

# **City of Scottsbluff, Nebraska**

**Monday, July 12, 2021**

**Regular Meeting**

## **Item New Bus1**

**Final Plat of Lots 1 & 2, Block 2, Webber Manor Fourth Addition,  
situated in the Southeast Quarter of Section 14, Township 22  
North, Range 55 West of the 6th P.M., Scotts Bluff County,  
Nebraska.**

**Staff Contact: Zachary Glaubius, Planning Administrator**

**City of Scottsbluff**  
**Planning Commission**  
**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)
  - a. **Approve:** Make a Positive Recommendation to the City Council to approve)
  - b. **Deny:** Make a Negative recommendation to the City Council to disapprove
  - c. **Table:** Make the motion to table.
8. Public Process: City Council determines final approval.



## City of Scottsbluff, Nebraska

### Application for a Final Plat Subdivision

Date: June 28, 2021			<b>DO NOT WRITE IN THIS BLOCK</b>	
Address (Location): East of Avenue B, between W. 27th and Highway 26 in Scottsbluff, Nebraska			<b>Permit Number:</b> 21-7	
Applicant's Name Smith Land Company			<b>Plat</b> Approved      Denied	
Applicant's Address: 3563 Gold Hill Drive			<b>Date Issued:</b>	
City: Loveland	State: Colorado	Zip: 80538	Comp. Plan Land Use: NW Commercial	Zone: C-2
Telephone: 970-227-6671	Mobile:	Email: mark@smithlandco.com	<b>Attached:</b> Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # N.A.	
Property Owner: Smith Land Company				
Property Owner's Address: 3563 Gold Hill Drive				
City: Loveland	State: Colorado	Zip: 80538		
Telephone: 970-227-6671	Mobile:	Email: mark@smithlandco.com		
Engineer or Surveyor: Scott Bosse'			Total Acreage: 11.294	
Engineer or Surveyor Address: 120 East 16th Street, Suite 'A'			Proposed number of lots: 2	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: PLATTED - VACANT	
Telephone: (308) 632-3123	Mobile:	Email: office@baker-eng.com	Proposed Use of Property: Governmental Agencies	
Location of property: East of Avenue B, between W. 27th and Highway 26 in Scottsbluff, Nebraska			Present Zoning: C-2	
<b>Please provide the following:</b> Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 7-6-2021	
Remarks: (Insert here any information not covered above)				



FINAL PLAT OF A SUBDIVISION OF:  
LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION  
TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions

DATE	DESCRIPTION	INITIALS
06-21-21	DRAFTED SURVEY	JCB
06-18-21	ADDED WC AND S. EASEMENT	BAS



Final Plat of Lots 1 and 2, Block 2,  
Webber Manor Fourth Addition

Title Sheet

Baker Project Number: 6412-002-21			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: Smith Land Company			
Project Code	Last Mod. Date	Subst	Sheet No.
6412	06-18-2021	1 of 2	2

INDEX OF SHEETS

PAGE 1 TITLE SHEET  
PAGE 2 PLAN SHEET

LEGAL DESCRIPTION

BLOCK 2

COMMENCING AT THE CENTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, A REBAR FOUND IN PLACE; THENCE 802°07'12"W ALONG THE CENTER OF SAID SECTION A DISTANCE OF 1274.70 FEET; THENCE 887°52'47"E A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3, WEBBER MANOR SUBDIVISION; THENCE, ALONG THE SAME COURSE A DISTANCE OF 187.39 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 3, THENCE 802°07'13"W A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF 31ST STREET, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE, ALONG SAID SOUTH LINE 887°52'47"E A DISTANCE OF 499.52 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.0 FEET, AN ARC LENGTH OF 24.84 FEET, A CHORD BEARING 852°17'47"E A DISTANCE OF 23.28 FEET; THENCE ON A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.0 FEET, AN ARC LENGTH OF 140.84 FEET, A CHORD BEARING N82°42'13"E A DISTANCE OF 99.85 FEET; THENCE, 887°52'49"E A DISTANCE OF 85.35 FEET; THENCE, ALONG THE CENTERLINE OF WINTER'S CREEK CANAL THE FOLLOWING COURSES:

