



City of Grand Island

Tuesday, November 14, 2006

Council Session

Item G3

#2006-327 - Approving Final Plat and Subdivision Agreement for Sundance Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: November 14, 2006
Subject: Sundance Subdivision – Final Plat
Item #'s: G-3
Presenter(s): Chad Nabyt AICP, Regional Planning Director

Background

This final plat proposes to create 2 lots on a tract of land comprising all of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section 12, Township 11 North, Range 9, West of the 6th P.M. Grand Island, Hall County, Nebraska. This land consists of approximately 14.720 acres. This property is zoned B2 General Business. City sewer and water are not available to the property. Access is available to both lots from U.S. Highway 30.

Discussion

The Final Plat for Sundance Subdivision was considered by the Regional Planning Commission at their meeting on November 1, 2006. A motion was made by Amick and seconded by Miller to approve the Final Plat 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, Reynolds, Monter, Haskins, Ericksen, Brown, Niemann, Snodgrass).

Alternatives

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

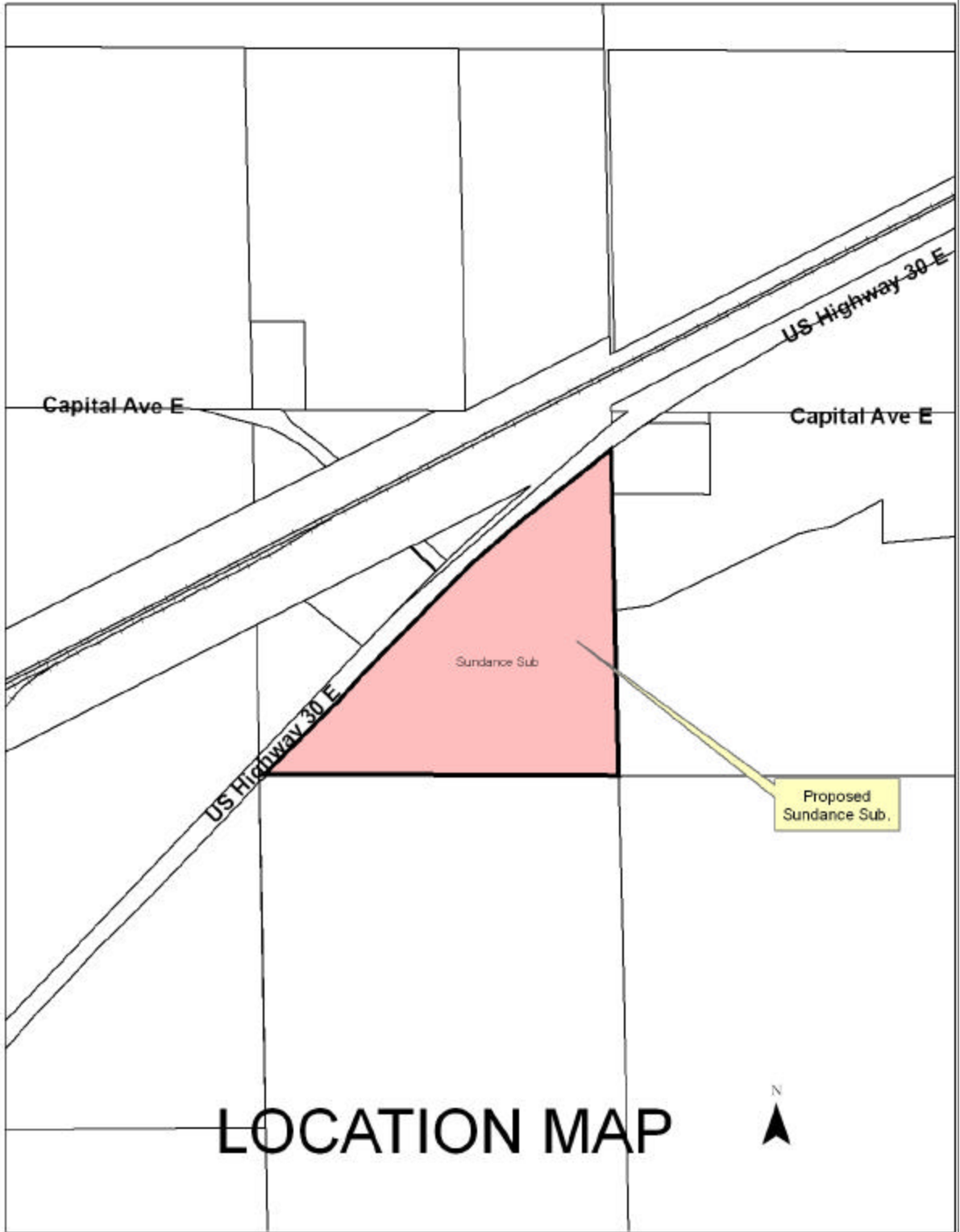
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

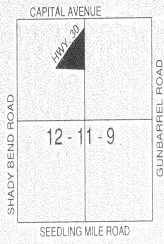
Recommendation

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

Sample Motion

Motion to approve as recommended.

