



City of Grand Island

Tuesday, July 14, 2015

Council Session

Item G-17

#2015-181 - Approving Final Plat and Subdivision Agreement for Sandy Beach Third Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning

Meeting: July 14, 2015

Subject: Sandy Beach Third Subdivision

Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located south of Stolley Park Road and west of Shady Bend Road in the 2 mile jurisdiction of the City of Grand Island, in Hall County, Nebraska consisting of (2 Lots) and 2.2773 acres. There are two existing lots in this subdivision and this plat moves the property lines between the lots. In 2004 the TA transitional agriculture zoning district changed and the minimum lot size was increased from 20,000 square feet to 20 acres with the exception of a 1 time split from an 80 acre tract or splitting an existing farmstead. This subdivision does not increase number of existing lots but does allow the owner to move the property line between those two lots.

Discussion

The plat for Sandy Beach Third Subdivision was considered by the Regional Planning Commission at the July 1, 2015 meeting

A motion was made by Haskins and seconded by Bredthauer to approve the plat as presented.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Ruge, Connick, Sears, Maurer, Huismann, Kjar, Robb Haskins and Bredthauer).

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

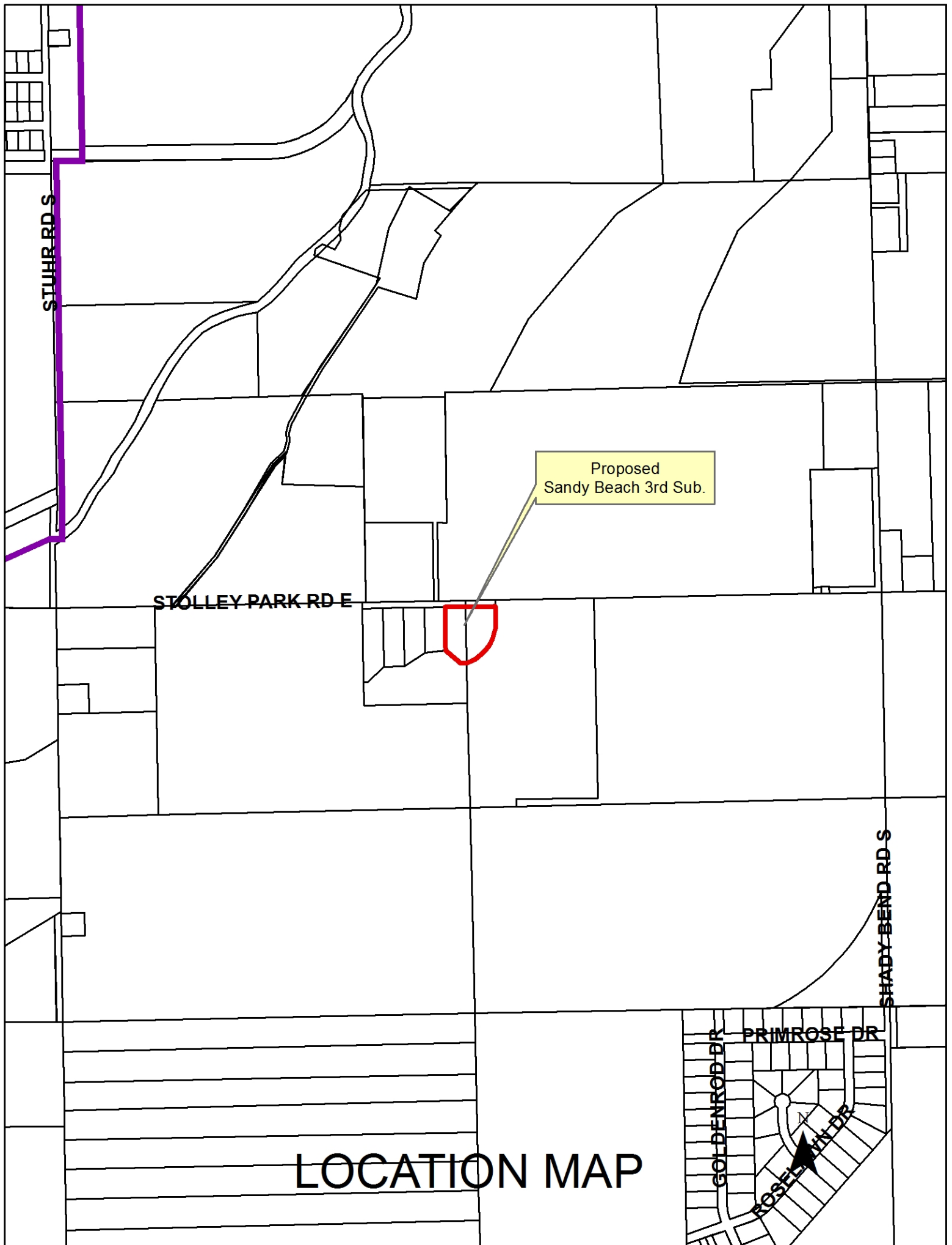
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



John C. Hoffman
Developer/Owner

John C. Hoffman
2319 E Stolley Park Rd
Grand Island NE 68801

To create 2 lots located north of US Hwy 34 and east of Locust Street, in the City of Grand Island, in Hall County, Nebraska.

