



City of Grand Island

Tuesday, November 28, 2006

Council Session

Item G4

**#2006-341 - Approving Final Plat and Subdivision Agreement for
Ponderosa Village Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 28, 2006

Subject: Ponderosa Village Subdivision – Final Plat

Item #'s: G-4

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

Background

This final plat proposes to create 4 lots on a tract of land consisting of part of Outlot B and part of Outlot C4 of Ponderosa Lake Estates Subdivision, all of Block 4 and all of Block 5 of Ponderosa Lake Estates Fourth Subdivision and vacated James Road Right of Way located in the Southeast Quarter (SE1/4) of Section 36, Township 11 North, Range 10 West of the 6th P.M., City of Grand Island, Hall County, Nebraska. This land consists of approximately 4.49 acres. Approval of this plat is contingent upon approval of the rezoning request on this property.

Discussion

The final plat for Ponderosa Village Subdivision was considered by the Regional Planning Commission at the November 1, 2006 meeting. A motion was made by Hayes and seconded by Ruge to approve the plats as presented. A roll call vote was taken and the motion carried with 12 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Haskins, Eriksen, Brown, Reynolds, Niemann, Monter, Snodgrass).

Alternatives

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

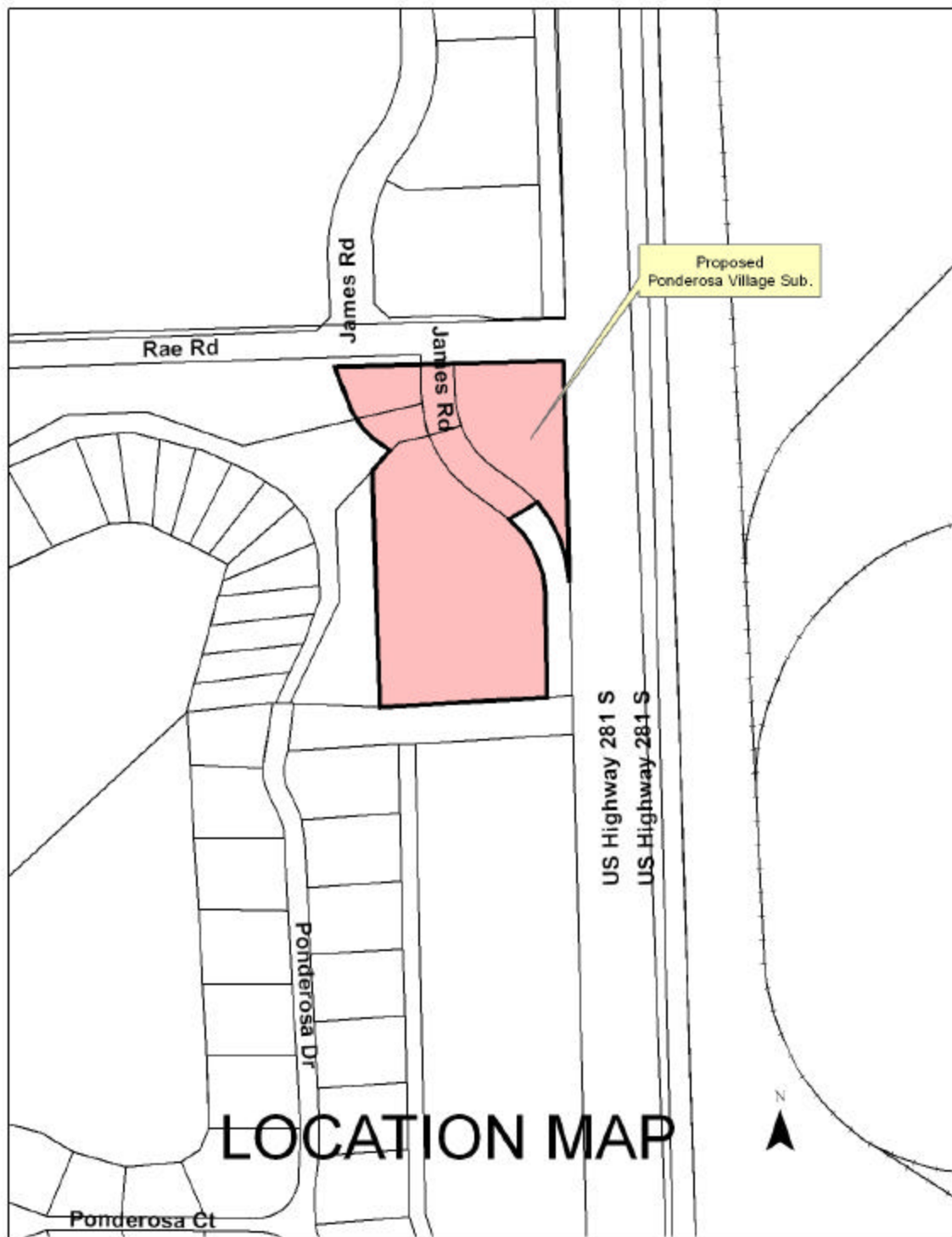
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Motion to approve as recommended.



FINAL PHASE

LEGAL DESCRIPTION

Surveyor's Certificate

RELOCATION

I WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO AT

REVENUES AND EXPENDITURES, 2000

STATE OF NEBRASKA

AT LEAST ABOVE WRITTEN.

APPROVAL

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

AYOR

STRENGTH CLEAR

[illegible]

WEEK OF 2013

ASSOC



CORTHEAST COR. SEI/4. SEC. 36.

Ponderosa Village Subdivision Summary

Developer/Owner

Husker Retail Group LLC
Roger Bullington, Manager
3730 South 14th Street
Lincoln, NE 68502
(402) 380-2689

Four commercial lots west of U.S. Highway 281 and south of Rae Road.

Size: 4.49 Acres

Zoning B2 General Business Zone

Road Access: Public Streets will be built throughout the subdivision. All proposed streets are 41' wide concrete curb and gutter.

Water: City water will be extended throughout the subdivision.

Sewer: City sewer will be extended throughout the subdivision.



RESOLUTION 2006-341

WHEREAS, Husker Retail Group, L.L.C., a limited liability company, as owner, have caused to be laid out into a lot, a tract of land located in the Southeast Quarter (SE ¼) of Section 36, Township 11 North, Range 10, West of the 6th P.M., Hall County, Nebraska, said tract containing 4.49 acres, more or less, under the name of PONDEROSA VILLAGE 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 owners 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 SUNDANCE 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 28, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
November 21, 2006	☐ City Attorney