



SCOTTSBLUFF CITY

PLANNING COMMISSION AGENDA

Monday, June 13, 2016, 6:00 PM

PLANNING COMMISSIONERS

BECKY ESTRADA
CHAIRPERSON

ANGIE AGUALLO
VICE CHAIRPERSON

DANA WEBER

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

LINDA REDFERN
ALTERNATE

- 1. WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
- 2. NEBRASKA OPEN MEETINGS ACT:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the back of the council chambers in the west corner.
- 3. ROLL CALL:**
- 4. NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
- 5. CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
- 6. APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
 - A Minutes**
Approve minutes of 5/9/16
- 7. NEW BUSINESS:**
 - A Special Use Permit Auto Sales C-2**
SUP: M & S Autos
Applicant: Scott Larson
Owner: Tracy Bennett
Location: 2417 Avenue I
 - B Special Use Permit Daycare - R-1A**
SUP: Day Care
Applicant: Danielle Self
Owner(s): Danielle Self
Location: 1701 3rd Avenue
 - C Ordinance Chapter 25, Article 3**
Ordinance: Permanent Cosmetic Facilities
 - D 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
- 8. ADJOURN**

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.

City of Scottsbluff, Nebraska

Monday, June 13, 2016

Regular Meeting

Item Appr. Min.1

Minutes

Approve minutes of 5/9/16

Staff Contact: Annie Urdiales

**Planning Commission Minutes
Regular Scheduled Meeting
May 9, 2016
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, May 9, 2016, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on May 6, 2016. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Angie Aguillo, Henry Huber, Jim Zitterkopf, Callan Wayman, and Becky Estrada. Absent: Weber, Westphal, and Gompert. City officials present: Annie Folck, City Planner, Annie Urdiales, Planning Administrator, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on bookcase in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of April 11, 2016 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. **"YEAS"**: Chadwick, Zitterkopf, Wayman, and Estrada. **"NAYS"**: None. **ABSTAIN**: Aguillo and Huber. **ABSENT**: Westphal, Weber, and Gompert. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a request for an Ag Estate Dwelling Site. Applicant(s), and property owner(s) are Rod Adams Farms, Inc. & Cory A. Adams, they are represented by Paul Reed Construction. The Agricultural Estate Dwelling final plat of property described as a tract of land in the Northeast Quarter of Section 30, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska is situated south of Highland Road and west of County Road 24. Properties to the west, south, and north are all zoned agricultural this proposed parcel is located in our Extra Territorial jurisdiction.

The property owner is proposing to separate approximately 2.70 acres more or less of the property to allow for a home and out buildings from the farmland. The area now is approximately 73 ± acres, an AEDS is allowed out of less than 80 acres of reserved land, in the event that it meets the intent of the agricultural reserve which is the case here. Access into the site will be from Highland Road, the property owner has checked with Scotts Bluff County Roads department on the access on to the site. Development Services staff has reviewed the application and the lot meets all the necessary requirements of an Agricultural Estate Dwelling Site (AEDS) in an Agricultural Zoning District.

Conclusion: A motion was made by Zitterkopf and seconded by Chadwick to make positive recommendation to City Council for approval of the Ag Estate Dwelling Site (AEDS) for property

described as a tract of land in the NE Quarter of Section 30, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska (2.70 acres). "YEAS": Aguillo, Huber, Zitterkopf, Wayman, Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and Gompert. Motion carried.

ITEM: 7B: The Planning Commission opened a public hearing for the Five 22 Developing L.L.C. Redevelopment Plan, applicant(s) and owner(s), John Adams, Stephen and Lynette Adam. Annie Folck, City Planner gave a brief overview of the project, this site is located within a Blighted and Substandard area and is eligible for tax increment financing. The parcels are located south of West Overland on both sides of Avenue G, (lots 1- 10 & lots 12& 13, Rosenberg Addition) The Adams plan on developing all the lots with single family residential homes. This subdivision was platted in 1952 and has remained undeveloped. This is good example of infill development as the developer can use existing infrastructure, these lots have access to water along Avenue G and sewer in the alleys. The public improvements to the property will include paving Avenue G from West Overland south to 11th Street along with curb & gutter, sidewalk, handicap ramps, storm drain pipe, street inlets and earthwork, there will also be a turnabout at the end along 11th Street to allow for emergency vehicles to turn around. A. Folck noted that the plan fits and is in compliance with the comprehensive development plan and recommends approval of the Resolution for the Redevelopment Plan for review by the CRA (Community Redevelopment Authority) and City Council.

John Adams answered a couple of questions regarding the redevelopment. The single family homes will not have basements and will be built to with flood vents, approximately half of this area is located in the AO Floodplain zone. Some fill dirt will be required for development of the land. The hope is to have affordable medium income housing costing approximately \$140,000 to \$150,000. They would like to have six homes completed this year if the plan and TIF is approved. The plan is in conformance with the City's Comp Plan and a positive recommendation of the resolution is requested for the revitalization plan to be forwarded and reviewed by the Community Redevelopment Authority and City Council.

Conclusion: A motion was made by Zitterkopf and seconded by Aguillo to make positive recommendation of the resolution to approve the Redevelopment Plan for the Five 22 Developing LLC Redevelopment for Lot 1-10 and Lots 12, & 13, Rosenberg Addition to the Community Redevelopment Authority, and City Council. "YEAS": Aguillo, Huber, Zitterkopf, Wayman, Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. **ABSENT:** Westphal, Weber, and Gompert. Motion carried.

