



# City of Grand Island

Tuesday, June 14, 2011

Council Session

## Item F3

**#9297 - Consideration of Vacation of Lot 21, Block 1 of Fairway Crossings at Indianhead Golf Club First Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Chad Nability, AICP

**Meeting:** June 14, 2011

**Subject:** Application to Vacate Lot 21 Block 1 of Fairway Crossings at Indianhead Golf Club First Subdivision

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

**Presenter(s):** Chad Nability, Regional Planning Director

## **Background**

Jack Henry, representing Indianhead Golf Club Inc, has requested that the City vacate Lot 21 of Block 1 Fairway Crossings at Indianhead Golf Club First Subdivision.

## **Discussion**

This request was made in order to allow the golf club to connect the bathroom on the back 9 to city water that has been extended up St. Andrews Circle. Connecting this bathroom to city water needs to be done to meet drinking water standards as enforced by the State of Nebraska.

It is anticipated that Mr. Henry will submit a new plat for the majority of Lot 21 at a future date but leave a finger of golf course property touching the street so that the water line does not have to cross from the public right-of-way across private property to connect to the bathrooms. This solution will meet the requirements of the State of Nebraska and will not violate any provisions of the City Code.

City staff is recommending this course of action as the best way to provide city water to the bathrooms on the back 9 of the golf course and maintain the integrity of the City Code regarding connection to the city water lines.

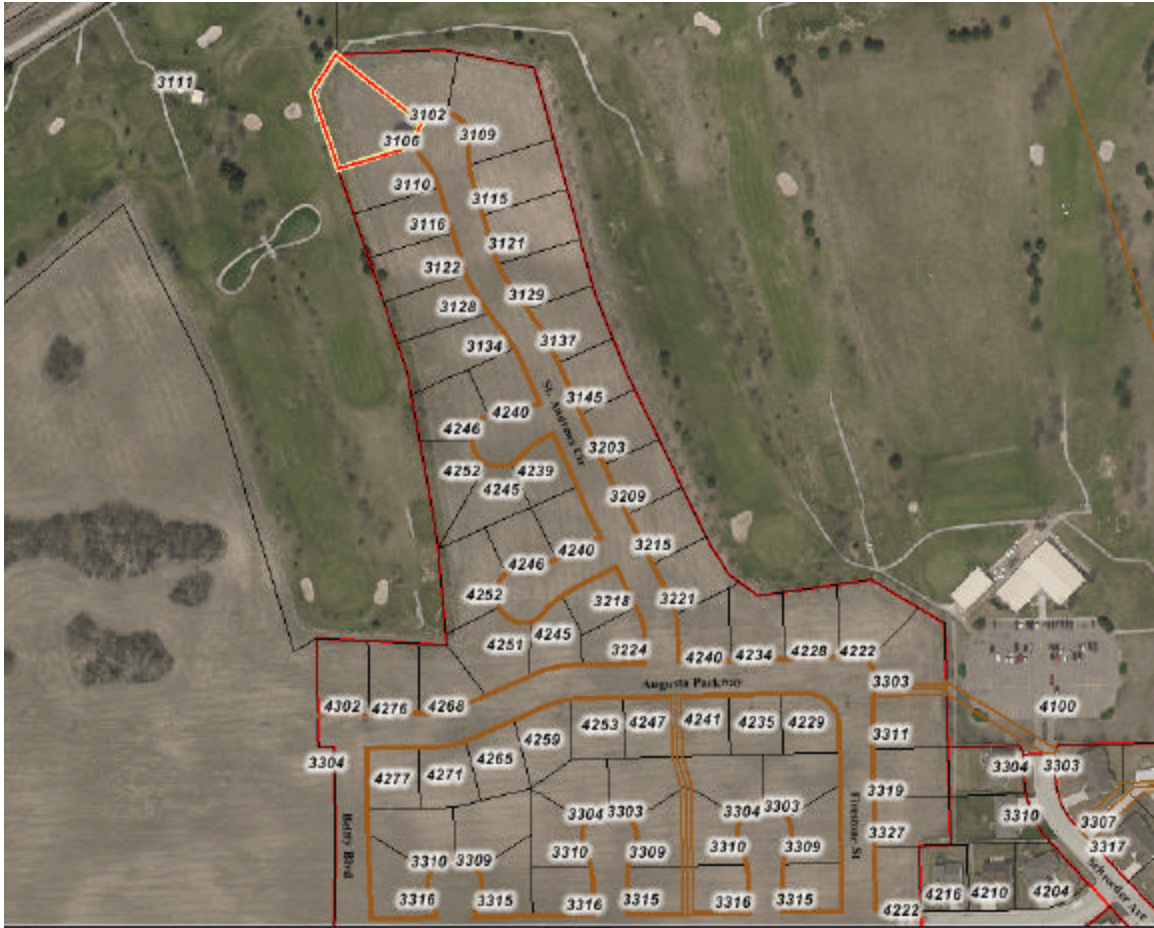


Figure 1 The highlighted lot at the northwest end of St. Andrews Circle (3106) is the lot to be vacated.

**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 ordinance to vacate Lot 21 Block 1 of Fairway Crossings At Indianhead Golf Club First Subdivision

**Sample Motion**

Move to approve Ordinance #9297 Vacating Lot 21 Block 1 of Fairway Crossings At Indianhead Golf Club First Subdivision.



# Indianhead Golf Club

4100 Husker Highway - Grand Island, NE 68803  
(308) 381-GOLF • Fax (308) 389-3400

May 10, 2011

Chad Nabity, AICP  
HALL COUNTY REGIONAL PLANNING DEPARTMENT  
P.O. Box 1968  
Grand Island, NE 68802

Re: Fairway Crossings at Indianhead Golf Club First Subdivision  
Request for Vacation of Lot 21, Block One  
Grand Island, Nebraska  
OPCE Project No. 28105

Dear Mr. Nabity,

On behalf of Indianhead Golf Club, Inc., the undersigned owner of Lot 21, Block One of Fairway Crossings at Indianhead Golf Club First Subdivision in the City of Grand Island, Hall County, Nebraska, desire to vacate the said lot and declare that portion of the Plat of the subdivision to be no longer in force and in effect after vacation of said lot has been approved by the City Council of Grand Island, Nebraska.

The owner also requests to vacate the platted public utility easement located within Lot 21 and Lot 22, Block One. The easement is no longer needed due to an alignment revision made during construction.

The request to vacate the said lot from the plat is to return ownership to the original owner, Indianhead Golf Club in order to further develop the golf course property by providing street frontage along St. Andrews Circle.

The \$200 vacation fee is enclosed with this request letter.

Please contact my office if you have any questions regarding the vacation request or need any additional information to complete the vacation request.

Sincerely,

Jack Henry, President  
Indianhead Golf Club, Inc.  
a/k/a Indian Head Golf Club, Inc.

encl

cc: Gregory E. Perry, P.E.

\* This Space Reserved for Register of Deeds \*

ORDINANCE NO. 9297

An ordinance to vacate Lot Twenty-One (21) of Block One (1), of Fairway Crossings at Indianhead Golf Club First Subdivision in the City of Grand Island, Hall County, Nebraska; to provide for the recording of this ordinance in the office of the Register of Deeds of Hall County, Nebraska; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. That the plat dated February 4, 2009 and approved by the City of Grand Island, Nebraska, on February 17, 2009, for Lot Twenty-One (21) of Block One (1), Fairway Crossings at Indianhead Golf Club First Subdivision, in the City of Grand Island, Hall County, Nebraska, is hereby vacated.

SECTION 2. That the title to the property vacated by Section 1 of this ordinance shall revert to the owner or owners of the real estate abutting the same in proportion to the respective ownership of such real estate.

Approved as to Form    ☐ \_\_\_\_\_  
June 9, 2011            ☐ City Attorney

ORDINANCE NO. 9297 (Cont.)

SECTION 3. This ordinance is directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 4. Any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 5. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: June 14, 2011.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk