

# **City of Scottsbluff, Nebraska**

**Monday, June 13, 2016**

**Regular Meeting**

## **Item NewBiz4**

### **Final Plat with ordinance to vacate lot 2A, Blk 1, 2nd Immigrant Trail**

*Final Plat: Lots 1&2, Block 6, Immigrant Trail Subdivision*

*Applicant: City of Scottsbluff*

*Location: South of Hwy 26 & Immigrant Tr. Dr., E of Scb-Gering Bypass*

**Staff Contact:**

# ***SCOTTSBLUFF CITY***

## ***PLANNING COMMISSION STAFF REPORT***

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**To:** Planning Commission  
**From:** Development Services Department  
**Date:** June 13, 2016  
**Subject:** Final Plat –Lots 1 & 2, Blk. 6 Immigrant Trail Subd. with ordinance to vacate Lot 2A, Block 1, Immigrant Trail Subdivision  
**Location:** ETJ - East of new Overpass, South of Immigrant Tr. Rd & Hwy 26

**Zoning: M-1**  
**Property Size:** 45.22±

### **Procedure**

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

**Public Notice:** This item was noticed in the paper and a notice was posted on the property.

### **Background**

The City of Scottsbluff recently approved a land sale of six acres from City owned property in the Immigrant Trails Subdivision. The request was approved at a previous Council meeting and a final plat has been prepared by M.C. Schaff and Associates. Block 6 of Immigrant Trails is approximately forty plus acres, Lot 2A, Block 1, Second Immigrant Trails Subdivision also owned by the City is approximately 2. An ordinance to vacate lot 2A, Block 1, Second Immigrant Trail and use those 2.5± acres along with an additional 4± from Block 6 will allow for the six acres lot (lot 1, Block 6) to be sold off to Mr. Becker leaving lot 2 for future sale or development.

### **RECOMMENDATION**

#### ***Approve***

**Make a POSITIVE RECOMMENDATION to the City Council to approve** the final plat of Lots 1 & 2, Block 6, Immigrant Trail Subdivision with ordinance to vacate lot 2A, Block 1, Second Immigrant Trails Subdivision situated in the SE ¼ of Section 30 & the NE ¼ of Section 31, T22N, R54W of the 6<sup>th</sup> P.M, Scotts Bluff County, Nebraska subject to the following condition(s):

#### ***Deny***

**Make a NEGATIVE RECOMMENDATION to the City Council to disapprove** the final plat of Lots 1 & 2, Block 6, Immigrant Trail Subdivision with ordinance to vacate lot 2A, Block 1, Second Immigrant Trails Subdivision situated in the SE ¼ of Section 30 & the NE ¼ of Section 31, T22N, R54W of the 6<sup>th</sup> P.M, Scotts Bluff County, Nebraska for the following reason(s):

#### ***Table***

**Make the motion to TABLE** the final plat of Lots 1 & 2, Block 6, Immigrant Trail Subdivision with ordinance to vacate lot 2A, Block 1, Second Immigrant Trails Subdivision situated in the SE ¼ of Section 30 & the NE ¼ of Section 31, T22N, R54W of the 6<sup>th</sup> P.M, Scotts Bluff County, Nebraska for the following reason(s):

Final Plat Request, Page 1

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, VACATING LOT 2A, BLOCK 1, SECOND IMMIGRANT TRAIL SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6<sup>TH</sup> P.M., IN SCOTTS BLUFF COUNTY, NEBRASKA.

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

Section 1. The City of Scottsbluff Nebraska (the “Owner”) as the owner of the real estate involved, have requested the Scottsbluff City Council to vacate the following real estate:

Lot 2A, Block 1, Second Immigrant Trail Subdivision, situated in the Southeast Quarter of Section 30 and the Northeast Quarter of Section 31, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M., Scotts Bluff County.

Section 2. The City Council finds that it is the Owner and that it is in the best interests of the City of Scottsbluff that the real estate be vacated as requested.

Section 3. Lot 2A, Block 1, Second Immigrant Trail Subdivision, situated in the Southeast Quarter of Section 30 and the Northeast Quarter of Section 31, Township 22 North, Range 54 West of the 6<sup>th</sup> p.m., Scotts Bluff County, Nebraska, as more fully described above, is hereby vacated.

Section 4. This Ordinance shall become effective upon its passage, approval and publication in pamphlet form, as provided by law.

PASSED AND APPROVED on \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

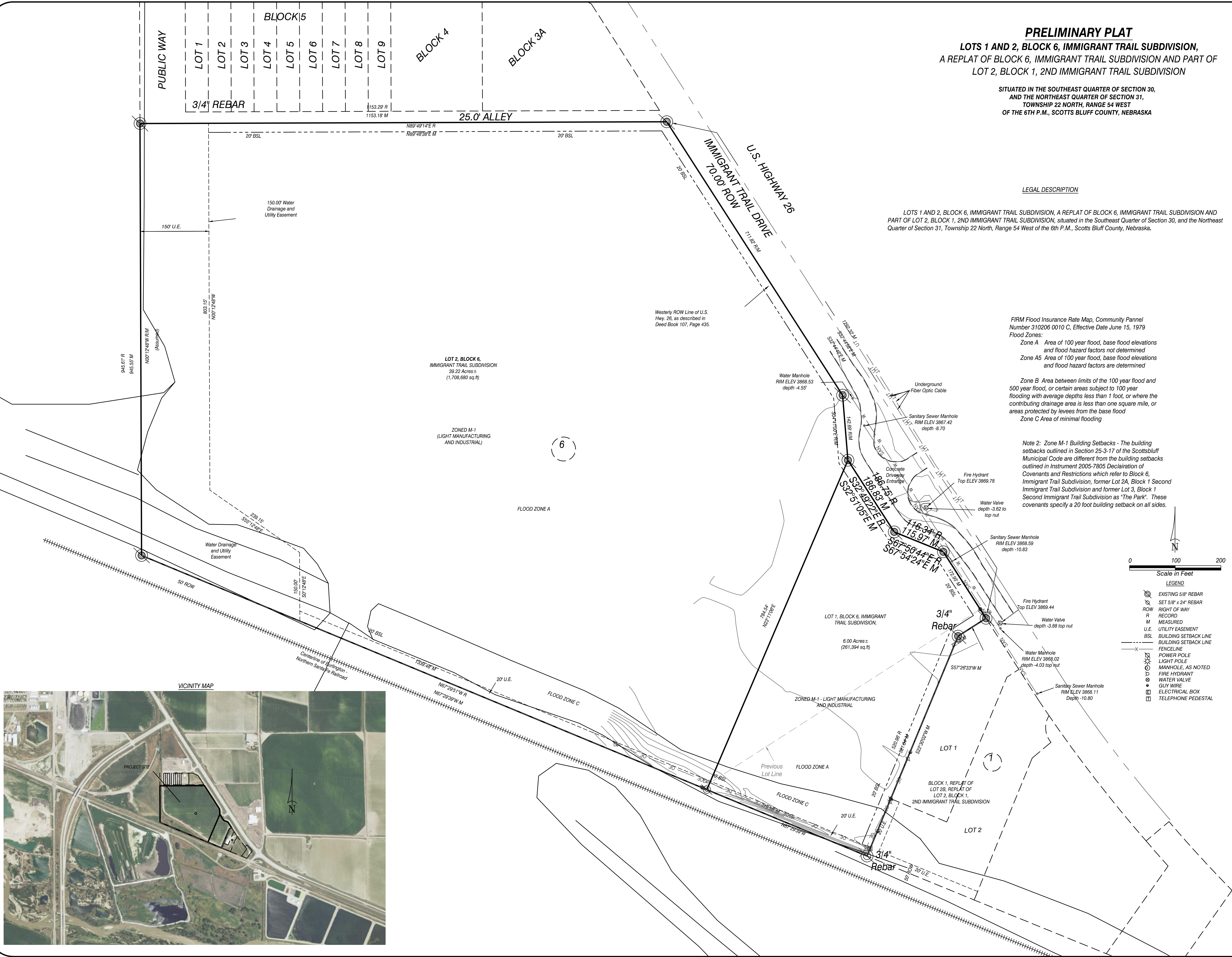
ATTEST:

\_\_\_\_\_  
City Clerk (Seal)





VICINITY MAP



PRELIMINARY PLAT

LOTS 1 AND 2, BLOCK 6, IMMIGRANT TRAIL SUBDIVISION,  
A REPLAT OF BLOCK 6, IMMIGRANT TRAIL SUBDIVISION AND PART OF  
LOT 2, BLOCK 1, 2ND IMMIGRANT TRAIL SUBDIVISION

