

# **City of Grand Island**

Tuesday, April 8, 2014 Council Session

# Item F-3

#9484 - Consideration of Vacation of Lots 69, 70, 71 and 84 of Copper Creek Estates Subdivision

**Staff Contact: Chad Nabity** 

# Council Agenda Memo

**From:** Regional Planning Commission

Meeting: April 8, 2014

**Subject:** Request to Vacate Lots 69, 70, 71 and 84 of Copper

Creek Estates Subdivision along with all Easements

**Item #'s:** F-3

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

#### **Background**

Sean O'Connor with the Guarantee Group LLC., as the owner of the impacted property has requested that the City vacate Lots 69, 70, 71 and 84 of Copper Creek Estates Subdivision and the easements on those lots.

#### **Discussion**

This request was made to facilitate the replatting of this property into Copper Creek 7<sup>th</sup> Subdivision. Vacating these lots will eliminate any issues with partial lots that would be created by the proposed new Copper Creek 7<sup>th</sup> Subdivision. Copper Creek 7<sup>th</sup> Subdivision is up for consideration at this meeting. Vacating and replatting these lots and easements will not result in any issues with installed utilities.

Staff is recommending that Council retain the right-of-way that was dedicated for Aster Drive, Prairie Clover Circle and Old Potash Highway.



Copper Creek Estates Subdivision with Lots 69, 70, 71 and 84 highlighted.

# **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 ordinance to vacate lots 69,70,71 and 84 of Copper Creek Estate Subdivision.

# **Sample Motion**

Move to approve as recommended.



March 31, 2014

To Whom It May Concern

We would like to request that lots Sixty-Nine (69), Seventy (70), Seventy-One (71) and Eighty-Four (84), all located in the Copper Creek Estates Subdivision, in the City of Grand Island, Nebraska and as shown on attached Exhibit 'A', be vacated to allow for the replatting of new lots in the area.

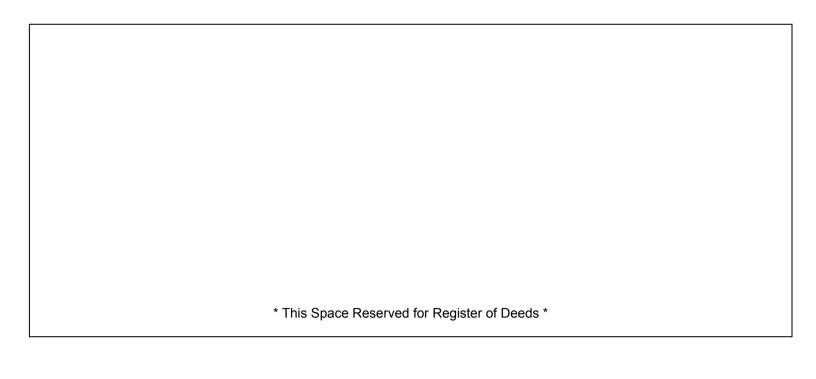
The Guarantee Group, a Limited Liability Company

Sean P. O'Connor, Member

P.O BOX 139, GRAND ISLAND, NE 68802-0139

Phone (308) 381-2497

Fax (308) 381-1285



#### ORDINANCE NO. 9484

An ordinance to vacate Lots Sixty-Nine (69), Seventy (70), Seventy-One (71) and Eighty-Four (84) of Copper Creek Estates Subdivision in the City of Grand Island, Hall County, Nebraska; to provide for the recording of this ordinance in the office of the Register of Deeds of Hall County, Nebraska; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. That the plat dated March 7, 2006 and approved by the City of Grand Island, Nebraska, on March 7, 2006 for Lots Sixty-Nine (69), Seventy (70), Seventy-One (71) and Eighty-Four (84) of Copper Creek Estates Subdivision in the City of Grand Island, Hall County, Nebraska; is hereby vacated including all easements dedicated with the plat across said lots but excluding any right-of-way dedicated for Aster Drive, Old Potash Highway and Prairie Clover Circle as shown on the attached "Exhibit A".

ORDINANCE NO. 9484 (Cont.)

SECTION 2. That the title to the property vacated by Section 1 of this ordinance

shall revert to the owner or owners of the real estate abutting the same in proportion to the

respective ownership of such real estate.

SECTION 3. This ordinance is directed to be filed in the office of the Register of

Deeds of Hall County, Nebraska.

SECTION 4. Any ordinances or parts of ordinances in conflict herewith be, and

hereby are, repealed.

SECTION 5. This ordinance shall be in force and take effect from and after its

passage and publication, within fifteen days in one issue of the Grand Island Independent as

provided by law.

Enacted: April 8, 2014.

Jay Vavricek, Mayor	

Attest:

RaNae Edwards, City Clerk

