



City of Grand Island

Tuesday, May 27, 2014

Council Session

Item G-5

#2014-114 - Approving Final Plat and Subdivision Agreement for Little Angel Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 27, 2014

Subject: Little Angel Subdivision – Final Plat

Item #'s: G-5

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

Background

This property is located east of Congdon Ave and south of east 7th Street, in the City of Grand Island, in Hall County, Nebraska. Consisting of (2 Lots) and .920 acres.

Discussion

The plat for Little Angel Subdivision Final Plat was considered by the Regional Planning Commission at the May 7, 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 8 members present and voting in favor (Connick, O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins and Bredthauer) and two members abstaining (McCarty & Kjar).

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.

Michael Galvin
Developer/Owner

Michael Galvan
552 E Capital Ave
Grand Island NE 68801

To create 2 lots located east of Congdon Ave and south of 7th St E, in the City of Grand Island, in Hall County, Nebraska.

Size: .920 acres

Zoning: R2 – Low Density Residential Zone

Road Access: City Roads

Water Public: City water is available.

Sewer Public: City sewer is available.

April 22, 2014

Dear Members of the Board:

RE: Final Plat – Little Angel Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Little Angel Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot Eight (8), Lambert's Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing .920 acres.

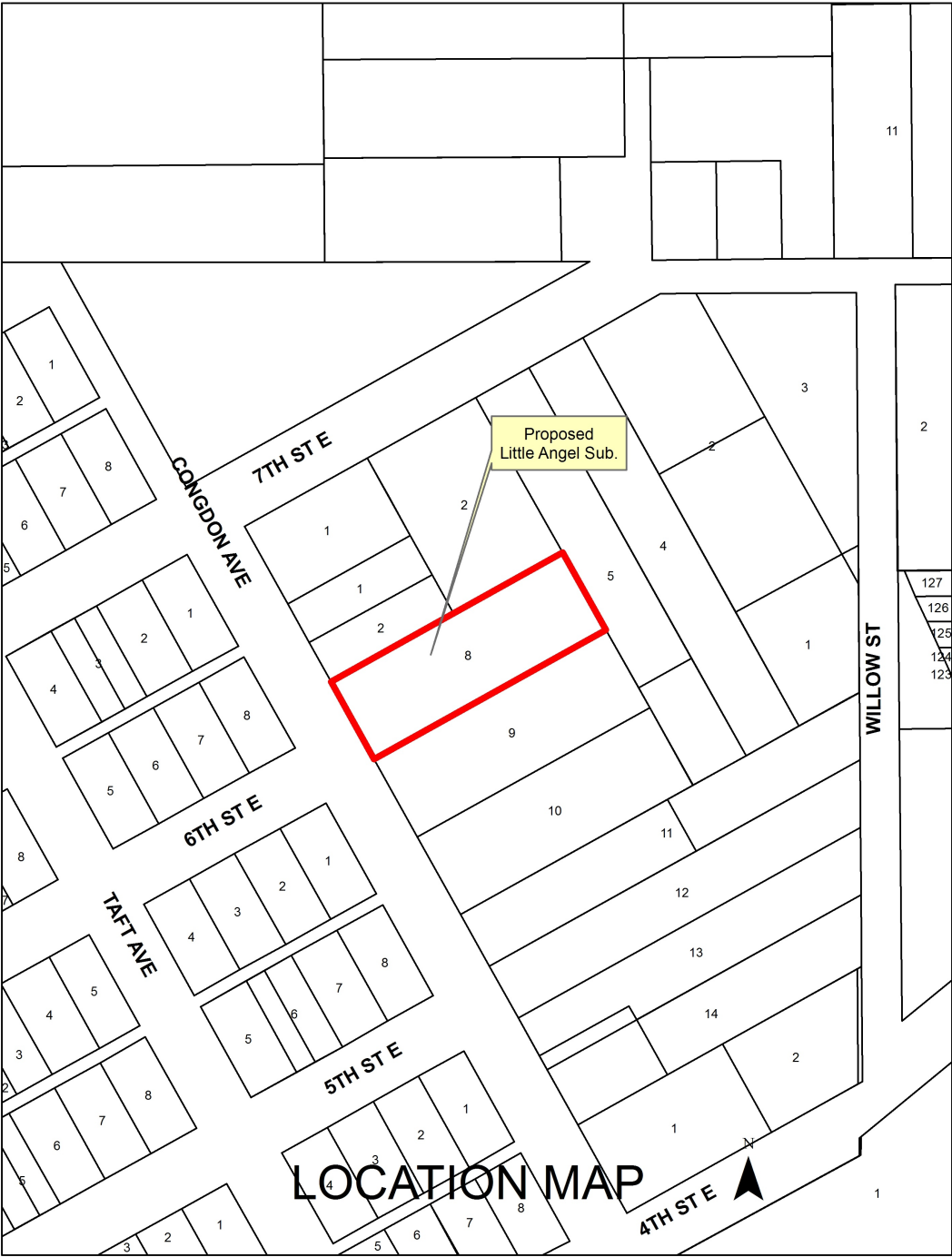
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 7, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Rockwell & Associates

