



City of Grand Island

Tuesday, August 22, 2006

Council Session

Item G4

**#2006-229 - Approving Final Plat and Subdivision Agreement for
Pedcor Second Subdivision**

Staff Contact: chadn

Council Agenda Memo

From: Regional Planning Commission
Meeting: August 22, 2006
Subject: Pedcor Second Subdivision – Preliminary & Final Plat
Item #'s: G-3 & G-4
Presenter(s): Chad Naby AICP, Regional Planning Director

Background

This final plat proposes to create 2 lots on a tract of land in the E 1/2 SE 1/4 25-11-10, formerly platted as Lots 4 and 5, Pedcor Subdivision, and Addition to the city of Grand Island, Hall County, Nebraska. This land consists of approximately 40.07 acres. This plat is developing lots along an existing right of way. Approval of this plat is contingent upon approval of the rezoning request on this property.

Discussion

The Preliminary Plat and Final Plat for Pedcor Second Subdivision were considered by the Regional Planning Commission at their meeting on August 2, 2006. A motion was made by Brown and seconded by Ruge to approve the Preliminary Plat and Final Plat as presented. A roll call vote was taken and the motion carried with 8 members present voting in favor (Miller, Amick, O'Neill, Ruge, Haskins, Brown, Niemann, Snodgrass).

Alternatives

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

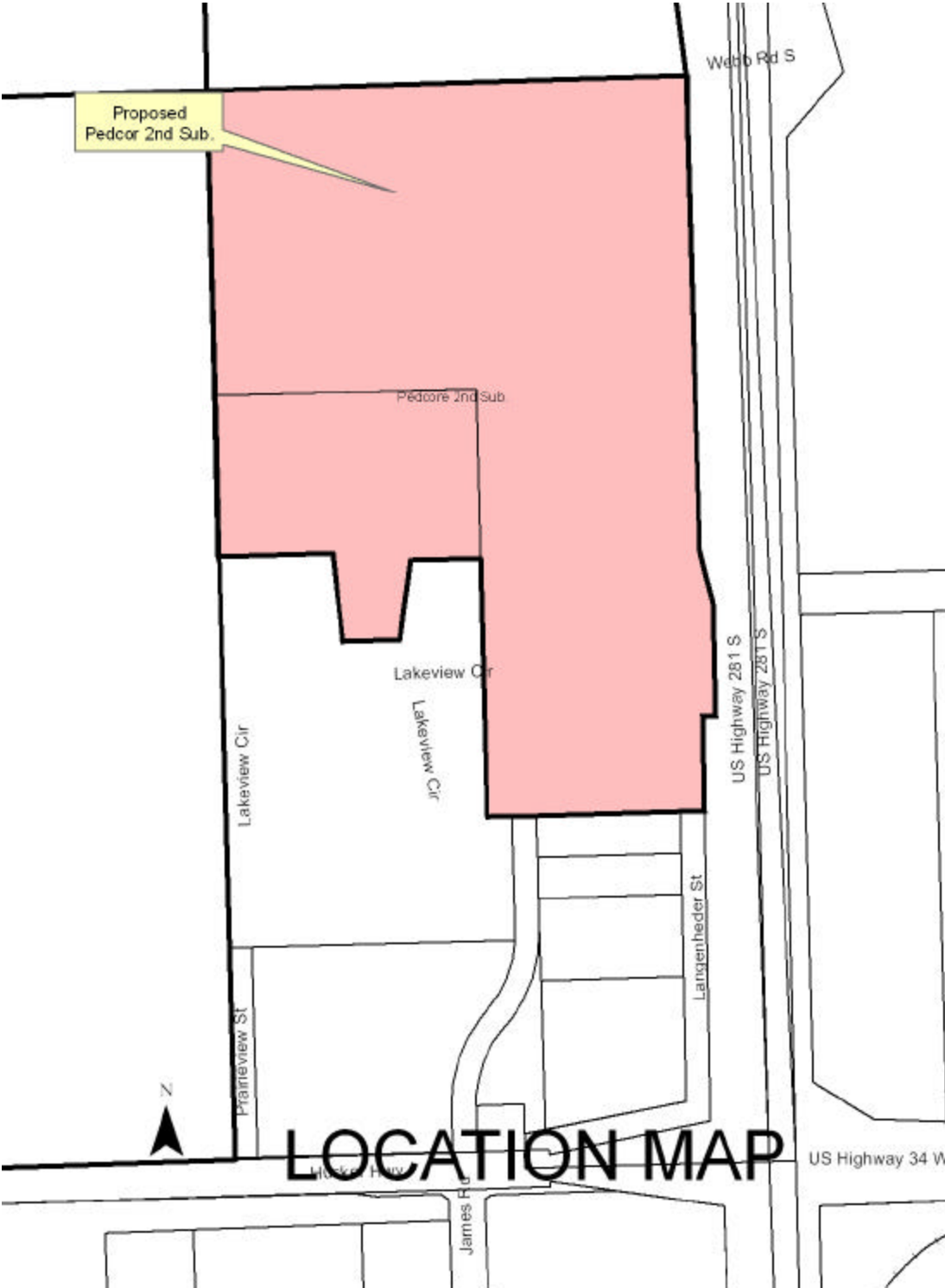
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