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30,  
AND THE NORTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 22 NORTH, RANGE 54 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTION

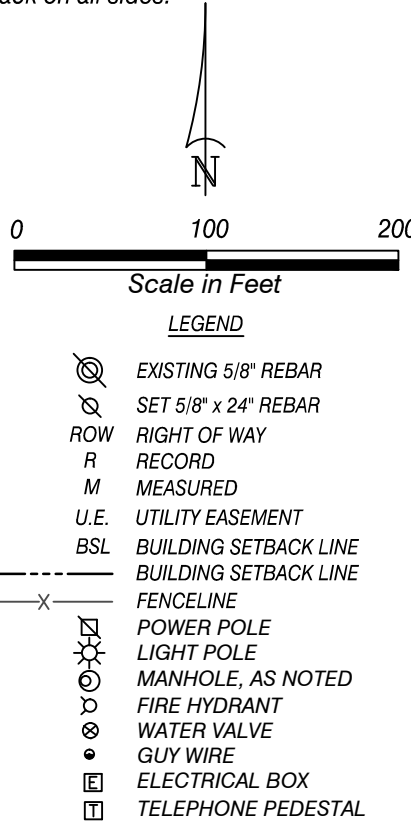
LOTS 1 AND 2, BLOCK 6, IMMIGRANT TRAIL SUBDIVISION, A REPLAT OF BLOCK 6, IMMIGRANT TRAIL SUBDIVISION AND  
PART OF LOT 2, BLOCK 1, 2ND IMMIGRANT TRAIL SUBDIVISION, situated in the Southeast Quarter of Section 30, and the Northeast  
Quarter of Section 31, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

FIRM Flood Insurance Rate Map, Community Pannel  
Number 310206 0010 C, Effective Date June 15, 1979  
Flood Zones:

Zone A Area of 100 year flood, base flood elevations  
and flood hazard factors not determined  
Zone A5 Area of 100 year flood, base flood elevations  
and flood hazard factors are determined

Zone B Area between limits of the 100 year flood and  
500 year flood, or certain areas subject to 100 year  
flooding with average depths less than 1 foot, or where the  
contributing drainage area is less than one square mile, or  
areas protected by levees from the base flood  
Zone C Area of minimal flooding

Note 2: Zone M-1 Building Setbacks - The building  
setbacks outlined in Section 25-3-17 of the Scottsbluff  
Municipal Code are different from the building setbacks  
outlined in Instrument 2005-7805 Declaration of  
Covenants and Restrictions which refer to Block 6,  
Immigrant Trail Subdivision, former Lot 2A, Block 1 Second  
Immigrant Trail Subdivision and former Lot 3, Block 1  
Second Immigrant Trail Subdivision as "The Park". These  
covenants specify a 20 foot building setback on all sides.



PROJECT: LOTS 1 AND 2, BLOCK 6, IMMIGRANT  
TRAIL SUBDIVISION, A REPLAT OF  
BLOCK 6 IMMIGRANT TRAIL SUB.  
PART BK.2, 2ND IMMIGRANT TRAIL  
SITUATED IN SE 1/4 SECTION 30,  
AND NE 1/4 SECTION 31, T22N R54W  
SCOTTS BLUFF COUNTY, NEBRASKA

CLIENT: CITY OF SCOTTSBLUFF

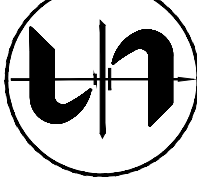
PROJECT NUMBER:  
RS100094-00  
PROJECT DATE:  
05-20-2016  
PROJECT MGR:  
D.P.S.  
PROJECT TEAM:  
DS-TD-DB