N13°9'10"E FOR A DISTANCE OF 15.53 FEET;  
THENCE, N22°08'38"E A DISTANCE OF 28.88 FEET;  
THENCE, N33°34'22"E, A DISTANCE OF 38.48 FEET;  
THENCE, N46°02'52"E A DISTANCE OF 34.20 FEET;

THENCE, ALONG THE WEST LINE OF WILLIAM FRANK PARK ADDITION 802°08'31"W, A DISTANCE OF 1083.00 FEET; THENCE N88°19'07"W, A DISTANCE OF 291.23 FEET; THENCE N16°50'16"E A DISTANCE OF 381.86 FEET; THENCE, N15°43'22"E, A DISTANCE OF 134.02 FEET; THENCE, N87°52'47"W, A DISTANCE OF 87.59 FEET; THENCE, 802°02'52"W, A DISTANCE OF 89.95 FEET; THENCE, N87°51'59"W, A DISTANCE OF 279.55; THENCE, N02°08'54"E, A DISTANCE OF 80.09 FEET; THENCE, N87°53'04"W, A DISTANCE OF 226.83 FEET; THENCE, N02°07'13"E, A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.294 ACRES, MORE OR LESS.

OWNER'S AND DEDICATION STATEMENT

I THE UNDERSIGNED, BEING THE OWNER OF LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, STATE THAT THE FOREGOING FINAL PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER.

WE HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.

*Mark E. Smith*

OWNER: REPRESENTATIVE OF SMITH LAND COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA }  
COUNTY OF SCOTTS BLUFF }

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME *Mark E. Smith*, A REPRESENTATIVE OF SMITH LAND COMPANY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 6<sup>th</sup> DAY OF July, 2021.

*Denise J. Barker*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: April 17, 2024

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION, AN 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 \_\_\_\_\_, 2021.

WE HEREBY ACCEPT ALL STREETS, ALLEYS, EASEMENTS AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.

BY: \_\_\_\_\_

CITY MANAGER

SEAL

ATTESTED: CITY CLERK \_\_\_\_\_

PROJECT VICINTY MAP



SURVEY NOTES

- BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS, A CERTIFICATE OF TITLE WAS ALSO PROVIDED BY FERGUSON TITLE SERVICES COMPANY TO VERIFY ALL OWNERSHIP AND RESEARCH.
- 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 WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T22N, R55W OF THE 6TH PRINCIPAL MERIDIAN. BEARING OF SAID LINE IS 802°07'12"W, AND IS 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 2900.
- 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.

\* PLATTED PARCELS:

- BLOCK 3, WEBBER MANOR SECOND ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
- LOTS 1, 3, 6, 7, 9 AND 10, WEBBER MANOR THIRD ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
- BLOCK 5, WEBBER MANOR SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