ITEM 7C: The Planning Commission opened a public hearing regarding proposed ordinance changes to Chapter 25, Article 2, which would allow Permanent Color Technology as a permitted use by right in the O & P zoning district and in residential zoning districts with a special use permit from the Planning Commission. At last month's Planning Commission meeting there was some discussion regarding differences in tattoo parlors and permanent color technology establishments. Definitions were added to the code for both uses. The Planning Commission was asked to think about possibility of allowing permanent color technology establishments in other zoning districts besides the commercial and manufacturing districts. Below are the definitions for tattoos and permanent color technology

25-2-90.1. Permanent Color Technology - Permanent color technology means the process by which the skin is marked or colored by insertion of non-toxic dyes or pigments into or under the subcutaneous portion of the skin upon the body of a live human being so as to form indelible marks for cosmetic purposes.

25-2-125.1. Tattooing - Tattooing means the process by which the skin is marked or colored by insertion of non-toxic dyes or pigments into or under the subcutaneous portion of the skin upon the body of a live human being so as to form indelible marks for decorative or figurative purposes.

The definitions are similar and do not specify the layers of skin that is colored and how long the procedure will last. Permanent Color Technology are licensed by the State the same as Tattoo Parlors but the

license itself is different. Most permanent color is usually done within Beauty Salons and Spas and not on their own. Some beauty salons offer this type of permanent color for clients.

Research into other Cities in Nebraska did not provide anything that addressed differences in permanent color technology and tattoo parlor establishments. Permanent Color is used for but not limited to the application of eyeliner, eyeshadow, lip, eyebrow or cheek color, it is also used for the purpose of scar concealment; and/or re-pigmentation of areas involving reconstructive surgery.

Jon and Danielle Darnell, property owners, of Wake Up N' Makeup, spoke regarding permanent color technology and had asked that the Planning Commission look at separating this use separately from tattoo establishments and to consider them as a personal service facility as they are more like a beauty salon where they do cosmetics and makeup and not a tattoo parlor. The tattoos and permanent art require different training and different licensing. Unlike traditional tattoos performed on the body, permanent cosmetics professionals do not use traditional tattoo ink (dye). Permanent cosmetics pigment is more delicate and designed to work with the skin's undertones and to mimic hair for eyebrows. The ink is different and more organic it does need to be reapplied after a few years as it does fade. A topical anesthesia is also applied which is not done when a person is tattooed.

Darnell, also, handed out a review/case for this same situation in Wisconsin, he researched on line and was unable to find anything at all in the State of Nebraska, and it has also never been challenged. He would like to see a distinction between the two procedures. Permanent makeup or permanent cosmetic businesses are a fast growing segment of the cosmetic industry and will be around for a while. Most popular procedures are eyebrows, eyeliner & lip color. Some points brought up in the Wisconsin case were that permanent cosmetic facilities mostly function as traditional spas or salons; they are also usually small in size and have a nice clean appearance. They (WI) concluded that differentiating permanent color technology use from tattoo establishments was reasonable and would not harm the public interest. The Darnell's would like consideration from the City of Scottsbluff to consider making the same differentiation in these facilities and allow them as a permitted use by right in zoning districts other than the commercial and manufacturing zoning districts and special use permits in residential zones.

They would like to continue their business if at possible, the State inspector has already inspected their business; when they bought the business in 2015, from Lee's Skincare & Permanent cosmetics, they assumed and did not check to make sure the zoning was in compliance, since it has been used as a commercial use for years as either cosmetology or dental offices. Proposed hours could possibly be 9:00 a.m. to 3:00 p.m., with maybe three customers per day. Number of employees could also be limited, no negative impact on the property as this has been a commercial use for several years.

Annie Folck stated that any decisions made by the Planning Commission should not be based on the needs of any one business, but on what makes sense for all such businesses. Commissioner Chadwick stated that there can be an issue with salon-type businesses in residential zones if they are doing business outside of typical business hours; while it may not be an issue for them to have appointments during the day, appointments in the late evening are more problematic to neighbors in a residential zone. The Planning Commission discussed the differences in hours between Permanent Color Technology and Tattoo Parlors and stated that in their opinion, Tattoo Parlors are more likely to be open later in the evening. This is the basis for allowing Permanent Color Technology facilities in areas where tattoo parlors are not allowed.

At a past meeting there was some support from the public in separating the permanent color technology from tattoos and body piercing facilities. Allowing for flexibility in where these facilities may be located, possibly in an O & P (office & professional) or PBC (Planned Business Center) zoning districts and in residential districts with a special use permit from the Planning Commission. The Planning Commission discussed different conditions that could be placed on the facilities, by limiting hours of use, etc. Staff will look at the City's zoning code comprehensively in the future. One of the changes that staff would like to make is to move away from special use permits and using more conditional use permits. This will allow for some flexibility in the zoning code while making sure that the City is consistent in its requirements.

168 **Conclusion:** A motion was made by Wayman and seconded by Zitterkopf to approve an ordinance
169 amendment to allow for permanent color technology in O&P, PBC zoning districts and in residential zones
170 with a special use permit from the Planning Commission. "YEAS": Zitterkopf, Huber, Chadwick,
171 Wayman, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and
172 Gompert. Motion carried.

173
174 **ITEM 7D:** The Planning Commission opened a public hearing for Ordinance amendments to Chapter 25,
175 Article 3 Section 25 dealing with zoning & miscellaneous regulation by including regulations for shipping
176 containers used for storage by adding 25-3-15(16) restricting the use of shipping containers as storage.
177 The Planning Commission has reviewed this ordinance a couple of times at last month's meeting a few
178 changes were requested from the board. These changes have been added, in residential zones a permit
179 will be needed and they will be for temporary use only for thirty days, one extension can be applied for
180 another thirty days, after this they must be removed. In the commercial zones the containers may be
181 used only for storage or shipping by the occupant of the lot in all the commercial districts only as an
182 accessory building. All containers must be permitted, located in areas not utilized by customers,
183 maintained in good repair with no rust, or holes, they must also be secured adequately to prevent entry by
184 unauthorized people. They must be placed on a level surface with a base of rock or concrete/pavement to
185 prevent settling of the containers.

186
187 In Commercial, manufacturing & Agricultural Districts, a building permit is required if the container is to
188 remain on the lot for a period greater than six months and used for onsite storage of material incidental to
189 the permitted or accessory use of the lot. If located in a front or side yard it must be painted so no signage
190 or language is visible, they cannot be connected to any City utility, kept in good repair with no holes or
191 rust, and must be placed on a level surface with a base of rock or concrete to prevent any settling of the
192 container while it is on the lot.

193
194 The City is getting more requests for these types of containers and has issued a few building permits,
195 some of the things we are concerned about is placement on property as they could be placed in the
196 floodway, and would also need a floodplain permit. The existing containers will be considered pre-
197 existing, non-conforming.

198
199 **Conclusion:** A motion was made by Huber and seconded by Aguillo to make positive recommendation
200 to City Council of the amendments/changes made to the Shipping container ordinances. "YEAS":
201 Zitterkopf, Wayman, Chadwick, Huber, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT:
202 Weber, Westphal, and Gompert. Motion carried.

203
204 **ITEM 7E:** Annie Folck addressed the Planning Commission regarding starting the process for revamping
205 our zoning code, one we want to start with is for Sexually Oriented Businesses facilities (SOB's). Several
206 communities in Eastern Nebraska are currently working on drafting ordinances for this type of use. We
207 would like to get a head start on the process here. Currently the City only addresses adult book stores, if
208 someone comes in to the City office and asks us about opening a business for any type of a SOB we
209 would have to search our zoning districts and try to determine and make a call on where it would fit and
210 be defined in our current zoning districts. This type of use is considered free speech and we want to
211 make sure we are fair to all types of businesses regardless of personal opinions. Things we need to look
212 at are where they can be placed, what kind of impact will they have on surrounding properties, secondary
213 effects on the surrounding properties. The City wants to have criteria that makes sense zoning wise and
214 is fair for everyone in our community. Folck stated that staff is currently trying to determine whether the
215 City should zone these types of businesses based on the same criteria that we use for most other land
216 uses (hours, auto, mass, emissions), or if staff should look into potential secondary effects that these
217 types of businesses could have on surrounding properties. Commissioner Aguillo stated that there used
218 to be a strip club called The Library located on Broadway in years past, and there were many detrimental
219 effects to surrounding properties at that time, including increased crime, with fights commonly breaking
220 out just outside of the business, large amounts of litter of a certain nature that became a public health
221 concern being found in the alleyway behind the business, underage kids trying to get in to the business,
222 lower property values, etc. The Planning Commission discussed the fact that there is probably a need for
223 some additional zoning requirements for these types of businesses, such as a minimum distance from

224 schools, churches, public buildings, residences, and concentrating similar businesses in specific districts
225 in order to help prevent some of these issues. They determined that it will be necessary for Staff to look
226 at different studies and determine what secondary effects have been experienced by other communities
227 in order to make a proper determination of how to zone for these types of businesses. Staff will do this
228 research and bring this information back to the Commission for more discussion and comments.
229

230 **ITEM 8: Unfinished Business:** None.

231

232 There being no further business, a motion to adjourn was made by Chadwick and seconded by Aguallo.
233 The meeting was adjourned at 7:20 p.m. **"YEAS"**: Zitterkopf, Wayman, Huber, Chadwick, Aguallo, and
234 Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Westphal, Weber, & Gompert. Motion carried.
235

236

237 _____
238 Becky Estrada, Chairperson

239

239 Attest: _____
240 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, June 13, 2016

Regular Meeting

Item NewBiz1

Special Use Permit Auto Sales C-2

SUP: M & S Autos

Applicant: Scott Larson

Owner: Tracy Bennett

Location: 2417 Avenue I

Staff Contact:



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To:	Planning Commission	Zoning:	C-2
From:	Development Services Department	Property Size:	N/A
Date:	June 13, 2016	# Lots/Units:	1
Subject:	Special Use Permit Request – Scott Larson		
Location:	2417 Avenue I		

Background: The applicant(s), Scott Larson is requesting a special use permit to allow for auto sales in a C-2 Neighborhood and Retail Commercial zoning district. The property is owned by Tracy Bennett and is situated on the east side of Avenue I between 24th and Canal Streets.

Auto sales are listed as special permits uses in a C-2 zoning district with approval from the Planning Commission. There are several pre-existing auto sales businesses in the C-2 zoning districts throughout the City.

The Planning Commission previously approved a special use permit to Mr. Larson on the corner of Ave. I & Canal St., and one to Bill Zitterkopf at 2417 Avenue I. Mr. Zitterkopf recently moved his auto sales to a C-3 zoning district, and Mr. Larson is asking to move his Auto Sales to the 2417 Avenue I location which has more space for his business. Ms. Bennet, property owner, of this property has asked that the Planning Commission approve this change in location for Mr. Larson, which will allow her to rent the space he is currently occupying to another tenant.

Analysis: The property is zoned C-2 Neighborhood & Retail Commercial. The applicant submitted all proper paper work for this permit; we have had no complaints about the businesses occupying this building on Avenue I.

The surrounding properties to the north and west, are zoned C-3 the south side of the property is O & P and to the east the zoning is R-1A - residential.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for Auto Sales at 2417 Avenue I to Scott Larson in a C-2 Neighborhood & Retail zoning district subject to the following condition(s):

Deny

Make a motion to disapprove the special use permit for Auto Sales at 2417 Avenue I to Scott Larson in a C-2 Neighborhood and Retail Commercial zoning district, for the following reason(s):

Table

Make a motion to TABLE the special use permit request at 2417 Avenue I to Scott Larson for property located at 2417 Avenue I for the following reason(s):



May 12th 2016

To Whom It May Concern:

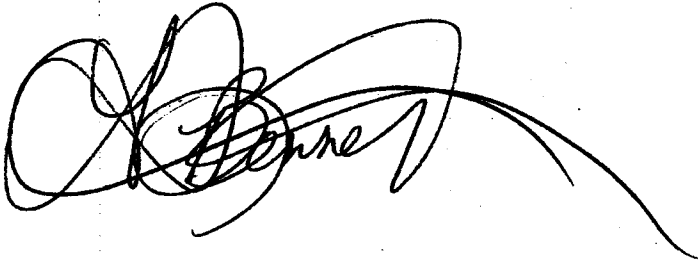
I, Tracy Bennett, owner of the premises located at 2417 Avenue I, Scottsbluff NE 69361
Authorize Scott Larson dba MS Auto Sales to occupy the before mentioned office space
at the earliest time for him to continue his auto sales business.

He is a long standing tenant who is of the highest quality and is a valued tenant. It is my
wish that he is able to get approval to move to this better location in my building.

Please contact me if you have any questions or concerns.

Tracy Bennett
7410 Lansing St
Las Vegas, NV 89120
Home (702) 914-6540
Cell (702) 682-1598
Fax (702) 736-8661
Email: skutr63@aol.com

Thank you for your consideration of this matter,

A handwritten signature in black ink, appearing to read "Tracy Bennett", with a long, sweeping horizontal line extending to the right.

City of Scottsbluff, Nebraska

Monday, June 13, 2016

Regular Meeting

Item NewBiz2

Special Use Permit Daycare - R-1A

SUP: Day Care

Applicant: Danielle Self

Owner(s): Danielle Self

Location: 1701 3rd Avenue

Staff Contact:



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To:	Planning Commission	Zoning:	R-1A
From:	Development Services Department	Property Size:	N/A
Date:	June 13, 2016	# Lots/Units:	1
Subject:	Special Use Permit Request – Danielle Self		
Location:	1701 3rd Avenue		

Background: The applicant(s), Danielle Self is requesting a special use permit to allow for a Daycare Center in an R-1A zoning district. The property is the northeast corner of 3rd Avenue and 17th Street, and operating as Little Blessings Daycare Center.

Daycare Centers are listed under special permits uses in the R-1A residential zoning district with approval from the Planning Commission. The Fire Prevention Officer has inspected the business and made a positive recommendation of the Daycare, he also advised Ms. Self that even though the business has been operating as a daycare for a few years it did need a special use permit as the facility has over twelve children and the facility does not meet the requirements of a home daycare.

This property is licensed as a Daycare and has been used for Daycare since 2010. Ms. Self has indicated that she uses this building in the summer months only, usually from June to August. The Daycare is licensed for twenty-nine children.

Analysis: The property is located in an R-1A - Single Family Residential zoning district. The applicant has submitted all the necessary paper work for the special use permit; we have had no complaints about the daycare occupying this building on Third Avenue.

The surrounding properties to the north, south, west, and east are all zoned R-1A – Single Family Residential.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for a Daycare Center at 1701 3rd Avenue in a R-1A Single Family Residential zoning district to Danielle Self subject to the following condition(s):

Deny

Make a motion to disapprove the special use permit for a Daycare Center at 1701 3rd Avenue in an R-1A Single Family Residential zoning district, to Danielle Self for the following reason(s):

Table

Make a motion to TABLE the special use permit request of Danielle Self for a Daycare Center for property located at 1701 3rd Avenue for the following reason(s):



City of Scottsbluff, Nebraska

Monday, June 13, 2016

Regular Meeting

Item NewBiz3

Ordinance Chapter 25, Article 3

Ordinance: Permanent Cosmetic Facilities

Staff Contact:



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Staff Development Services
Date: June 13, 2016
Subject: Ordinance amendment for Permanent Color Facilities

At the Planning Commission meeting last month, the Commissioners discussed the differences in permanent color technology and tattoos. They also discussed placement of Permanent Cosmetic Facilities and which zoning districts they could be allowed in. Most permanent cosmetics are usually done within Beauty Salons and Spas and not as an individual facility; some beauty salons offer this type of service for their clients.

Jon and Danielle Darnell, property owners, of Wake Up N' Makeup, spoke in favor of allowing this type of facility in less restrictive zoning districts including residential districts with a special use permit from the Planning Commission. Permanent cosmetics are delicate and designed to work with the skin's undertones to mimic hair for eyebrows and other skin enhancements, the ink is more organic it does need to be reapplied as it does fade. Hours of these facilities are also more in keeping with office hours 9 to 5, no evening hours, and limited weekend hours. Permanent makeup or permanent cosmetic businesses are a fast growing segment of the cosmetic industry and will be around for a while. Most popular procedures are eyebrows, eyeliner & lip color. Some points brought up - permanent cosmetic facilities mostly function as traditional spas or salons; they are small in size, have a nice clean appearance, & this type of facility would not harm the public interest.

The Planning Commission made recommendation to go ahead with the ordinance amendments and allow the permanent cosmetic facilities in the O & P and PBC zoning districts as a permitted use by right and in R-1A residential zoning districts with a special use permit from the Planning Commission.

RECOMMENDATION

Approve

Make a motion for positive recommendation for City Council to approve the ordinance text amendment changes Chapter 25, Article 3, adding Permanent Cosmetic Facilities as a permitted use by right in O & P, & PBC zoning districts and a special permitted use in a R-1A residential districts approved by the Planning Commission subject to the following condition(s): Hours will be limited to 8:00 A.M. to 5:00 P.M.

Deny

Make a motion for negative recommendation to City Council to disapprove the ordinance text amendment changes Chapter 25, Article 3, adding Permanent Cosmetic Facilities as a permitted use by right in O & P, & PBC zoning districts and a special permitted use in a R-1A residential districts approved by the Planning Commission for the following reason(s):

Table

Make the motion to TABLE the ordinance amendment text changes to Chapter 25, Article 3, adding Permanent Cosmetic Facilities as a permitted use by right in O & P, & PBC zoning districts and a special permitted use in a R-1A, residential districts approved by the Planning Commission for the following reason(s):

ORDINANCE NO. _____

AN ORDINANCE FOR THE CITY OF SCOTTSBLUFF, NEBRASKA, AMENDING SECTIONS 3, 11 AND 12 IN CHAPTER 25, ARTICLE 3, AMENDING VARIOUS ZONING DISTRICTS R-1A SINGLE FAMILY, O-P OFFICE AND PROFESSIONAL AND PBC PLANNED BUSINESS CENTER AS DISTRICTS IN WHICH A PERMANENT COSMETIC FACILITY WILL BE ALLOWED AS A SPECIAL PERMITTED USE OR A PERMITTED USE, REPEALING ALL PRIOR ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

Section 1. Chapter 25, Article 3, Section 3 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

25-3-3. R-1a Single Family.

Intent: The intent of the R-1a Single Family Zone is to:

1. ——— Provide for medium and low density residential areas where the predominant uses are single family detached and single family semi-attached dwelling units.
2. Protect these areas from incompatible uses.

Principle Permitted Uses.

1. Church
2. Community Center
3. Family child care home
4. Home occupations
5. Multi-family units
6. Municipal Uses
7. Rooming/boarding house with no more than two (2) guests
8. School
9. Single family detached dwelling units
10. Golf courses
11. Parks
12. Fire stations
13. Public utilities and substations
14. Two family dwellings
15. Water wells

Special Permit Uses.

1. Cluster housing
2. Condominium
3. Funeral home
4. Hair salons
5. Hospital
6. Library
7. Lodge or club
8. Nursery school or day care center
9. Permanent cosmetic facility with the condition that hours of operation are limited to 8 a.m. to 5 p.m.
10. Public utility facilities
11. Retirement facilities
12. Rooming or boarding house for not more than six (6) roomers or boarders.
13. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.
14. Tourist information booths
15. Townhouses (single family attached) dwelling units
16. Utility plants
17. Water storage

18. Retirement facilities

Performance Standards.

1. Area & bulk regulations.

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.) (ft.)		Setbacks Rear (ft.)	Interior Side (ft.)	Side Street (sq.ft.)	Floor Area Min (ft.)	Height
Single Family	5,500	55	60	1	A	B	5	C	700	35	
Two Family	7,000	70	50	2	25	15	5	12.5	600/DU	35	
Multi Family	7,000	70	50		25	25	5	12.5	400/DU	35	
(Minimum 2500 sq. ft. per dwelling unit)											
Accessory Building					3		2	C	900	1 story	
Garage					3		2	C	900	18	

- A. Minimum front yard setback to front facing garage shall be twenty (20) feet; to front of dwelling face shall be twelve (12) feet; to front of porch shall be seven (7) feet. If buildings have been built on lots which comprise more than twenty-five (25) percent of the front footage of any block, no building or structure may be built or structurally altered which projects beyond the average front yard setback already established.

If the only building is one on an adjoining lot, the minimum front yard setback shall be the greater of twenty (20) feet or the setback of such building. If buildings have been built on lots which comprise twenty-five (25) or less percent of the front footage of any block, the minimum front yard setback shall be twenty (20) feet.

No front yard setback shall exceed fifty (50) feet.

- B. Minimum rear yard setback to the dwelling shall be fifteen (15) feet. Minimum rear yard setback to a deck shall be ten (10) feet.
- C. Minimum side yard setback from a side street shall be twelve and one-half (12.5) feet. Minimum side yard setback from a side street for a side-loading garage shall be twenty (20) feet.

2. Accessory building; detached

- A. A detached accessory building must be located:
- (1) to the rear of the main building,
 - (2) at least ten (10) feet from the main building, or a distance of at least five (5) feet from the main dwelling building if the interior wall of the accessory building adjacent to the main building complies with the international 1&2 Family Dwelling Code Section 309.2, which has been adopted by this Municipal Code, provided a detached accessory building constructed prior to June 26, 1974, to the rear of and at a distance not less than five (5) feet from the main building shall not be deemed to be in violation of this requirement;
 - (3) at least three (3) feet from the rear lot line if the lot line is a common lot line abutting a lot;
 - (4) at least two (2) feet from the interior side lot line; provided, this requirement shall not apply where the interior side lot lines is over which the main building extends. If the lot abuts a side street, an accessory building must comply with the setback requirements applicable to the lot or tract of land upon which the main building is located. Setbacks shall be measured from the nearest eve of the building or buildings.
 - (5) Minimum rear yard setback to a garage with an alley entrance shall be five (5) feet.
- B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.
- C. A detached garage may be located in the side yard if the following requirements are met:
- (1) The garage must meet the performance guidelines in the residential zone.
 - (2) The garage must observe the same front yard setbacks required for the main structure.
 - (3) Garages shall not be placed over easements.
 - (4) Lot coverage will meet requirements in the zoning district.—

Section 2. Chapter 25, Article 3, Section 11 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

25-3-11. O-P Office and Professional.

Intent: The intent of an O-P office and professional zone is to:

1. Allow for a mixture of professional office and some residential occupancies with limited other compatible commercial uses.

Principle Permitted Uses.

1. Accounting, auditing, bookkeeping services
2. Arts & crafts studio
3. Bank automated teller facilities, indoor
4. Bank & Saving & Loan
5. Barber/Beauty shop
6. Church
7. Clinic
8. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
9. Community Center
10. Educational or charitable institutions & educational or scientific research services
11. Florist
12. Gift shop
13. Home Occupations
14. Hospital
15. Insurance agency/services
16. Laboratory, medical, dental, optical
17. Library
18. Marriage and family counseling
19. Mortuary
20. Multi-family dwellings. Whenever a lot or tract of land is used in whole or part for residential purposes, preliminary and final site plans of a proposed development must be submitted to the Planning Commission for review and approval.
21. Municipal Uses
22. Offices, professional services
- 22.1 Permanent cosmetic facility
23. Pharmacy
24. Professional membership organizations
25. Professional schools
26. Rooming/boarding house
27. School
28. Single family dwelling. Whenever a lot or tract of land is used in whole or part for residential purposes, preliminary and final site plans of a proposed development must be submitted to the Planning Commission for review and approval.
29. Tourist information booth
30. Two family dwelling

Special Permit Uses.

1. Ambulance service
2. Animal clinic (indoor only): Residential use is permitted above the ground floor and within the confines of a business building. The entire business must be conducted within a building. Preliminary and final site plans must be submitted to the Planning Commission for review and approval.
3. Bank automated teller facilities, outdoor: (See "a" below)
4. Book & stationery store
5. Day care center (child care center) or preschool: (See "a" below)
6. Delicatessen
7. Health food store
8. Restaurant
9. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing

lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.

10. Temporary medical housing
11. Public utility facilities
12. Lodge or club
13. Utility plants
14. Water storage

a. Residential use is permitted only within the confines of a building in which a permitted use is conducted. Preliminary and final site plans must be submitted to the Planning Commission for review and approval

Performance Standards.

1. Area & bulk regulations.

Use	Minimum	Minimum	Maximum	Maximum #	Setbacks					Floor
Maximum	Lot Size (sq.ft.)	Lot Width (ft.)	Coverage (%)	Dwelling Units	Front (ft.)	Rear (ft.)	Interior Side (ft.)	Side Street (sq.ft.)	Area (ft.)	Height
	7,000	-	C	C	25 or D	A	B	12.5	C	70

- A. If a lot abuts on a public alley, the minimum rear yard setback is five feet; otherwise, the minimum rear yard setback is fifteen (15) feet.
- B. The minimum side yard setback is five (5) feet for buildings and structures not more than three stories high. For buildings more than three (3) stories high, the required minimum side yard setback is increased one foot for each additional story over three (3). Provided, in the case of a residential building extending across a common interior lot line of abutting lots which are in common ownership, the above minimum side yard setback requirements do not apply to such lot line, but there shall be a minimum side yard setback of (1) five (5) feet from the lot line on the opposite side of each of the lots in zones R-1, R-1a, R-1b, and (2) ten (10) feet from the lot line on the opposite side of each of the lots in zones R-4 and OP.
- C. Minimum floor area per dwelling unit and the maximum lot coverage is as follows:

Floor Area	Lot Coverage
500 sq. ft.	70% lot coverage
450 sq. ft.	76% lot coverage
400 sq. ft.	60% lot coverage
350 sq. ft.	55% lot coverage
300 sq. ft.	45% lot coverage
- D. The required minimum R Zone setback applies if the frontage between two (2) streets separates an R Zone and either a C Zone, M Zone or OP Zone. If all frontage between two (2) streets is in either a C or M Zone, no front setback is required.

2. Accessory building/garage; detached

- A. A detached accessory building must be located at least ten (10) feet from the main building.
- B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.(Ord. 4072, 2012)

Section 3. Chapter 25, Article 3, Section 12 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

25-3-12. PBC Planned Business Center.

Intent: The intent of a planned business center zone is to:

1. Provide an area for a unified commercial center which provides goods and services to a regional trading area.
2. Provide for joint or grouped parking facilities serving several retail stores.
3. Coordinate a vehicular and pedestrian traffic circulation system and carefully design access that is compatible with surrounding uses.

Principle Permitted Uses.

1. Accounting, auditing, bookkeeping services
2. Ambulance service

3. Amusement centers, indoor only
4. Animal clinic, indoor only
5. Arts & crafts studio
6. Automated or coin-operated car wash
7. Bakery or bakery goods store
8. Bank automated teller facilities, outdoor
9. Bank automated teller facilities, indoor
10. Bank & savings & loan
11. Barber, beauty shop
12. Book & stationary store
13. Business college, trade school
14. Church
15. Cleaning, laundry agency
16. Clinic
17. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
18. Community center (public)
19. Confectionery stores
20. Convenience stores w/o dispensing gasoline
21. Convenience stores with dispensing gasoline
22. Dance, music or voice studio
23. Day care center (child care center) or preschool
24. Delicatessen
25. Drive-thru photo facility
26. Drive-thru (fast food) restaurant
27. Educational and scientific research service
28. Florist
29. Food store, delicatessen
30. Furniture/appliance store
31. Gift shop
32. Grocery store
33. Hardware store
34. Hospital
35. Insurance agency/services
36. Jewelry store
37. Laboratory, medical, dental, optical
38. Laundromat, self-service
39. Library
40. Marriage and family counseling
41. Mortuary
42. Multi-family dwelling units. Living quarters for watchman of commercial or industrial use property, or for hotels and motels, are the only permitted residential uses in this zone.
43. Municipal Uses
44. Offices, professional and service
- 44.1 Permanent cosmetic facility
45. Pharmacy
46. Photographic studio
47. Printing & blueprinting
48. Professional membership organizations
49. Professional schools
50. Reducing/Suntanning
51. Restaurant, bar, tavern
52. Retail stores and services
53. Service station-full service
54. Service station-mixed use
55. Single family dwelling units. Living quarters for watchman of commercial or industrial use property, or for hotels and motels, are the only permitted residential uses in this zone.
56. Shoe store
57. Theater, indoor
58. Tire shop, recapping

59. Utility business offices

Special Permit Uses.

- 1. Adult book store. No such use shall be located within three hundred (300) linear feet of any school, public or private, place of worship, public park, day care center, child nursery, library, or residential district. No such use shall be located within 1,000 linear feet of any existing adult book store. No such use may be allowed in combination with the sale or consumption of alcoholic beverages.
- 2. Lodge or club
- 3. Public Utility facilities
- 4. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.
- 5. Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary one.
- 6. Utility Plants
- 7. Water storage

Performance Standards.

1. Area & bulk regulations.

Use	Minimum Lot Size (sq.ft.) Acres	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Setbacks Rear (ft.)	Interior Side (ft.)	Side Street (sq.ft.)	Floor Area (ft.)	Maximum Height
Accessory Building		See below		none						
Garage						12.5				*

* = Height requirement listed in #4 of Design Requirements: Buildings, structures; height.

- 2. Accessory building/garage; detached
 - A. A detached accessory building must be located at least ten (10) feet from the main building
 - B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.
- 3. Accessory building, attached.
 - A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building.
- 4. Design Requirements:

Buffer strips; R Zones.

A buffer strip, at least twenty-five (25) feet in width, sodded, and planted with shrubs or other greenery, and with a permanent screen at least ten (10) feet high, must be established and maintained adjacent to the boundary line of any abutting lot or tract of land located in whole or part in an R Zone.

Buildings, structures; height.

No building or structure, except for an elevator, penthouse water tower, or decorative building projection, may exceed three (3) stories or forty-five (45) feet in height, whichever is lower.

Dwellings.

No building in a center may be used as dwelling except for a paid custodian, caretaker, or watchman living in the center.

General design.

A center must be laid out and developed as a unit in accordance with an integrated or coordinated overall design that complies with the provisions of this Article. Buildings, structures, parking areas, walks, lighting, and appurtenant facilities must be located and arranged with due regard for surrounding land uses. Any part of a center not used for buildings, structures, access ways, parking and loading or unloading areas must be landscaped with grass, trees, shrubs, or pedestrian walks.

Loading facilities.

A center must provide adequate areas for motor vehicles to load or unload merchandise, materials,

or equipment without interfering with the use of any public street or alley.

Location.

A center may be located only in a PBC Zone established in accordance with this Article, and only on a lot or tract of land abutting one (1) or more arterial streets.

Off-street parking.

Adequate off-street parking must be provided in a center to accommodate all motor vehicles of employees, customers, and other persons reasonably expected to use the center, and for vehicles used in the conduct of businesses in the center. At least one (1) parking space must be provided for each two hundred (200) square feet of floor area used for selling or offices. Areas designed primarily for loading and unloading or standing space are not parking spaces within the meaning of this section. Floor area designed for selling or office may not include areas used for storage, utilities or restrooms. Parking spaces and areas must meet the requirements of Chapter 25, Article 5.

Setbacks.

No building or structure may be constructed or maintained in a center within one hundred (100) feet of the boundary line of an abutting lot or tract of land located in an R Zone nor within twenty-five (25) feet of the right-of-way of a public street or road. No roadway or parking area in a center may be constructed or maintained within twenty-five (25) feet of the right-of-way line.

Storage; outdoor; restrictions.

Merchandise, materials or equipment may not be stored in an open area except for immediate sale or temporary display not exceeding seven (7) days.

Section 4. Previously existing Chapter 25, Article 3, Section 3, Section 11 and Section 12, and all other Ordinances and parts of Ordinances in conflict herewith are repealed. Provided, however, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 5. This Ordinance shall become effective upon its passage, approval as provided by law, and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2016.

Mayor

ATTEST:

City Clerk

(Seal)

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

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 6th 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 6th 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 6th 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 6TH 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 6th 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 6th 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.

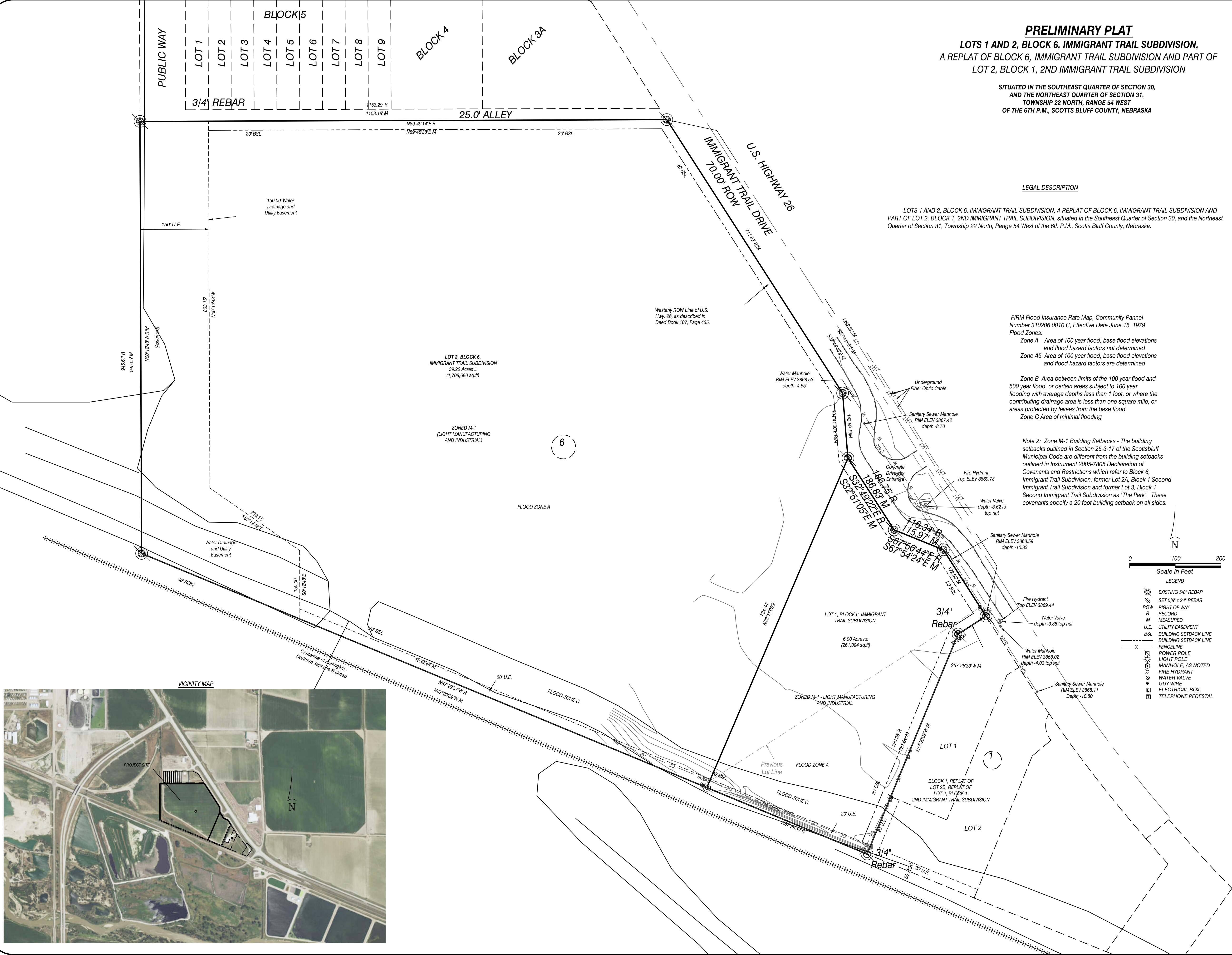
Mayor

ATTEST:

City Clerk (Seal)



VICINITY MAP



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

PROJECT: LOTS 1 AND 2, BLOCK 6, IMMIGRANT TRAIL SUBDIVISION, A REPLAT OF BLOCK 6 IMMIGRANT TRAIL SUB. AND 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

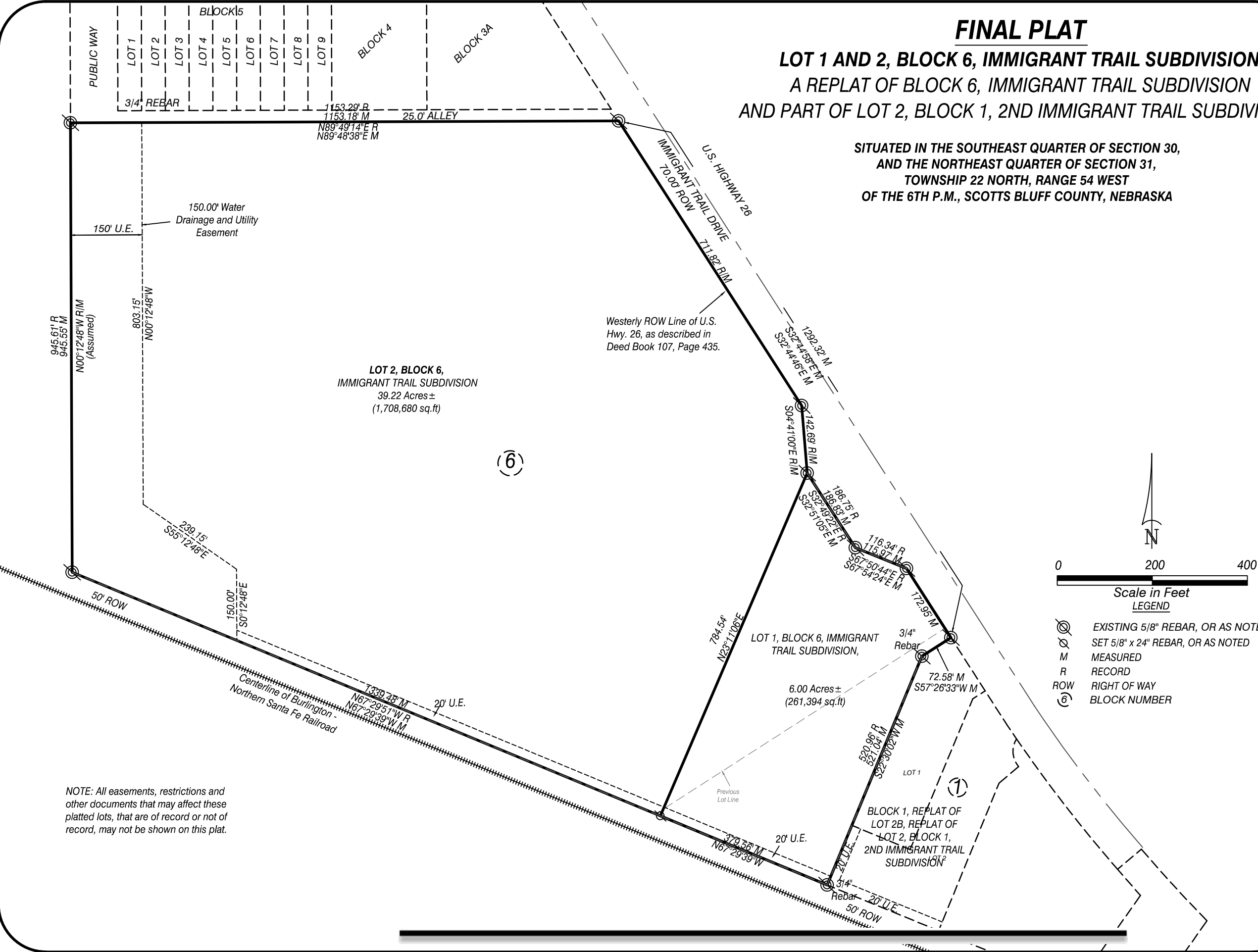
SEAL

DATE	REVISION

SHEET 1 OF 1
P-1

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



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.