

City of Scottsbluff, Nebraska

Monday, September 11, 2017

Regular Meeting

Item NewBiz1

Final Plat Lots 1-2 Block 30, North Scottsbluff Addition

Staff Contact:

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department **Zoning: C-1**
Date: September 11, 2017 **Property Size:** .311 acres
Subject: Final Plat Lots 1-2, Block 30 North Scottsbluff Addition
Location: 2101 & 2117 Broadway

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), Justin Schlager, represented by Panhandle Land Surveying, has requested approval of a Final Plat of Lots 1-2, Block 30, North Scottsbluff Addition. The property is situated north of 21th St, on the east side of Broadway. The property has never been platted and is currently identified as tax lots. The plat would create two lots of different sizes. Both properties have access to streets, water, and sewer. There is no minimum lot size or minimum lot width in the C-1 zoning district. Staff recommends approval of the final plat.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Lots 1-2, Block 30, North Scottsbluff Addition, City of Scottsbluff, Nebraska subject to the following condition(s):

Deny

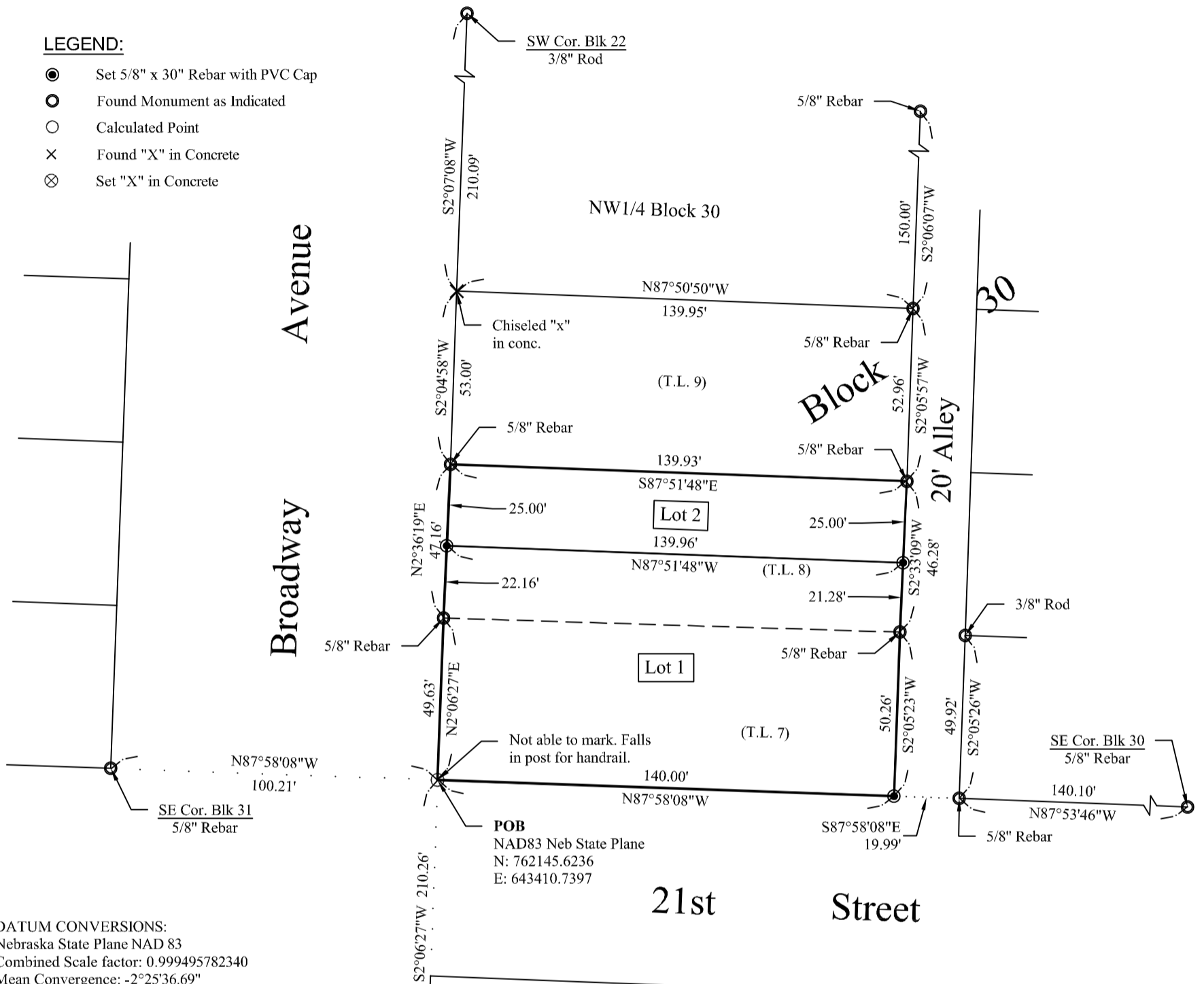
Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Lots 1-2, Block 30, North Scottsbluff Addition, City of Scottsbluff, Nebraska for the following reason(s):

Table

Make the motion to TABLE the final plat of Lots 1-2, Block 30, North Scottsbluff Addition, City of Scottsbluff, Nebraska for the following reason(s):

LEGEND:

- Set 5/8" x 30" Rebar with PVC Cap
- Found Monument as Indicated
- Calculated Point
- × Found "X" in Concrete
- ⊗ Set "X" in Concrete



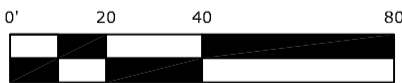
DATUM CONVERSIONS:
 Nebraska State Plane NAD 83
 Combined Scale factor: 0.999495782340
 Mean Convergence: -2°25'36.69"



NW Cor. Lot 3, Block 35
 5/8" Rebar recorded to be a
 chiseled "x"

SW Cor. Lot 3, Blk 35
 "x" in conc recorded
 as a 3/4 rebar

SCALE: 1" = 40'



See Sheet 2 of 2 for Legal
 Description, Owners Statement,
 and Approval and Acceptance.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between July 20, 2017, and July 21, 2017, the tract described and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 40 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements; that the area is as shown; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 17th day of August, 2017.
 Donald A. Brush
 Nebraska Registered Land Surveyor Number 511

Job No.: 2017-25 Drawn by: NAB / Checked by: DAB Client Name: Schlager, Justin

Date: Aug 2017

Sheet No.: 1 of 2

Panhandle Land Surveying
 Donald A. Brush, Registered Land Surveyor
 870 SB Road, Morrill, Nebraska, 69358
 Phone: (308) 247-2602

Plat of Lots 1 & 2
 Subdivision in the SW1/4 of Block 30,
 North Scottsbluff Addition, Scottsbluff,
 Scotts Bluff County, Nebraska.

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LEGAL DESCRIPTION:

Part of the Southwest Quarter (SW1/4) of Block 30, North Scottsbluff Addition, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the northerly right-of-way (ROW) line of 21st Street and the easterly ROW line of Broadway said point being the POINT OF BEGINNING of this description; thence N2°06'27"E on said easterly ROW line a distance of 49.63 feet; thence continuing on said easterly ROW line N2°36'19"E a distance of 47.16 feet to the intersection of the said easterly ROW line of Broadway and the south line of Tax Lot 9; thence S87°51'48"E on said south line a distance of 139.93 feet to the intersection of said south line and the westerly line of alley; thence S2°33'09"W on said westerly line a distance of 46.28 feet; thence continuing on said westerly line S2°05'23"W a distance of 50.26 feet to the intersection of said westerly line and said northerly line of 21st Street; thence N87°58'08"W on said northerly line a distance of 140.00 feet to the point of beginning, containing 0.311 acres, more or less.

OWNER'S STATEMENT:

The undersigned, being the owner of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:
"PLAT OF LOTS 1 & 2, SUBDIVISION IN THE SW1/4 OF BLOCK 30, NORTH SCOTTSBLUFF ADDITION, SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA"

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owner.

Dated this _____ day of _____, 2017.

Owner:
Xtreme Dents LLC

Justin Schlager, sole member

Acknowledgement:

State of Nebraska)
) ss.
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Justin Schlager, sole member of Xtreme Dents LLC, know to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this _____ day of _____, 2017.

Notary Public

My commission Expires: _____

APPROVAL AND ACCEPTANCE:

The foregoing plat of "PLAT OF LOTS 1 & 2, SUBDIVISION IN THE SW1/4 OF BLOCK 30, NORTH SCOTTSBLUFF ADDITION, 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: _____
City Clerk

State of Nebraska }
County of Scotts Bluff }

Before me, a Notary Public, qualified and acting in said County, personally came Randy Meininger, Mayor of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and Notarial Seal this _____ day of _____, 2017.

My Commission Expires: _____

See Sheet 1 of 2 for
Surveyor's Certificate.

Job No.: 2017-25 Drawn by: NAB / Checked by: DAB Client Name: Schlager, Justin

Date: Aug 2017

Sheet No.: 2 of 2

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602
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Plat of Lots 1 & 2
Subdivision in the SW1/4 of Block 30,
North Scottsbluff Addition, Scottsbluff,
Scotts Bluff County, Nebraska.