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SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF  
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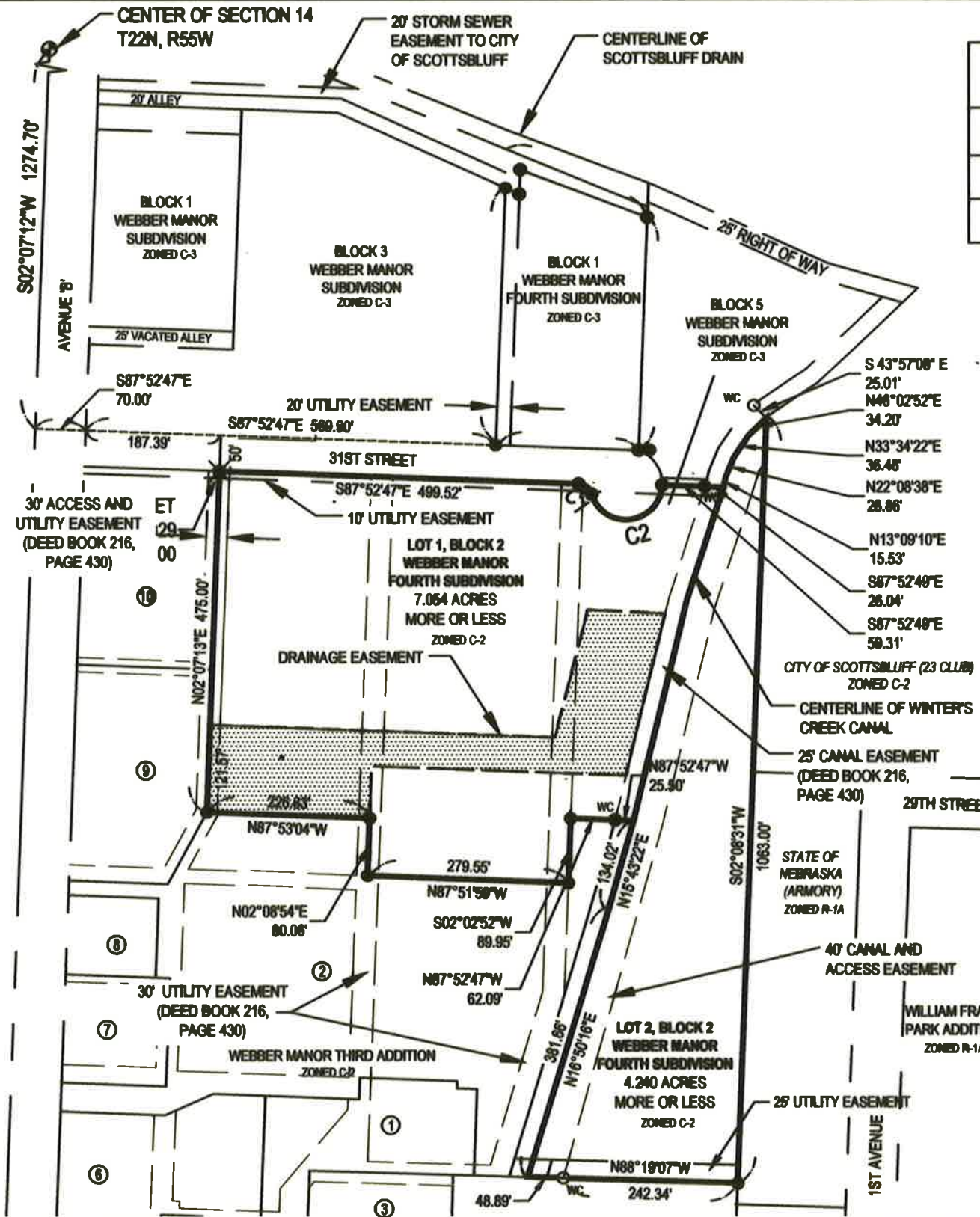
**Sheet Revisions**

Date	Description	Initials
05-21-21	DRAFTED SURVEY	JCB
06-18-21	ADDED WC AND S. EASEMENT	BAS

**Baker Associates Inc.**  
120 EAST 16TH STREET  
SCOTTSBLUFF, NE 68301  
308-483-0128  
www.baker-eng.com  
Engineers • Architects • Surveyors  
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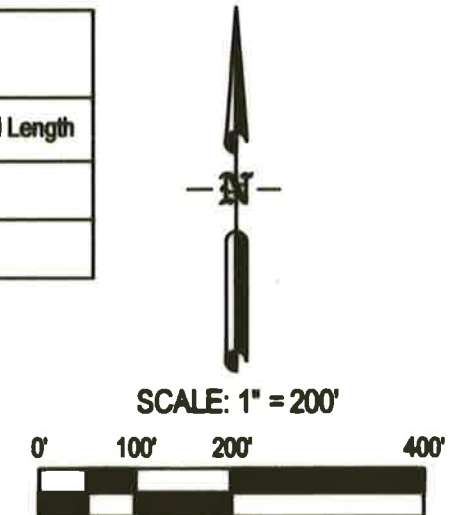
**Final Plat of Lots 1 and 2, Block 2,  
Webber Manor Fourth Addition  
Plan Sheet**

Baker Project Number: 6412-002-21			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: Smith Land Company			
Project Code	Last Mod. Date	Sheet	Sheet No.
6412	06-18-2021	2 of 2	2



**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.84	20.00	71.17	N52° 17' 47"W	23.28
C2	140.64	50.00	161.17	N82° 42' 13"E	98.65



- = CORNER FOUND AS NOTED
- = CORNER SET  
5/8"x24" REBAR WITH PINK PVC CAP  
STAMPED "ACCUSTAR BOSSE" LS 603
- <sub>WC</sub> = WITNESS CORNER SET  
5/8"x24" REBAR WITH PINK PVC CAP  
STAMPED "ACCUSTAR BOSSE" LS 603
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE

**SURVEYOR'S CERTIFICATE:**

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 1 AND 2, BLOCK 2, WEBBER MANOR TO THE CITY OF SCOTTSBLUFF; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 15 day of July, 2021.

Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



## City of Scottsbluff Planning Commission

### Development Services Staff Report – Zachary Glaubius

Prepared on: July 1, 2021 For Hearing of: July 12, 2021



#### I. GENERAL INFORMATION

- A. Applicant:** Smith Land Company  
3563 Gold Hill Drive  
Loveland, CO 80538
- B. Property**  
**Owner:** Same as Applicant
- C. Proposal:** Request to replat Block 2, Webber Manor Fourth Addition, into two separate lots and add a canal and access easement.
- D. Legal Description:** Block 2, Webber Manor Fourth Addition (to be replatted as Lots 1 and 2, Block 2, Webber Manor Fourth Addition)
- E. Location:** Generally located south of 31<sup>st</sup> Street between Avenue B and 1<sup>st</sup> Avenue.
- F. Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial. This site is currently vacant. Winters Creek Irrigation Canal crosses the site at a NE-SW angle.
- G. Size of Site:** Approximately 11.29 Acres

#### II. BACKGROUND INFORMATION

**A. General Neighborhood/Area Land Uses and Zoning:**

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Commercial	C-3 Heavy Commercial	Greenhouses, Vacant Lot, Single-Family Dwelling
East	Residential	C-2 Neighborhood and Retail Commercial, R-1A Single Family Residential	23 Club Baseball Complex, National Guard Armory, Calvary Lutheran Church
South	Commercial	C-2 Neighborhood and Retail Commercial	Webber Furniture, former Alberton's
West	Commercial	C-2 Neighborhood and Retail Commercial	Culver's, Centennial Professional Center

**B. Relevant Case History**

1. The Blighted and Substandard Designation for this site was approved by City Council on June 21, 2021.
2. Contract for Public Improvements made on October 8, 2021. Building permits will not be issued for the Block 1 & 2 until the owner has an agreement with a contractor for the construction of public improvements.

**III. ANALYSIS**

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Northwest Commercial (Commercial).

**B. Traffic & Access:**

1. Current access to Block 2 is frontage W. 31<sup>st</sup> Street. Additionally, two 30' access easements connect W. 31<sup>st</sup> Street to the Centennial Professional Center, Culvers, and former Alberton's lots.
2. The accesses above will remain for the proposed Lot 1.
3. The proposed Lot 2 will be accessed from a proposed 40' canal and access easement

**C. Utilities:**

1. The current lot has access to water, and sewer. (See Contract for Public Improvements)
2. Proposed Lot 1 will have access to water. (See Contract for Public Improvements)
3. Proposed Lot 2 will have access to sewer. (See Contract for Public Improvements)

**IV. STAFF COMMENTS**

**A.** The proposed Lot 2 does not have street frontage as required by 21-1-23. The City of Scottsbluff will receive Lot 2 and access will be provided through the 23 Club Complex or an access easement.

**V. FINDINGS OF FACT**

**A. Findings of Fact to Recommend Its Approval May Include:**

1. The replat of Block 2, Webber Manor Fourth Addition will replace an one odd shaped lot with two lots separated by a natural boundary.
2. The Comprehensive Plan identifies the area as commercial and the lots will remain C-2.
3. The City will receive Lot 2 and provide access, thus remedying the lack of street frontage.
4. The 40' canal and access easement will provide access to Lot 2 and the east bank of the irrigation canal.
5. The Contract for Public Improvements requires public improvements be made prior to a building permit being issued, therefore meeting the requirements of 21-1-27.

