



City of Grand Island

Tuesday, April 27, 2004

Council Session

Item G8

**#2004-72 - Approving Final Plat and Subdivision Agreement for
Richmond Fourth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 27, 2004

Subject: Richmond Fourth Subdivision - Final Plat

Item #'s: G-8

Presenter(s): Chad Nabity

Background

This final plat proposes to create 6 lots on a parcel of land in the NW ¼ SE ¼ Section 13, Township 11, Range 10. These lots front onto an existing public right-of-way.

Discussion

This is infill development along Diers Avenue between Old Potash Highway and Faidley Avenue. This development of 6 lots is consistent with the preliminary plat presented for approval at the April 13 meeting of the Grand Island City Council.

A utility easement is needed along the eastern edge of lots 1 and 2 extending from the south property line to 20 feet into lot 2. This utility easement needs to be a 20 feet wide. The owner/developer of the property is working with the neighboring property owner to the east to place 10 feet of the 20 foot easement onto the neighboring property. Planning commission did recommend approval of the final plat with the provision that this easement be granted at a minimum width of 20 feet allowing that part of the easement may be place on adjoining property.

This subdivision meets the requirements for a legal subdivision in Grand Island. The lot sizes and widths are large enough for the B2 General Business Zone. Water and sewer are available to the subdivision and will be extended to all lots by the developer. Standard subdivision agreements will apply to this subdivision.

Alternatives

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

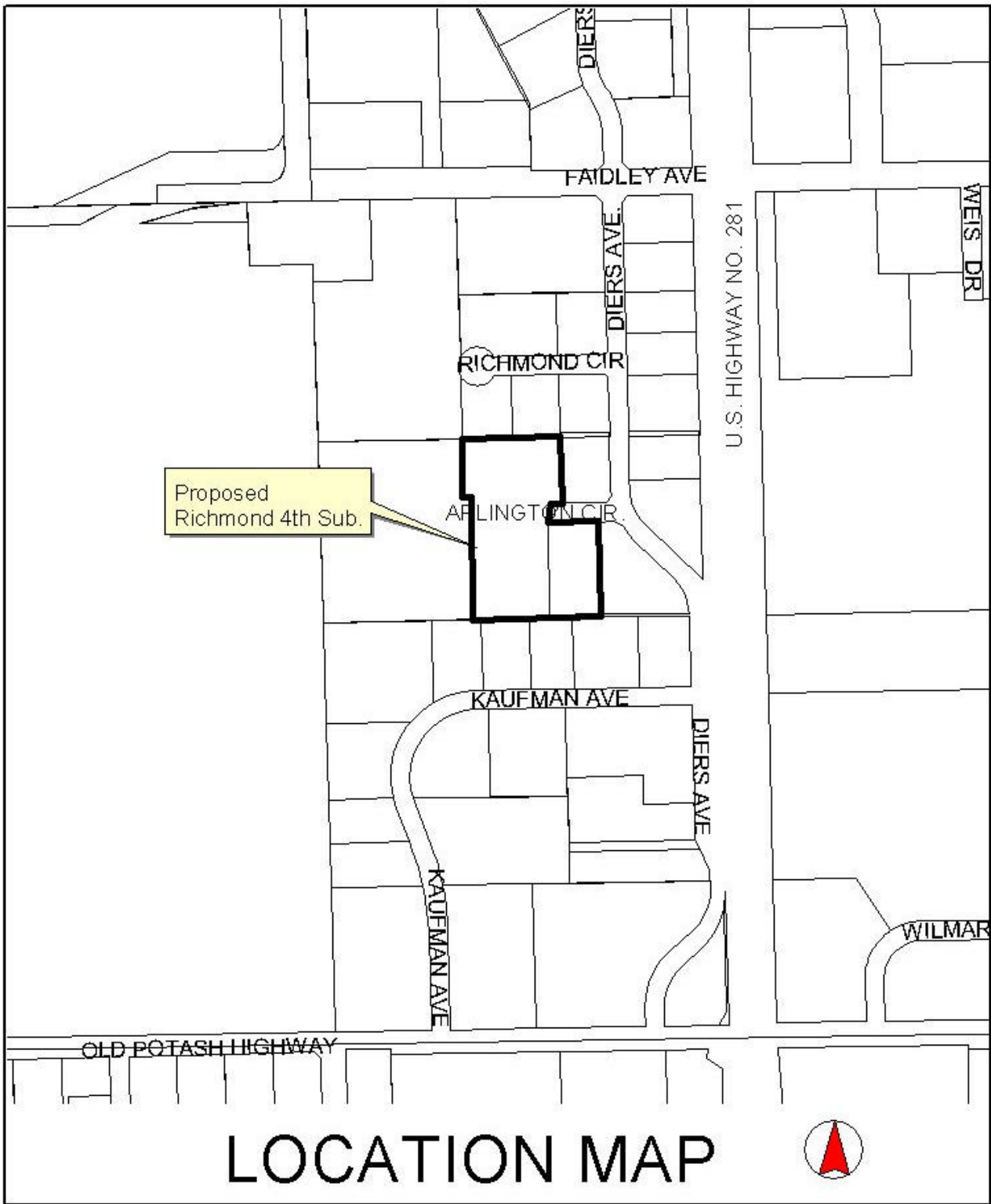
1. Approve the final plat and Subdivision agreement as presented
2. Modify the final plat and subdivision agreement to meet the wishes of the Council
3. Table the issue

Recommendation

Planning Commission recommends that the Council approve the final plat and subdivision agreement.

Sample Motion

Approve the Richmond Fourth Subdivision and subdivision agreements.



RESOLUTION 2004-72

WHEREAS, Arlington Investment, Inc., a Nebraska corporation, as owner, has caused to be laid out into lots, a tract of land comprising all of Lot Four (4), Richmond Third Subdivision and a part of the Northwest Quarter of the Southeast Quarter (NW1/4, SE1/4), all in Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, under the name of RICHMOND FOURTH SUBDIVISION, 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 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 RICHMOND FOURTH 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 27, 2004.

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 22, 2004	☐ City Attorney