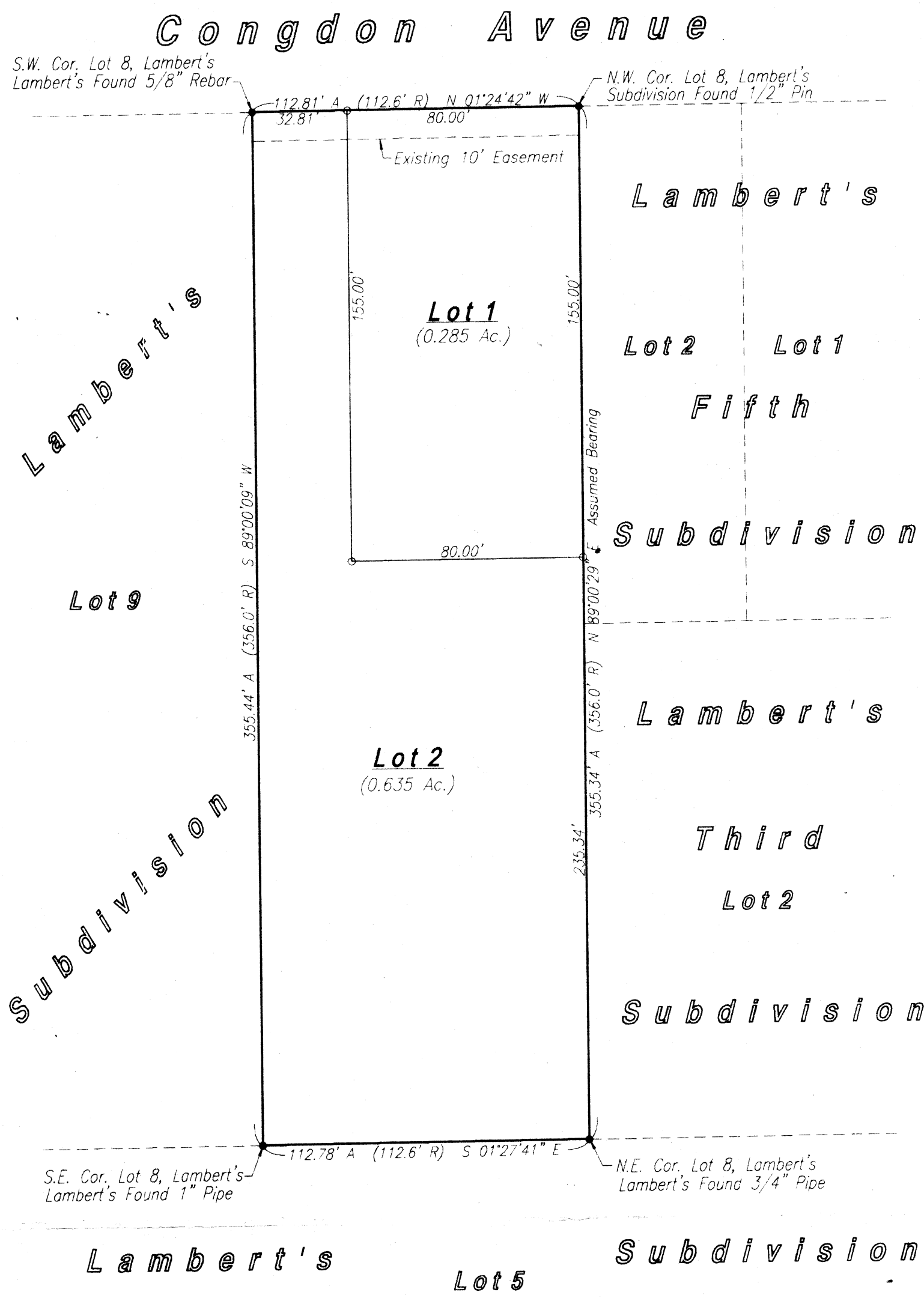
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.





Scale: 1" = 40'

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



Legal Description

A tract of land comprising all of Lot Eight (8), Lambert's Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 0.920 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL GALVAN and MARILYN GALVIN, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'LITTLE ANGEL SUBDIVISION' in the City of Grand Island, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2014.

Michael Galvan

Marilyn Galvan

Surveyor's Certificate

I hereby certify that on April 7, 2014, I completed an accurate survey of 'LITTLE ANGEL SUBDIVISION', in the City of Grand Island, 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.

Acknowledgement

State Of Nebraska ss
County Of Hall
On the _____ day of _____, 2014, before me, _____
a Notary Public within and for said County, personally appeared MICHAEL GALVAN and MARILYN GALVAN, husband and wife, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
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 _____.

Notary Public

(Seal)

Approvals

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

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2014.

Mayor

City Clerk

(Seal)

LITTLE ANGEL SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION 2014-114

WHEREAS Michael Galvan and Marilyn Galvan, husband and wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "LITTLE ANGEL SUBDIVISION", to be laid out into 2 lots, on a tract of land comprising all of Lot Eight (8), Lambert's Subdivision, 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 LITTLE ANGEL 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, May 27, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 23, 2014	☐ City Attorney