**B. Findings of Fact to Not Recommend Approval May Include:**

1. Lot 2 does not have street frontage.

**VI. STAFF RECCOMENDATION**

**A.** Staff recommends Planning Commission recommend approval of the Final Plat of Lots 1 and 2, Block 2, Webber Manor Fourth Addition





Bureau of Land Management, Nebraska Game & Parks Commission, Esri  
Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Proposed Changes

Street Centerline

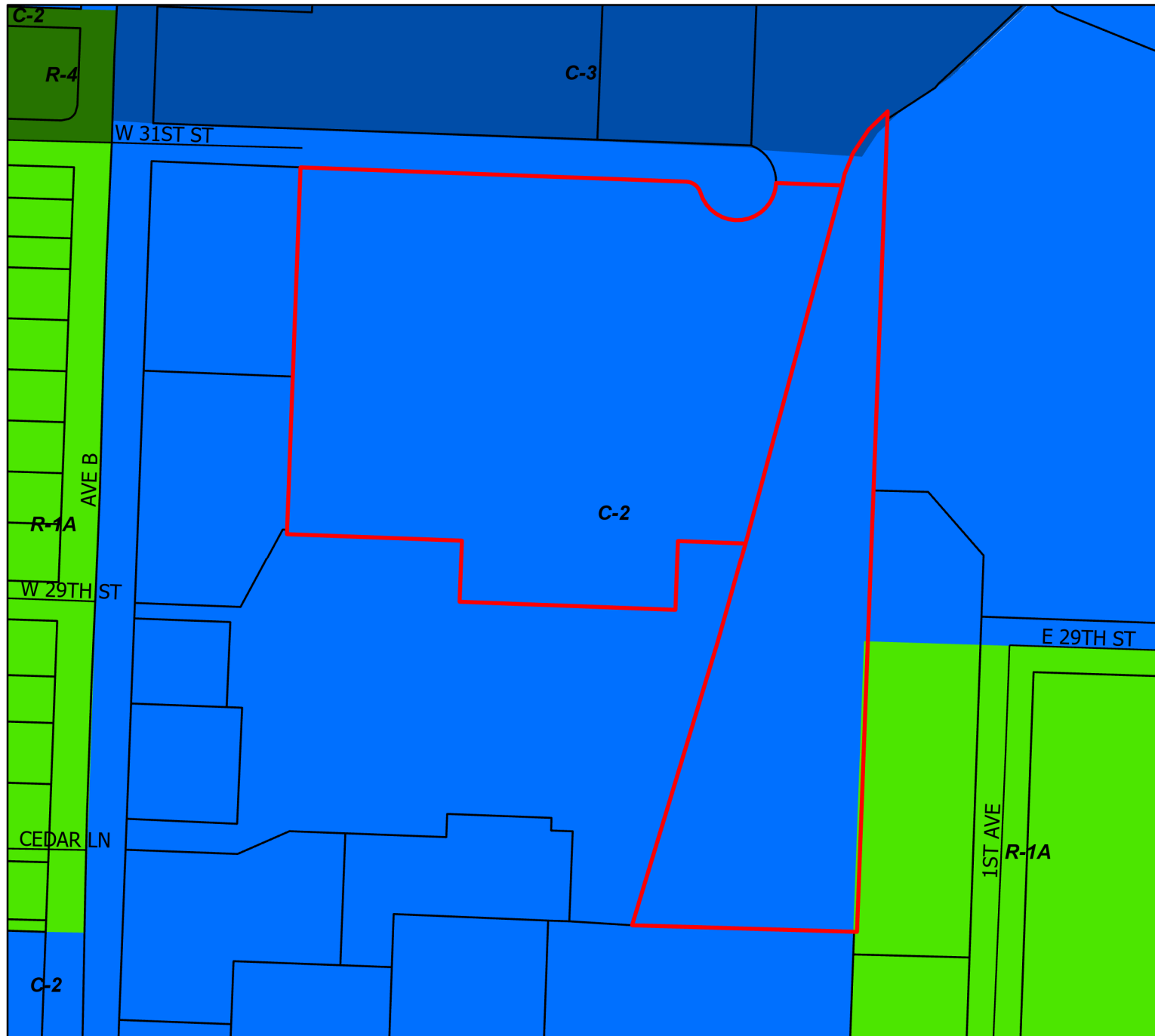
Highway

Main Road

Residential

Taylor Stephens  
City of Scottsbluff GIS  
Created on July 2nd, 2021  
Coordinate System:  
NAD 1983 StatePlane Nebraska FIPS 2600 Feet  
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