SEAL

DATE	REVISION

SHEET 1 OF 1

P-1



M. C. SCHAFF & ASSOCIATES, INC.

818 SOUTH BELTLINE HIGHWAY EAST

SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS

PLANNERS

DESIGNERS

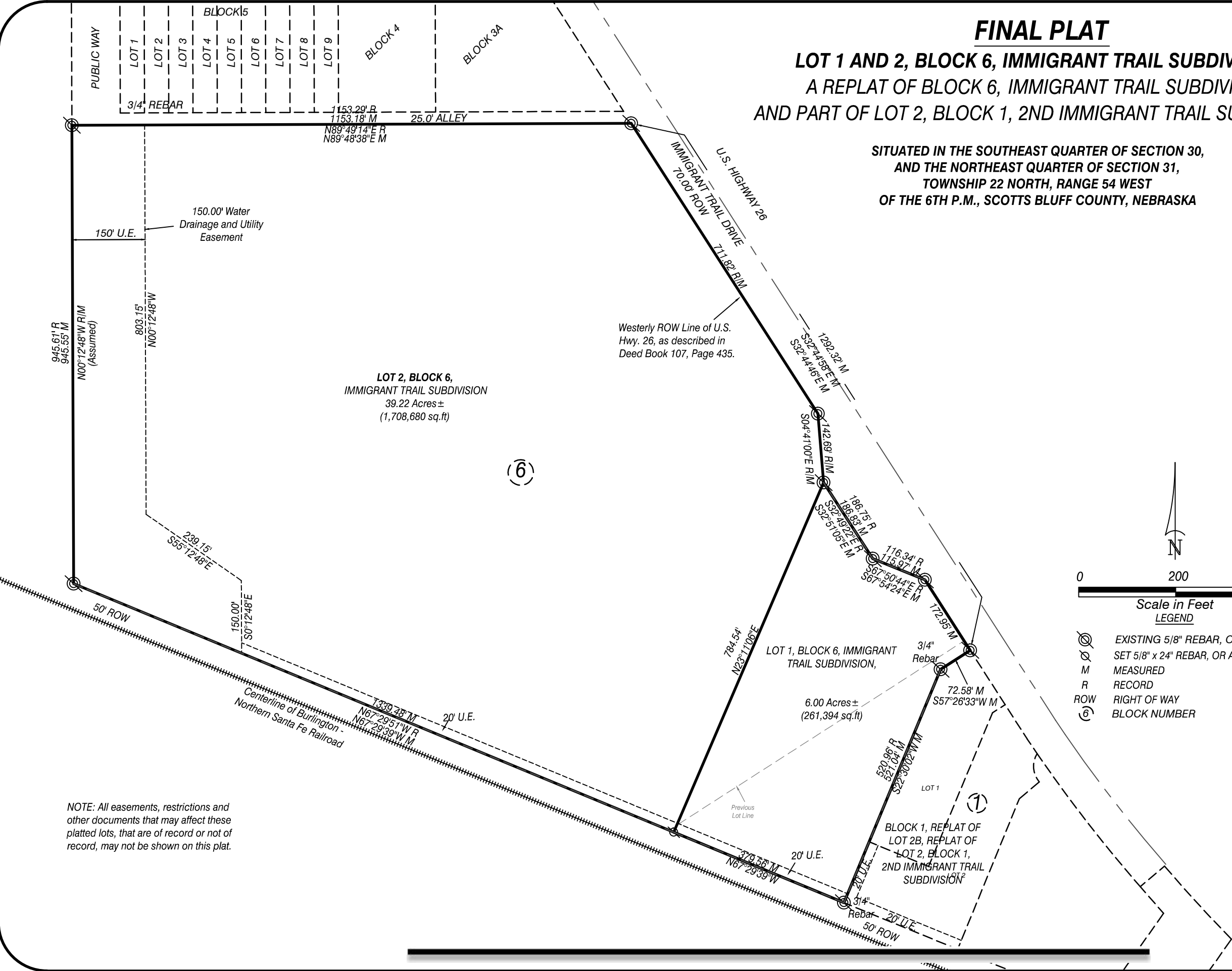
LAND SURVEYORS

PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM



# **FINAL PLAT** **LOT 1 AND 2, BLOCK 6, IMMIGRANT TRAIL SUBDIVISION,** **A REPLAT OF BLOCK 6, IMMIGRANT TRAIL SUBDIVISION** **AND PART OF LOT 2, BLOCK 1, 2ND IMMIGRANT TRAIL SUBDIVISION**

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30,  
AND THE NORTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 22 NORTH, RANGE 54 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



N

0 200 400

Scale in Feet

**LEGEND**

- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, OR AS NOTED
- MEASURED
- RECORD
- RIGHT OF WAY
- BLOCK NUMBER

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.