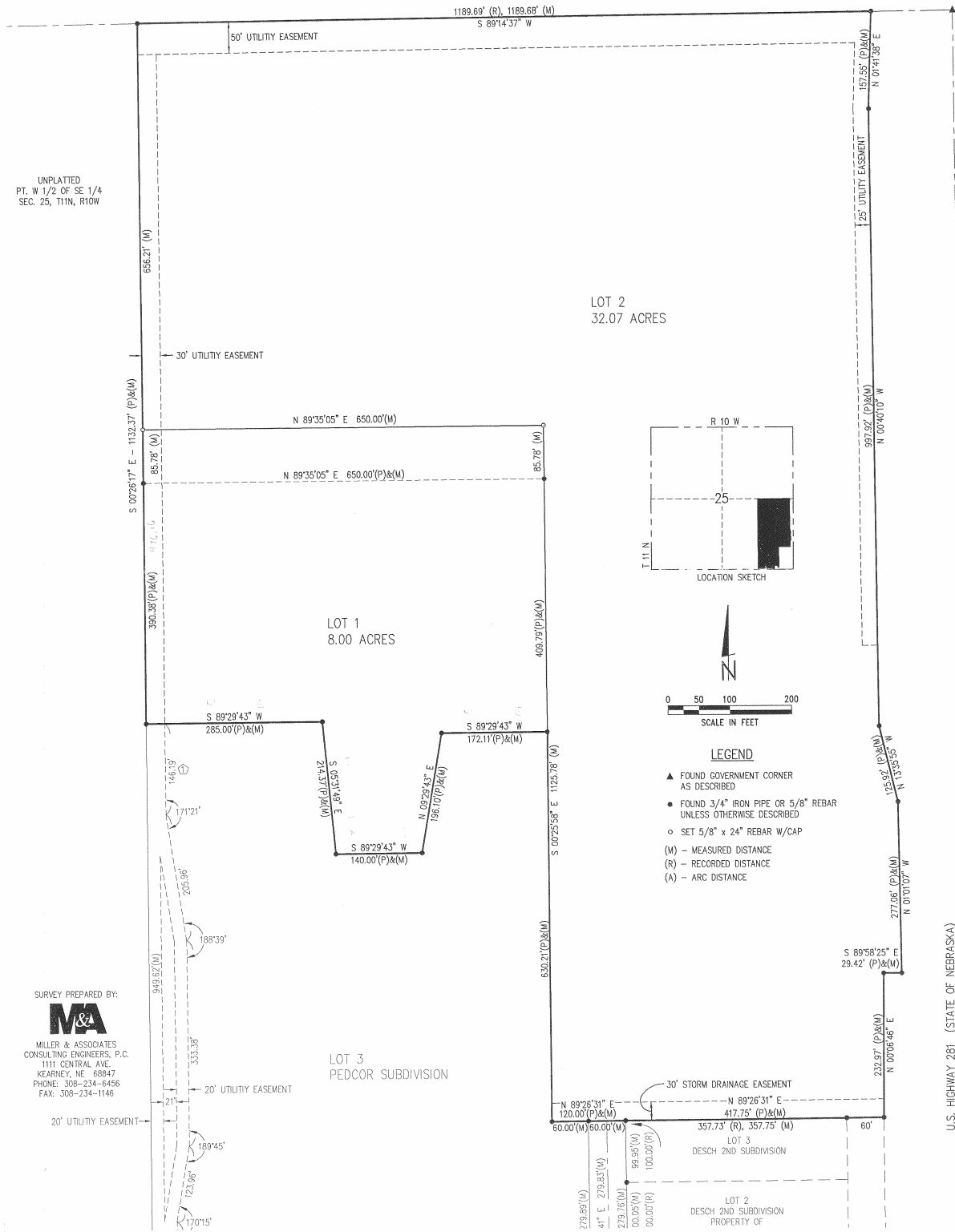
Sample Motion

Motion to approve as recommended.



PEDCOR SECOND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND
HALL COUNTY, NEBRASKA

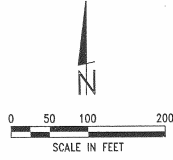
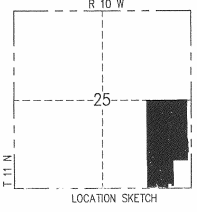


UNPLATTED
PT. W 1/2 OF SE 1/4
SEC. 25, T11N, R10W

LOT 2
32.07 ACRES

LOT 1
8.00 ACRES

LOT 3
PEDCOR SUBDIVISION



- LEGEND**
- ▲ FOUND GOVERNMENT CORNER AS DESCRIBED
 - FOUND 3/4" IRON PIPE OR 5/8" REBAR UNLESS OTHERWISE DESCRIBED
 - SET 5/8" x 24" REBAR W/CAP
 - (M) - MEASURED DISTANCE
 - (R) - RECORDED DISTANCE
 - (A) - ARC DISTANCE

SURVEY PREPARED BY:
MA
MILLER & ASSOCIATES
CONSULTING ENGINEERS, P.C.
1111 CENTRAL AVE.
KEARNEY, NE 68847
PHONE: 308-234-6456
FAX: 308-234-1146

U.S. HIGHWAY 281 (STATE OF NEBRASKA)

