



City of Grand Island

Tuesday, June 14, 2005

Council Session

Item G14

**#2005-165 - Approving Final Plat and Subdivision Agreement for
Northview First Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: June 14, 2005
Subject: Northview First Subdivision - Final Plat
Item #'s: G-14
Presenter(s): Chad Nability AICP, Regional Planning Director

Background

This subdivision proposes to create 33 lots on a parcel of land located in the E ½ NE ¼ Section 12, Township 11, Range 10.

Discussion

This R1-Suburban Density Residential. This first phase of the development will include 33 residential lots and the development of a 3 acre lake to be constructed by the developer as part of the drainage plan for the property.

Northwest high school is proposing to buy 5 lots (Lots 2-6 of Block 2) just north of the high school and install a north entrance to the high school parking lot.

This development is consistent with the comprehensive plan and is well designed to be sensitive to the neighboring property owners. Sewer and water are available and can be extended to serve of the propose lots. Sewer service to the east edge of the property will eit her be provided by bringing a new line up along the east side of North Road from Capital Avenue or with a private lift station that would connect to the line on the west side of this property. The developer is proposing 37 foot wide standard streets dedic ated to the public.

Alternatives

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

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

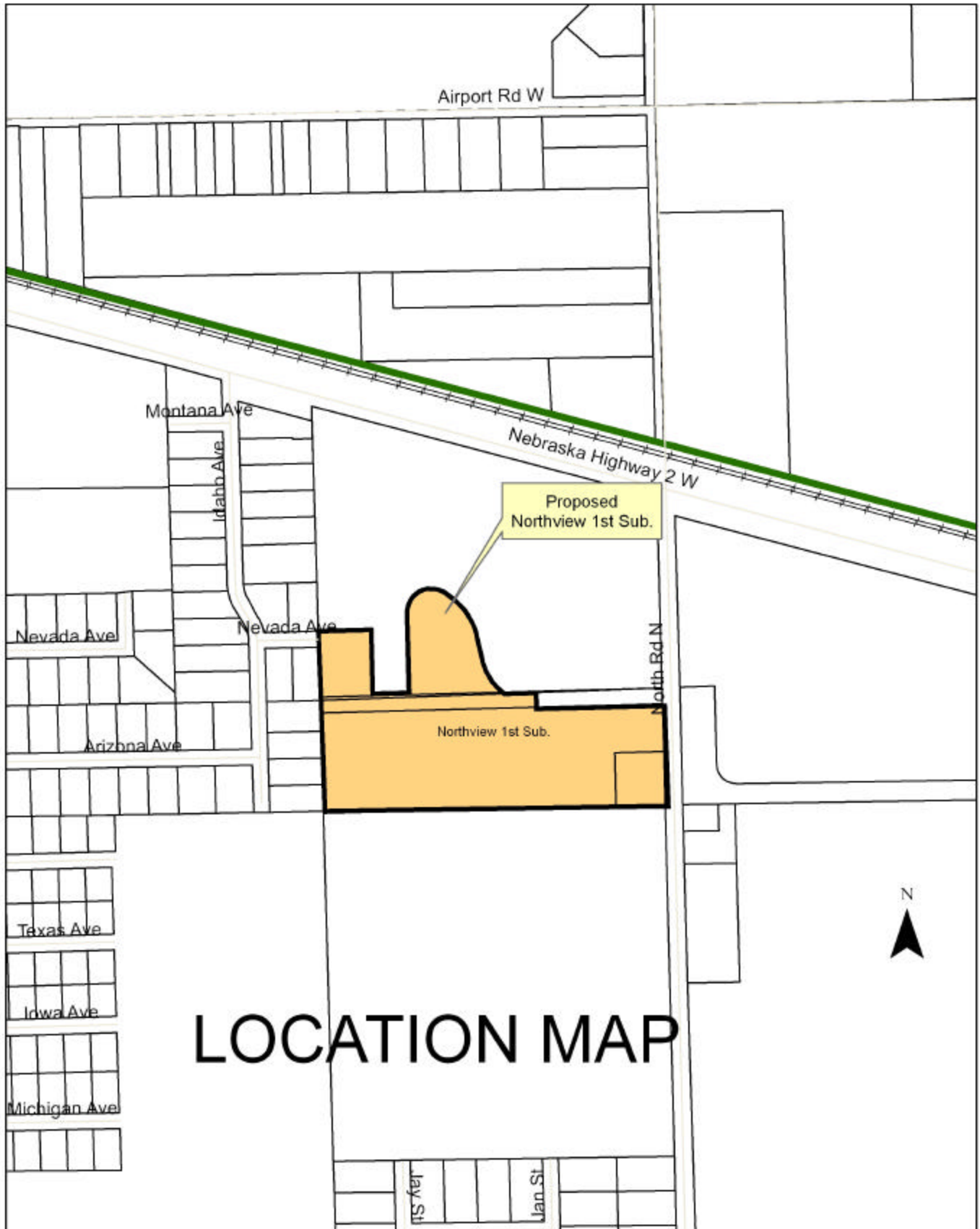
Recommendation

A motion was made by Hayes 2nd by Ruge to approve and recommend that the Grand Island City Council approve the Northview First Subdivision as presented.

A roll call vote was taken and the motion passed with 8 members present (Haskins, O'Neill, Niemann, Miller, Ruge, Hayes, Eriksen, Reynolds) voting in favor.

Sample Motion

Approve the Preliminary Plat for Northview Subdivision as presented.



RESOLUTION 2005-165

WHEREAS, Melvin E. Zichek and Dorothy V. Zichek, husband and wife, and the City of Grand Island, a municipal corporation, as owners, have caused to be laid out into lots, a tract of land comprising a part of the East Half of the Northeast Quarter (E1/2, NE1/4) of Section 2, Township 11 North, Range 10 West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, under the name of NORTHVIEW FIRST SUBDIVISION, and have caused a plat thereof to be acknowledged by them; 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 NORTHVIEW FIRST 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, June 14, 2005.

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 8, 2005	☐ City Attorney