



# **City of Grand Island**

**Tuesday, July 24, 2007**

**Council Session**

## **Item G11**

**Approving Preliminary Plat for Ponderosa Lake States Sixth  
Subdivision**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** July 24, 2007

**Subject:** Ponderosa Lake Estates Sixth Subdivision – Preliminary & Final Plat

**Item #'s:** G-11 & G-12

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

## **Background**

This preliminary plat and final plat proposes to create 2 residential lots, each more than 1.6 acres on the west side of the Ponderosa Subdivision. This property is located on a tract of land comprising all of Block Six (6), Ponderosa Lake Estates Subdivision in the City of Grand Island, Nebraska. This tract of land consists of approximately 3.463 acres.

## **Discussion**

The preliminary and final plat for Ponderosa Lake Estates Sixth Subdivision was considered by the Regional Planning Commission at the July 11, 2007 meeting. A motion was made by Snodgrass and seconded by Eriksen to approve the plat as presented. A roll call vote was taken and the motion carried with 8 members present voting in favor (Amick, O'Neill, Ruge, Reynolds, Haskins, Eriksen, Bredthauer, Snodgrass).

## **Alternatives**

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

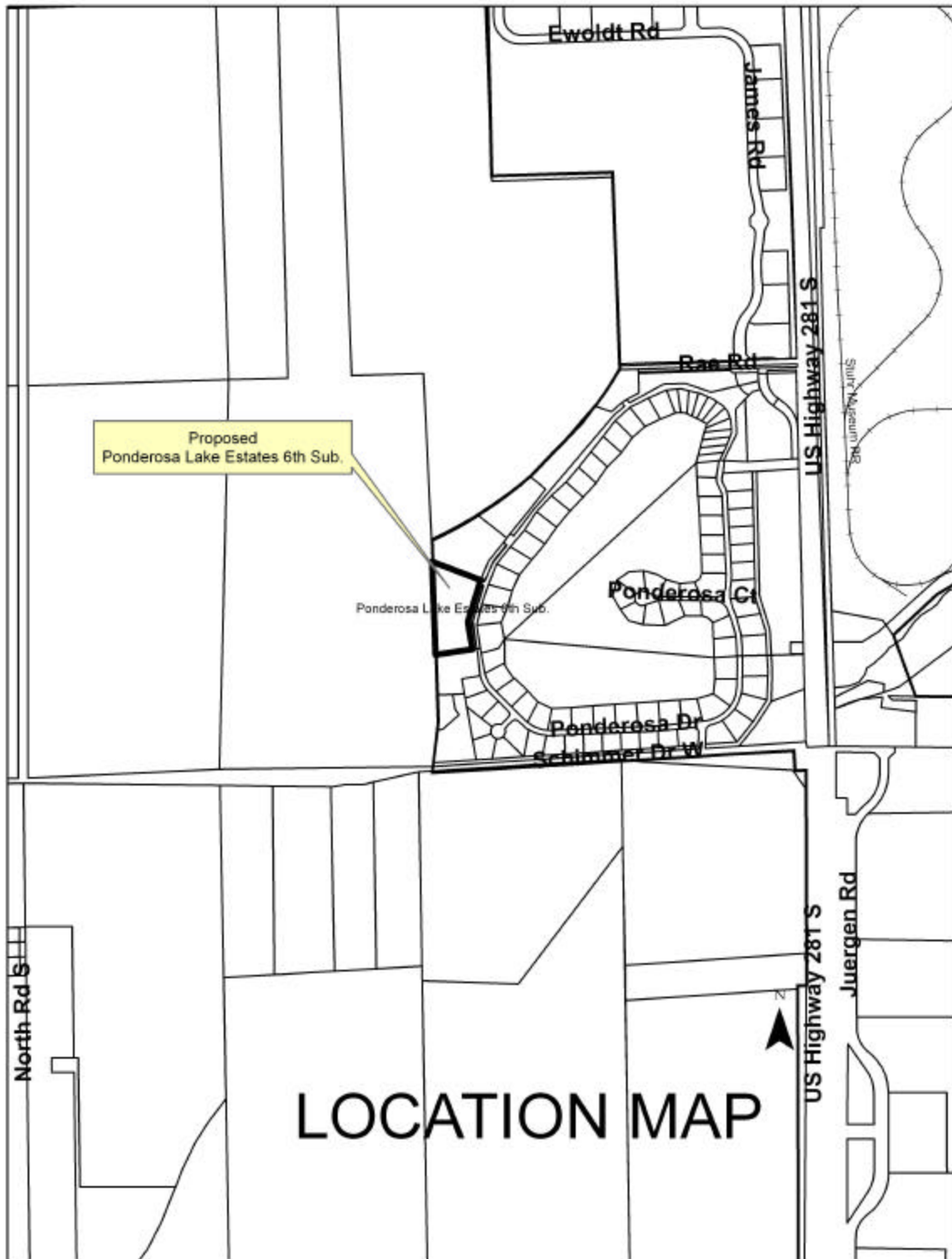
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council approve the preliminary and final plat as presented.

## **Sample Motion**

Motion to approve as recommended.



A tract of land comprising all of Block Six (6), Ponderosa Lake Estates Subdivision in the City of Grand Island, Nebraska, and containing 3.463 acres, more or less.

KNOW ALL MEN BY THESE PRESENTS, that we, Martha Duran and Donald L. Duran, wife and husband, being the LAKE of the land described herein, have caused same to be surveyed, plotted and designated as "PONDERS LAKE, ESTATES SIXTH SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location, construction and maintenance of public service utilities forever, and do hereby agree to indemnify and hold harmless the City of Grand Island, Nebraska, and its successors, from and against any and all other obligations upon, over, along or underneath the surface of such easements, and that the foregoing subdivision and dedication of easements shall be binding on all future owners of the land described herein, and that the foregoing subdivision and dedication of easements shall be particularly described in the description hereon as appears on this plat, is made with the free consent in accordance with

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

State of Nebraska  
County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Marsha M. Dunn and Donald L. Dunn, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution hereof to be her and his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the villages of Aldo, Cairo and Deniphan, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.



I hereby certify that on \_\_\_\_\_, 2007, I completed an accurate survey (made under my supervision) of "PONDEROSA LAKE ESTATES SIXTH SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat hereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat hereof, are well and accurately staked out and marked; that iron markers are placed at the corners of the lots shown on the plat; that all owners of lots shown on the plat, including said surveyor, have been given notice to know of the survey; and that said survey was made with

Lee D. Wagner, Registered Land Surveyor No. 557

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

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## Ponderosa Lake Estates Sixth Subdivision Summary

### Developer/Owner

Marsha M. and Donald L. Dunn  
72 Ponderosa Drive  
Grand Island, NE 68803

2 Lots west of Ponderosa Drive north of Baldwin Ct.

**Size:** 3.463 Acres

**Zoning** RD Residential Development District

**Road Access:** Existing Private Street

**Water Public:** City Water is available and all lots will be connected

**Sewer Public:** City Sewer is available and all lots will be connected

