

# **City of Scottsbluff, Nebraska**

**Monday, May 1, 2017**

**Regular Meeting**

## **Item Subdiv.1**

**Council to consider a Final Plat for the Melroy Addition, situated south of 15th Street, between 19th and 21st Ave. and approve the Resolution.**

**Staff Contact: Annie Folck, City Planner**

# Agenda Statement

Item No.

For meeting of: May 1, 2017

**AGENDA TITLE:** Final Plat for Melroy Addition

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Development Services Department

**PRESENTATION BY:**

**SUMMARY EXPLANATION:** The applicant(s), Steve Melroy, represented by Baker and Associates, has requested approval of the Final Plat of Lots 1-6 Melroy Addition, a replat of Lots 12 and 13 of Wildy and Lana Commercial Tracts. The property is situated south of 15th Street, between 19<sup>th</sup> and 21<sup>st</sup> 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 10<sup>th</sup> 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. Because this property was formerly a trailer court and is now being redeveloped, the amount of increase in runoff is expected to be minimal.

**BOARD/COMMISSION RECOMMENDATION:** At a regular meeting held on April 24, 2017 the Planning Commission recommended approval of the Final Plat for Melroy Addition

**STAFF RECOMMENDATION:** Approve Final Plat of Melroy Addition

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## EXHIBITS

Resolution ☐ Ordinance ☐ Contract ☐ Minutes x Plan/Map x

Other (specify) ☐ \_\_\_\_\_

**NOTIFICATION LIST:** Yes ☐ No ☐ Further Instructions ☐

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

Rev 3/1/99CClerk

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

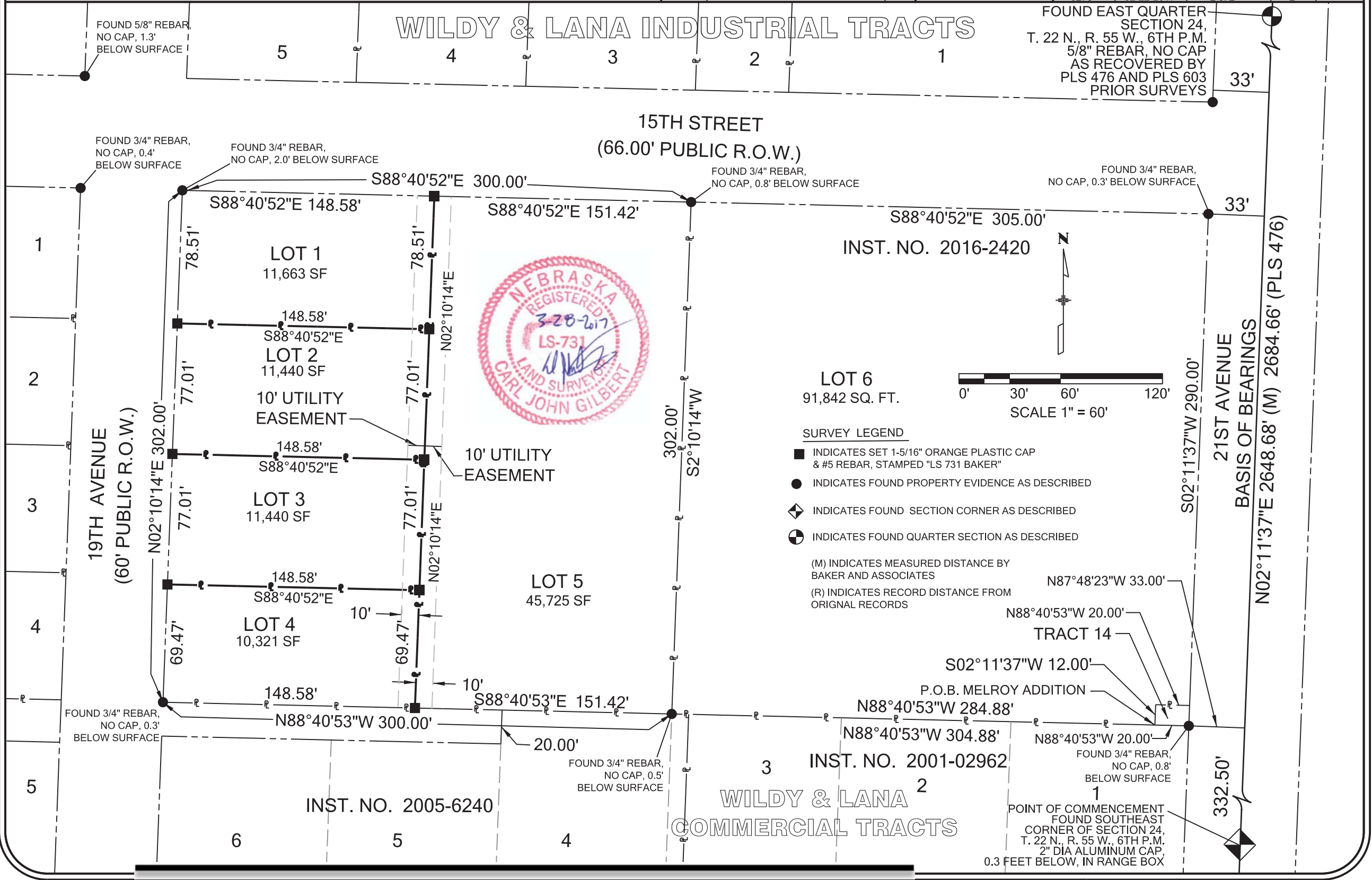


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Final Plat			
Plan Sheet			
Baker Project Number: 6273-002-16			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: MELROY INVESTMENTS, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
6273	02-22-2017	2 of 2	2



<h1 style="text-align: center;">Final Plat</h1> <h2 style="text-align: center;">Title Sheet</h2>			
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



**RESOLUTION NO. 17-\_\_**

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

**WHEREAS, BE IT RESOLVED,** the final plat of Lots 1-6, Melroy Addition, to the City of Scottsbluff, a Replat of Lots 12 & 13 of Widly & Lana Commercial Tracts, situated in the Southeast Quarter of the Southeast Quarter of Section 24, Township 22 North, Range 55 West of the 6<sup>th</sup> Principal Meridian, Scott Bluff County, Nebraska, dated March 28, 2017, duly made, acknowledged and certified, is approved and the Mayor is authorized to sign the Plat of behalf of the City of Scottsbluff, Nebraska. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this \_\_\_\_ day of May, 2017.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk