

City of Scottsbluff, Nebraska

Monday, April 24, 2017

Regular Meeting

Item NewBiz3

Final Plat Melroy Addition

Staff Contact:

SCOTTSBUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: April 24, 2017
Subject: Final Plat Lots 1-6 Melroy Addition
Location: South of 15th St between 19th and 21st Avenue

Zoning: C-3
Property Size: 4.188 acres

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), Steve Melroy, represented by Baker and Associates, has requested approval of the Final Plat of Lots 1-6 Melroy Addition. The property is situated south of 15th Street, between 19th and 21st Ave. The plat includes 6 commercial lots, which are all part of the same block. The property is zoned C-3, Heavy Commercial, and the properties to the north, west, and south are also C-3, with M-1 zoning to the east.

The preliminary plat was approved by Planning Commission at their April 10th meeting. Infrastructure is already available to each lot, and no streets, water, or sewer improvements are proposed. The developer will be required to install sidewalks and landscaping to meet City code as the lots are developed. Stormwater retention and fire hydrants will be addressed as the property is developed. Staff recommends approval of the final plat.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Lots 1-6, Melroy Addition, to the City of Scottsbluff, a replat of Lots 12 and 13 of Wildy and Lana Commercial Tracts subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Lots 1-6, Melroy Addition, to the City of Scottsbluff, a replat of Lots 12 and 13 of Wildy and Lana Commercial Tracts for the following reason(s):

Table

Make the motion to TABLE the final plat of final plat of Lots 1-6, Melroy Addition, to the City of Scottsbluff, a replat of Lots 12 and 13 of Wildy and Lana Commercial Tracts for the following reason(s):

FINAL PLAT
LOTS 1-6, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT
OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS,
 SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

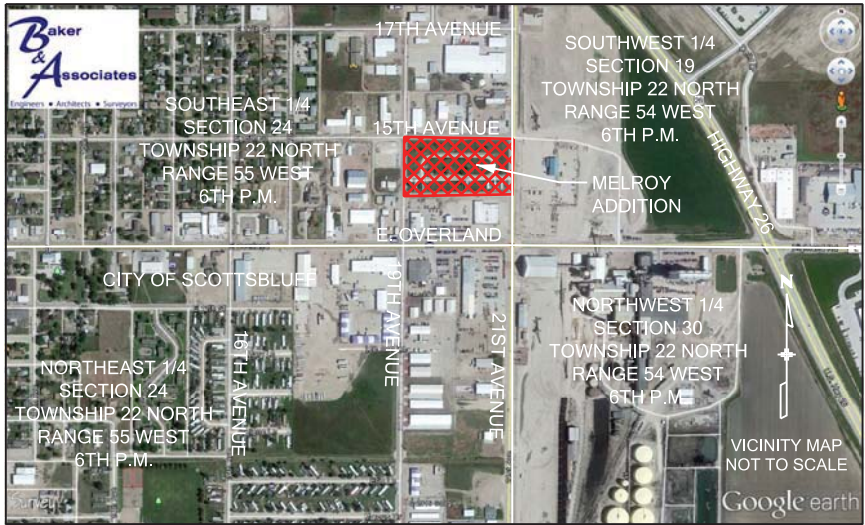
Sheet Revisions		
Date	Description	Initials
06-30-16	DRAFTED SURVEY	CJG
06-29-16	DRAFTED SURVEY	AM



www.baker-eng.com
 Engineers * Architects * Surveyors
 COPYRIGHT

Final Plat Title Sheet			
Baker Project Number: 6273-002-16			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: MELROY INVESTMENTS, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
6273	02-22-2017	1 of 2	1

PROJECT VICINITY MAP



INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	PLAN SHEET

EXTERIOR BOUNDARY FOR MELROY ADDITION

A PARCEL OF LAND KNOWN AS TRACT 12 AND TRACT 13 OF WILDY & LANA COMMERCIAL TRACTS CONTAINING 182,431 SQ. FT. (4.188 ACRES), MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN CITY OF SCOTTSBLUFF IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE EAST QUARTER OF SAID SECTION 24 BEARS NORTH 02°11'37" EAST, A DISTANCE OF 2648.68 FEET, THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 02°11'37" EAST, A DISTANCE OF 332.50 FEET, THENCE NORTH 87°48'23" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF TRACT 14 OF WILDY & LANA COMMERCIAL TRACTS, THENCE ALONG THE SOUTH LINE OF SAID TRACT 14, NORTH 88°40'53" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 13, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 13, NORTH 88°40'53" WEST, A DISTANCE OF 284.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 13;
 THENCE ALONG THE SOUTH LINE OF SAID TRACT 12, NORTH 88°40'53" WEST, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12;
 THENCE ALONG THE WEST LINE OF SAID TRACT 12, NORTH 02°10'14" EAST, A DISTANCE OF 302.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12;
 THENCE ALONG THE NORTH LINE OF SAID TRACT 12, SOUTH 88°40'52" EAST, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12;
 THENCE ALONG THE NORTH LINE OF SAID TRACT 13, SOUTH 88°40'52" EAST, A DISTANCE OF 305.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13;
 THENCE ALONG THE EAST LINE OF SAID TRACT 13, SOUTH 02°11'37" WEST, A DISTANCE OF 290.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14;
 THENCE ALONG THE NORTH LINE OF SAID TRACT 14, NORTH 88°40'53" WEST, A DISTANCE OF 20.00 FEET;
 THENCE ALONG THE WEST LINE OF SAID TRACT 14, SOUTH 02°11'37" WEST, A DISTANCE OF 12.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 182,431 SQ. FT. (4.188 ACRES), MORE OR LESS.

SURVEY NOTES

- BAKER AND ASSOCIATES PERFORMED ALL NECESSARY RESEARCH FOR OWNERSHIP AND PRIOR SURVEY INFORMATION, HOWEVER NO TITLE SEARCH WAS PERFORMED TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON.
- THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST QUARTER OF SAID SECTION 24, BEING A GRID BEARING OF NORTH 02°11'37" EAST A DISTANCE OF 2,648.68 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
- NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

APPROVAL AND ACCEPTANCE

THE FOREGOING FINAL PLAT OF LOTS 1-14, MELROY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2017.

BY: _____

RANDY MEININGER, MAYOR

ATTESTED: _____ SEAL

CITY CLERK SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2017.

CARL JOHN GILBERT
 NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
 FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
 PHONE : 308-632-3123



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO THE FINAL PLAT FOR LOTS 1-14 MELROY ADDITION, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOTS 1-14 MELROY ADDITION. THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE RIGHT OF WAYS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES.

BY: _____
 REPRESENTATIVE OF MELROY INVESTMENTS, L.L.C.

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
 COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME A REPRESENTATIVE OF MELROY INVESTMENTS, L.L.C., TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