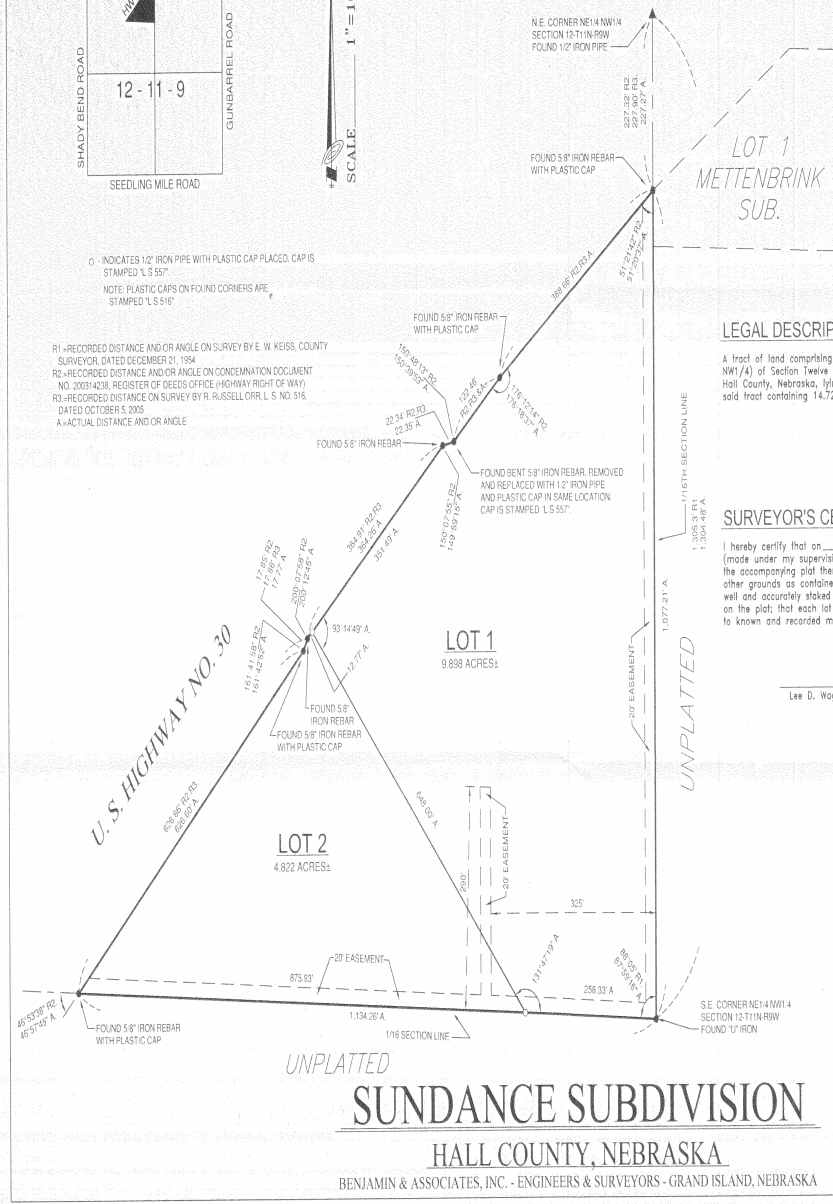




SCALE
1" = 100'

○ INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED. CAPS STAMPED 'L S 557'
NOTE: PLASTIC CAPS ON FOUND CORNERS ARE STAMPED 'L S 516'

R1 - RECORDED DISTANCE AND/OR ANGLE ON SURVEY BY E. W. KEISS, COUNTY SURVEYOR, DATED DECEMBER 21, 1954
R2 - RECORDED DISTANCE AND/OR ANGLE ON CONDEMNATION DOCUMENT NO. 200314238, REGISTER OF DEEDS OFFICE, (HIGHWAY RIGHT OF WAY)
R3 - RECORDED DISTANCE ON SURVEY BY R. RUSSELL ORR, L. S. NO. 516, DATED OCTOBER 5, 2005
A - ACTUAL DISTANCE AND/OR ANGLE



LEGAL DESCRIPTION

A tract of land comprising all that part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, lying south of the southerly right of way line of U. S. Highway No. 30, said tract containing 14.720 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2006, I completed an accurate survey (made under my supervision) of "SUNDANCE SUBDIVISION", Hall County, 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557 (SEAL)

SUNDANCE SUBDIVISION
HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

Sundance Subdivision Summary

Developer/Owner

Kathleen and Anthony Seitz
4155 E. Highway 30
Grand Island, NE 68801
(308) 382-4950

Two lots fronting onto Highway 30

Size: 14.72 Acres

Zoning B2 General Business

Road Access: Public Highway 30

Water Private: Private Well

Sewer Private: Private Septic System



RESOLUTION 2006-327

WHEREAS, Anthony Seitz and Kathleen Seitz, husband and wife, as owners, have caused to be laid out into a lot, a tract of land comprising a part of all that part of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section Twelve (12), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., Hall County, Nebraska, lying south of the southerly right of way line of U.S. Highway No. 30, said tract containing 14.720 acres, more or less, under the name of SUNDANCE 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, the City of Grand Island approved the subdivision agreement to be filed with this subdivision; and

WHEREAS, as the City Council waives the minimum lot size requirement in the large lot residential/zoning district to preserve and retain future street right-of-way.

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.

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Adopted by the City Council of the City of Grand Island, Nebraska, November 14, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ☐ _____
November 9, 2006 ☐ City Attorney