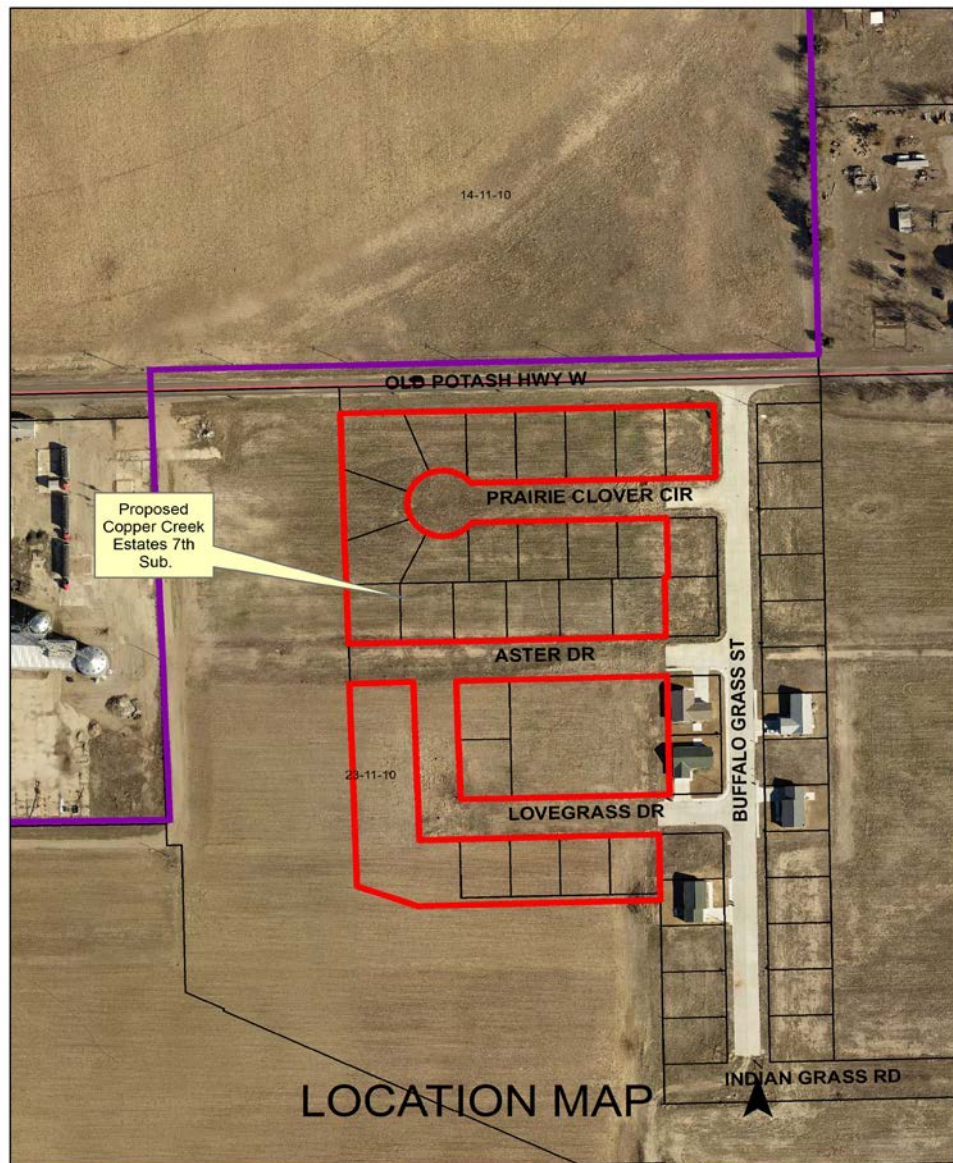
**Size:** 5.85 acres

**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

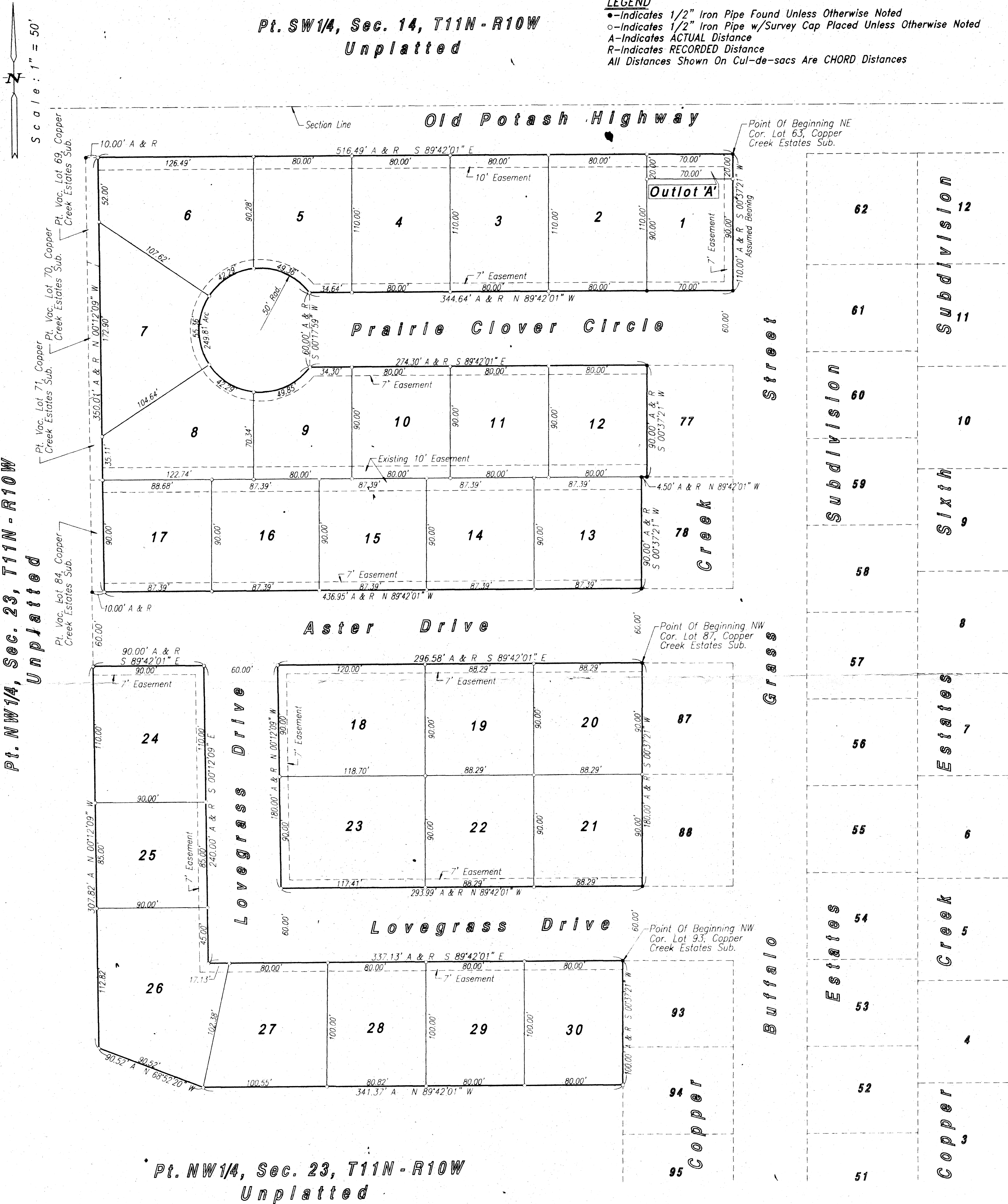
**Sewer Public:** City sewer is available.



Pt. SW1/4, Sec. 14, T11N - R10W  
Unplatted

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 Cul-de-sacs Are CHORD Distances



Pt. NW1/4, Sec. 23, T11N - R10W  
Unplatted

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

RESOLUTION 2014-82

WHEREAS The Guarantee Group, LLC, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "COPPER CREEK ESTATES SEVENTH SUBDIVISION", to be laid out into 31 lots, on a tract of land comprising all of Lots Sixty Three (63) thru Sixty Eight (68), Part of Vacated Lots Sixty Nine (69) thru Seventy One (71), Lots Seventy Two (72) thru Seventy Six (76), Lots Seventy Nine (79) thru Eighty Three (83), Part of Vacated Lot Eighty Four (84), Lots Eighty Five (85) and Eighty Six (86), Lots Eighty Nine (89) thru Ninety Two (92) and Outlot 'C', Copper Creek Estates Subdivision along with a part of the Northwest Quarter (NW1/4), all in Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> 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 SEVENTH 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, April 8, 2014.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

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

|                     |                 |
|---------------------|-----------------|
| Approved as to Form | ☒ _____         |
| April 4, 2014       | ☒ City Attorney |