### Street Centerline

- Highway
- Main Road
- Residential
- Proposed Changes
- Parcel Boundaries

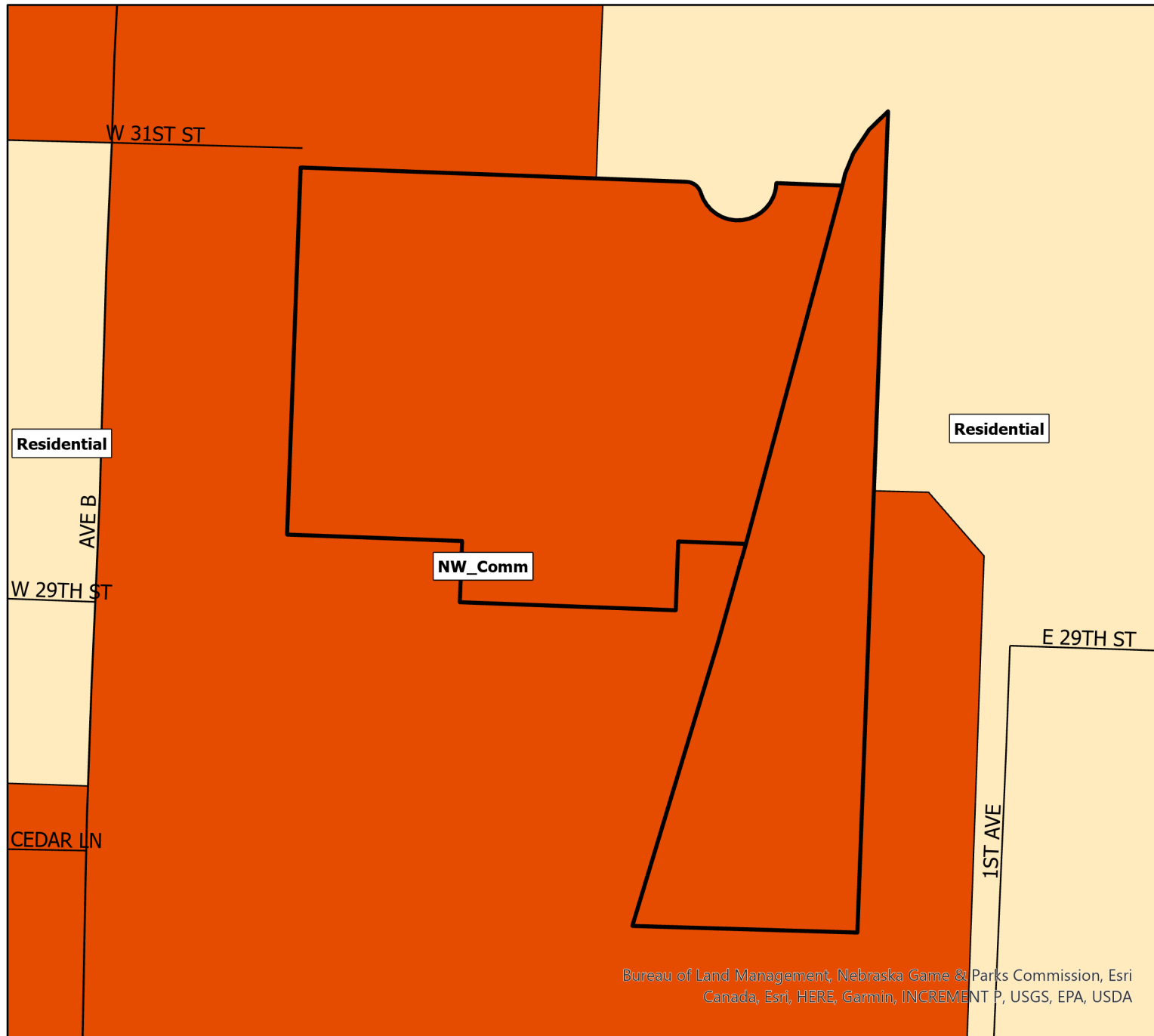
### Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

