



# City of Grand Island

Tuesday, July 08, 2008

Council Session

## Item G3

**#2008-179 - Approving Final Plat and Subdivision Agreement for  
Spencer Acres Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** July 8, 2008

**Subject:** Spencer Acres Subdivision – Final Plat

**Item #'s:** G-3

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

## **Background**

This final plat proposes to create 4 lots between Ravenwood Subdivision and Hidden Lakes Subdivision. Two lots are slightly more than 1 acre in size and the other two are 3 and 4.4 acres. City Sewer and Water are not available to these lots. The Nebraska Department of Environmental Quality has approved septic systems on these lots. All of the lots front onto existing public right-of-way. The property is zoned LLR Large Lot Residential and would permit 20,000 square foot lots. This land consists of approximately 10.135 acres. This property is located on the west Gunbarrel Road with Pheasant Drive on the north and the south.

## **Discussion**

The final plat for Spencer Acres Subdivision was considered under by the Regional Planning Commission at the July 2, 2008 meeting. A motion was made by Miller, 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 (Miller, O'Neill, Reynolds, Haskins, Eriksen, Bredthauer, Heineman, and 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**

Move to approve as recommended.



## Spencer Acres Subdivision Final Plat Summary

### Developer/Owner

Mitchell S. and Susan R. Spencer  
436 Pheasant Drive  
Grand Island, NE 68801

4 Lots west of Gunbarrel Road between Pheasant Drive on the north and south.

**Size:** 10.135 Acres

**Zoning** LLR-Low Density Residential.

**Road Access:** Public City Streets, no new streets

**Water Public:** City Water **is not** available to all lots.

**Sewer Public:** City Sewer **is not** available to all lots.



RESOLUTION 2008-179

WHEREAS, Mitchell S. Spencer and Susan R. Spencer, husband and wife, as owners, have caused to be laid out into lots, a tract of land comprising a part of the South Half of the Northeast Quarter of the Southeast Quarter (S½NE¼SE¼) of Section Thirteen (13), Township Eleven (11) North, Range Nine (9), West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, under the name of SPENCER ACRES 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 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 SPENCER ACRES 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, July 8, 2008.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/>	_____
July 3, 2008	<input type="checkbox"/>	City Attorney