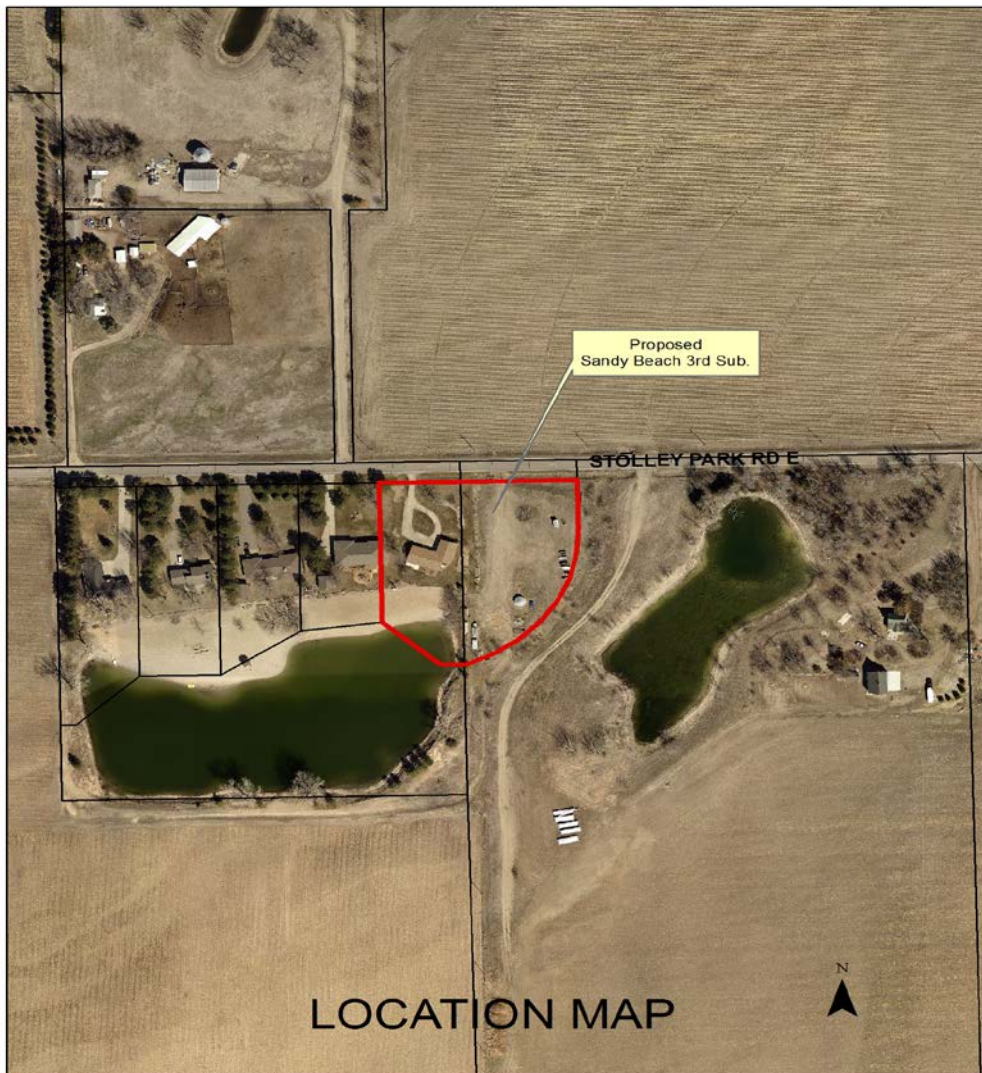
Size: 28.2659

Zoning: TA Transitional Agriculture

Road Access: Public

Water Public: Private

Sewer Public: Private

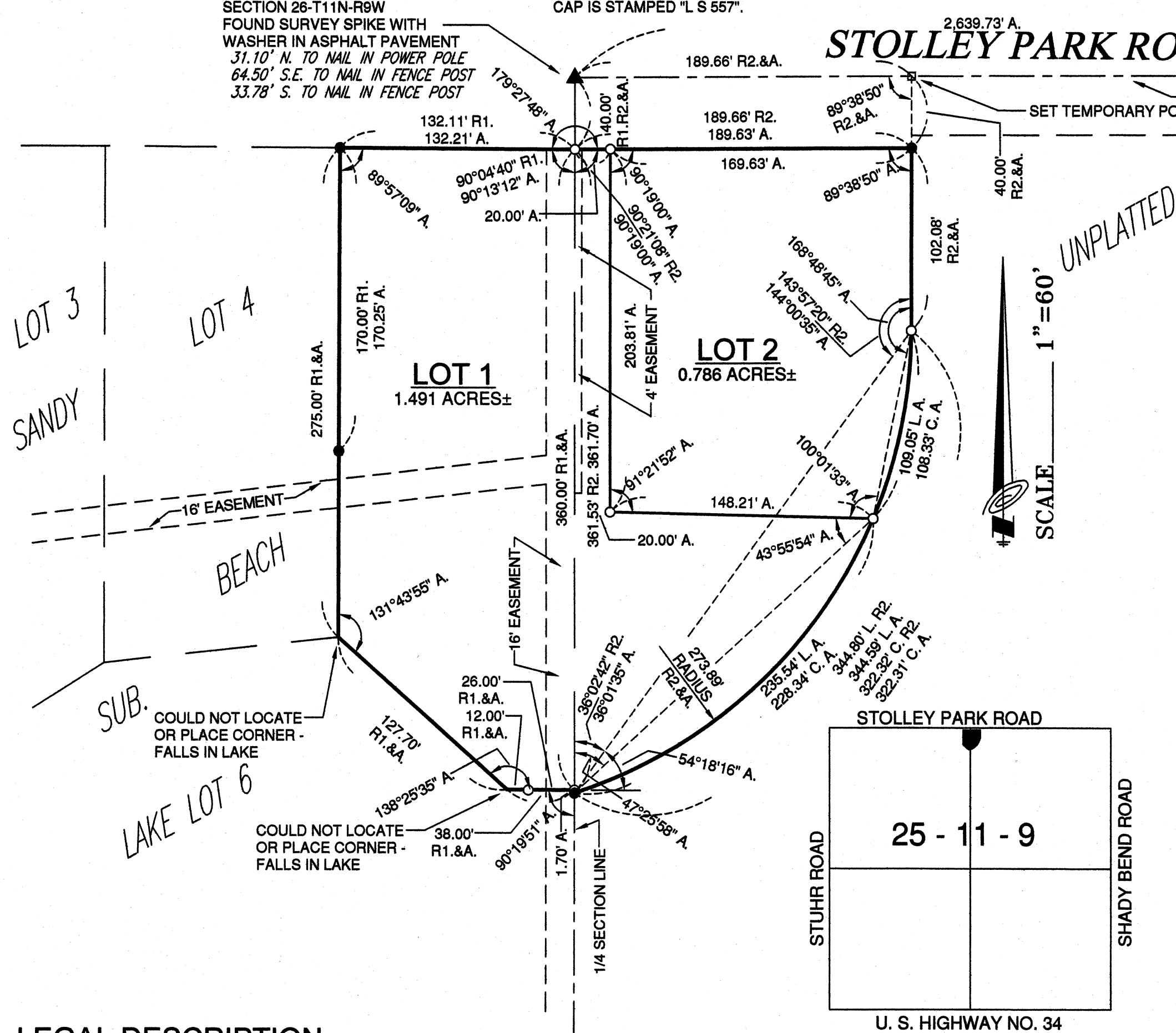


N.W. CORNER NE1/4
SECTION 26-T11N-R9W
FOUND SURVEY SPIKE WITH
WASHER IN ASPHALT PAVEMENT
31.10' N. TO NAIL IN POWER POLE
64.50' S.E. TO NAIL IN FENCE POST
33.78' S. TO NAIL IN FENCE POST

● - INDICATES 1/2" IRON PIPE FOUND
○ - INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED.
CAP IS STAMPED "L S 557".

N.E. CORNER NE1/4
SECTION 26-T11N-R9W
FOUND SURVEY SPIKE WITH
WASHER IN ASPHALT PAVEMENT
46.60' N.W. TO NAIL IN POWER POLE
45.30' N.E. TO NAIL IN POWER POLE
57.42' S.W. TO NAIL IN POWER POLE

R1. = RECORDED DISTANCE AND/OR ANGLE ON PLAT OF SANDY
BEACH SUBDIVISION
R2. = RECORDED DISTANCE AND/OR ANGLE ON PLAT OF SANDY
BEACH SECOND SUBDIVISION
A. = ACTUAL DISTANCE AND/OR ANGLE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that John C. Hoffman, a widower, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "SANDY BEACH THIRD SUBDIVISION", 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, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska,
this _____ day of _____, 2015.

John C. Hoffman, a widower

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall

On the _____ day of _____, 2015, before me, _____,
a Notary Public within and for said County, personally appeared John C. Hoffman, a widower, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed.

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

My commission expires _____.

Notary Public

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2015.

Mayor

City Clerk

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2015.

Chairman of the Board

County Clerk

Lee D. Wagner, Registered Land Surveyor No. 557

SANDY BEACH THIRD SUBDIVISION

HALL COUNTY, NEBRASKA

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

RESOLUTION 2015-181

WHEREAS, John C. Hoffman, a widower, being the said owner of the land described hereon, have filed an application for approval of the final plat of Sandy Beach Third Subdivision, a tract of land comprising all of Lot Five (5), Sandy Beach Subdivision, Hall County, Nebraska, and all of Lot One (1), Sandy Beach Second Subdivision, Hall County West of the 6th P.M. in Hall County, Nebraska, 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 SANDY BEACH THIRD 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 14, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 10, 2015	☐ City Attorney