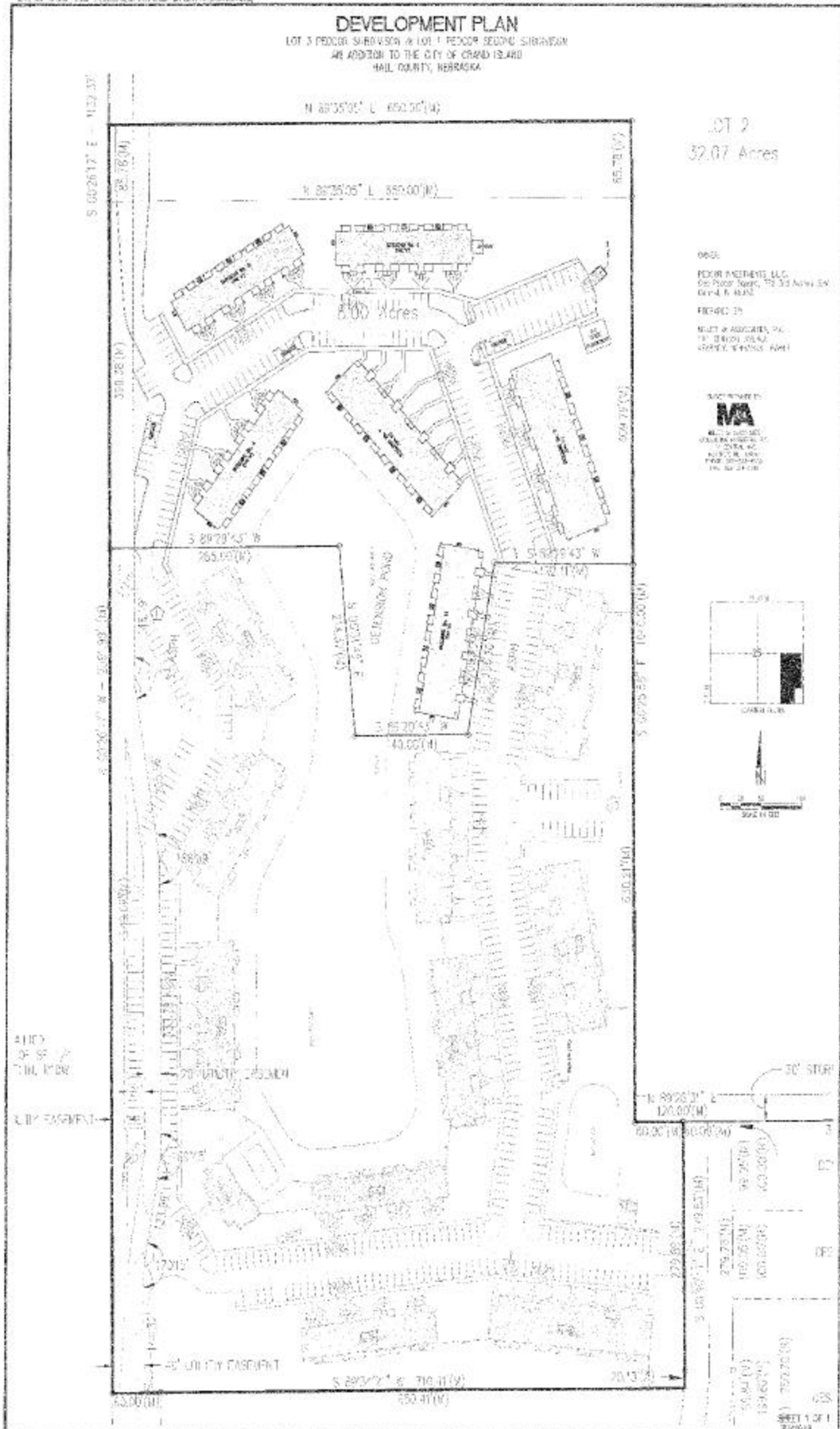
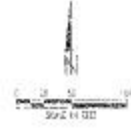
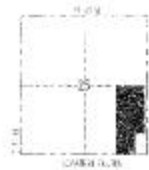
DEVELOPMENT PLAN

LOT 3 PERDOR SUBDIVISION & LOT 1 PERDOR SECOND SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND
HALL COUNTY, NEBRASKA

LOT 2
32.07 Acres

OWNER:
PERDOR INVESTMENTS, LLC
One Perdor Square, PO Box 4000, Grand Island, NE 68801
City of Grand Island, NE 68801

DESIGNER:
MUEHL & ASSOCIATES, P.C.
1111 S. 10th Street, Grand Island, NE 68801
Phone: 402.333.4444



RESOLUTION 2006-229

WHEREAS, Pedcor Investment, L.L.C., a limited liability company, as owner, has caused to be laid out into lots, a tract of land comprising of Lots Four (4) and Five (5), Pedcor Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska, under the name of PEDCOR SECOND 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 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 PEDCOR SECOND 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, August 22, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form _____
August 17, 2006 City Attorney