

# **City of Scottsbluff, Nebraska**

**Monday, April 10, 2017**

**Regular Meeting**

## **Item Appr. Min.5**

**Annexation of approximately 62.41 acres of property situated in the N 1/2 of the SE 1/4 of Section 15, T22, R55 W 6th P.M., Scotts Bluff County**

**Staff Contact:**

*SCOTTSBLUFF CITY  
PLANNING COMMISSION STAFF REPORT*

**To:** Planning Commission  
**From:** Development Services Department  
**Date:** April 10, 2017  
**Subject:** Annexation  
**Location:** N ½ of SE ¼ of Section 15, T22, R55 W 6<sup>th</sup> P.M., located west of Ave I, north of 27<sup>th</sup> St, and south of Hwy 26

**Zoning:**  
**Property Size:** 62.41± acres  
**# Lots/Units:**

**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 applicant(s), Connie Frank, has requested annexation of approximately 62.41± acres into the City's corporate boundaries. The properties are situated south of Highway 26, north of 27<sup>th</sup> St, and east of Ave I (see attached map). The properties are zoned C-2 - Neighborhood & Retail Commercial, and A - agricultural.

The southeast portion of the property has utilities available and access from 27<sup>th</sup> Street and Ave I. The northwest portion of the property is not currently served by City utilities, but the property owners have waived their right to City services (see attached letter). The property is contiguous to existing corporate boundaries, and staff finds that there are no negative effects to surrounding properties from the annexation.

**RECOMMENDATION**

*Approve*

**Make a POSITIVE RECOMMENDATION to the City Council to annex property described as PT N1/2 SE, PT SE SE 15-22-55 (61.05 acres) and BLK 1, ALF SUB (1.36 AC) into the City's corporate limit boundary subject to the following condition(s):**

*Deny*

**Make a NEGATIVE RECOMMENDATION to the City Council to annex property described as PT N1/2 SE, PT SE SE 15-22-55 (61.05 acres) and BLK 1, ALF SUB (1.36 AC) into the City's corporate limit boundary for the following reason(s):**

*Table*

**Make the motion to TABLE the request to annex property described as as PT N1/2 SE, PT SE SE 15-22-55 (61.05 acres) and BLK 1, ALF SUB (1.36 AC) into the City's corporate limit boundary for the following reason(s):**

# FRANK ENTERPRISES, INC.

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1721 Broadway  
P.O. Box 2396  
Scottsbluff, NE 36363-2396  
Cell: (308) 631-8347

March 24, 2017

City of Scottsbluff  
Cindy Dickinson, City Clerk  
2525 Circle Drive  
Scottsbluff, NE 69361

Re: Annexation Request

Dear Ms. Dickinson:

Please consider this letter as a request by Petition that the City of Scottsbluff include property owned by us within the corporate limits of the City. This request is made pursuant to §16-117 of the Nebraska Statutes.

The two properties for which annexation is requested are described in the attached Warranty Deeds.

In making this request, we irrevocably waive the requirements of §16-120 of the Nebraska Statutes, which would otherwise require the City of Scottsbluff to provide to the property for which we are requesting annexation substantially the same services as provided to other inhabitants of the City.

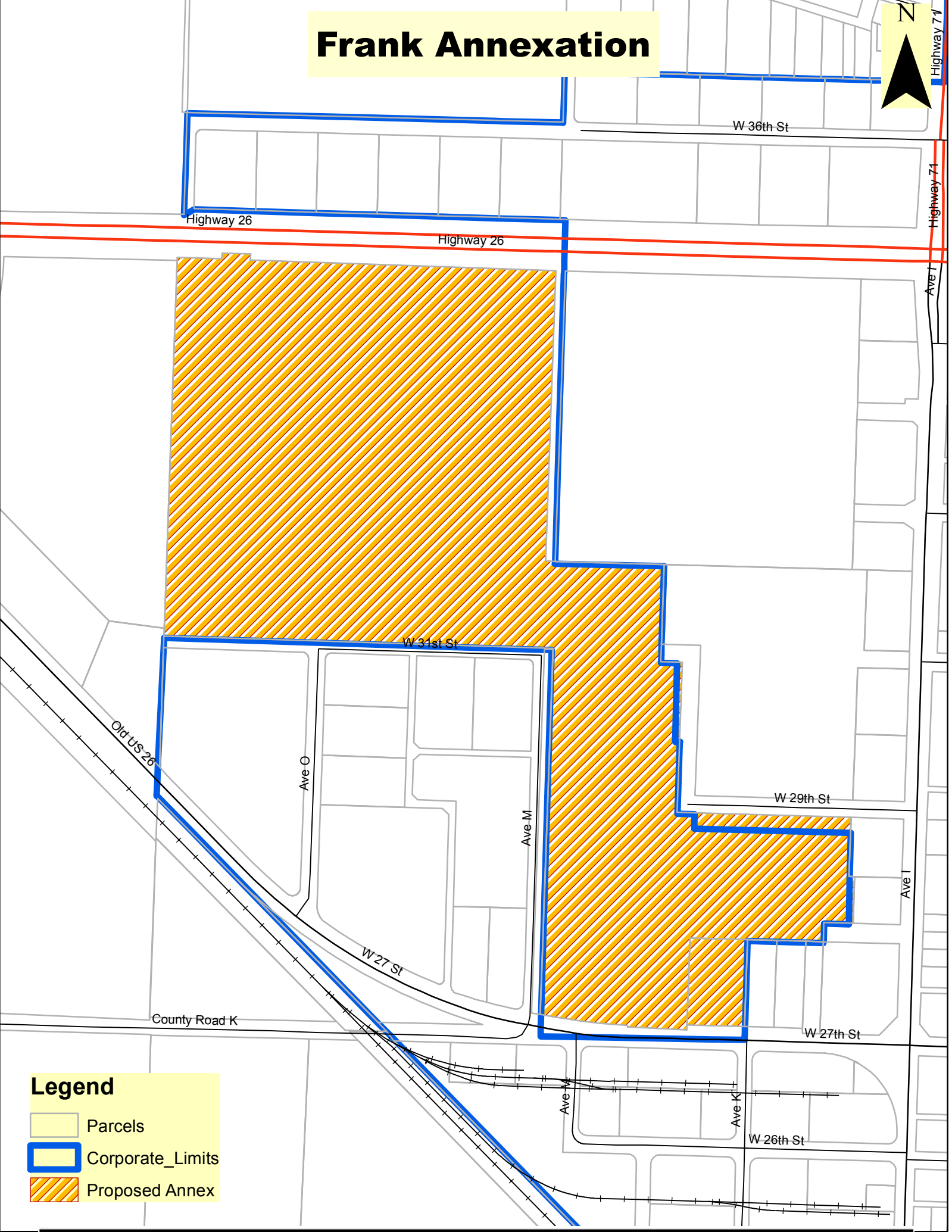
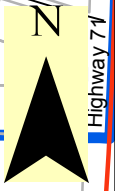
The individual signing this request represents that he or she either is owner of the above-described property or has the authority to act on behalf of the owner of the property, and to bind the owner in all matters concerning the requested annexation.

Sincerely,



Connie Frank  
President

# Frank Annexation



**Legend**

- Parcels
- Corporate\_Limits
- Proposed Annex