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## 2016 Comp. Plan Future Land Use Overview



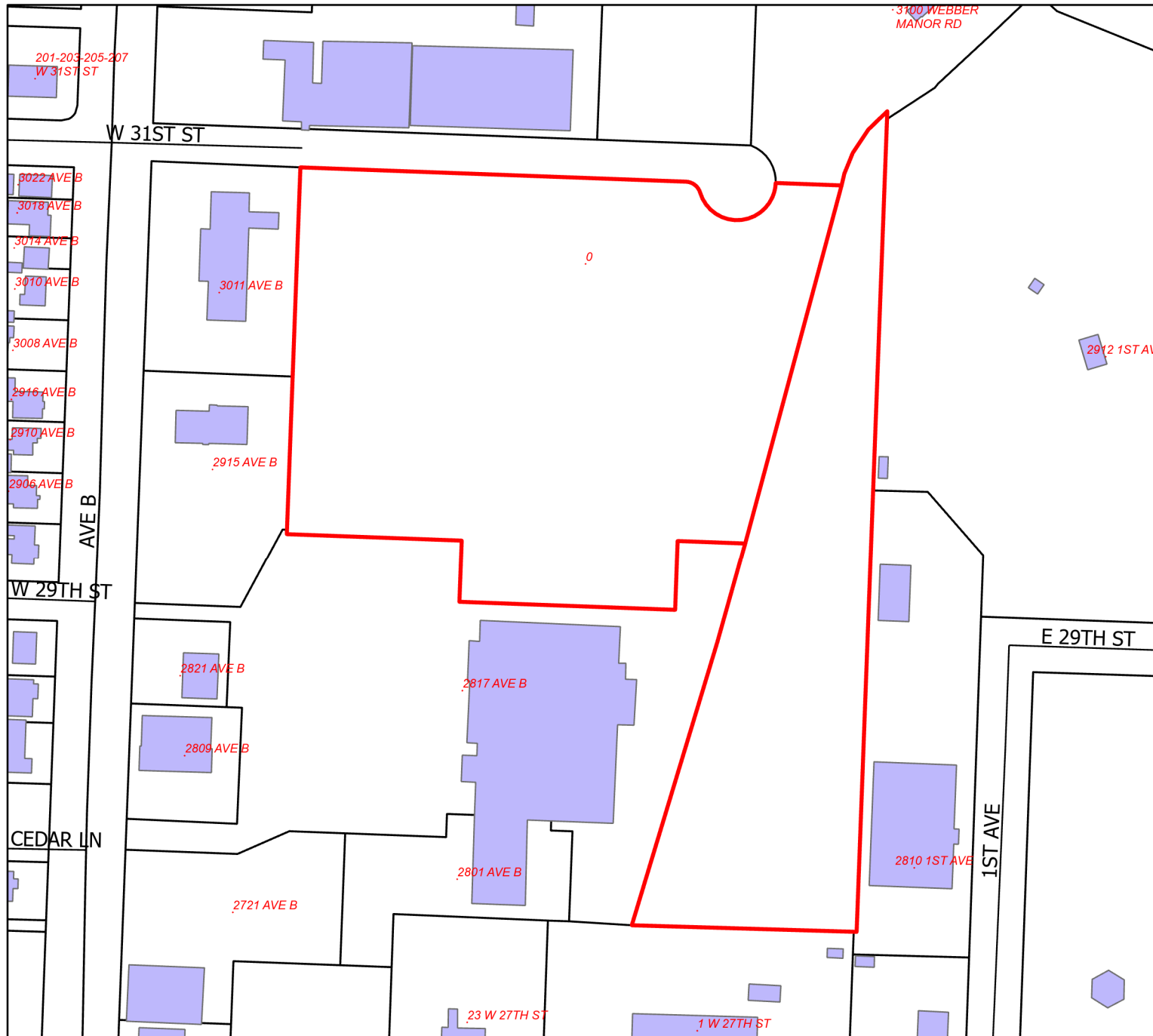
- Parcel(s)
- Street Centerline
- Highway
- Main Road
- Residential
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Proposed Changes

Bureau of Land Management, Nebraska Game & Parks Commission, Esri  
Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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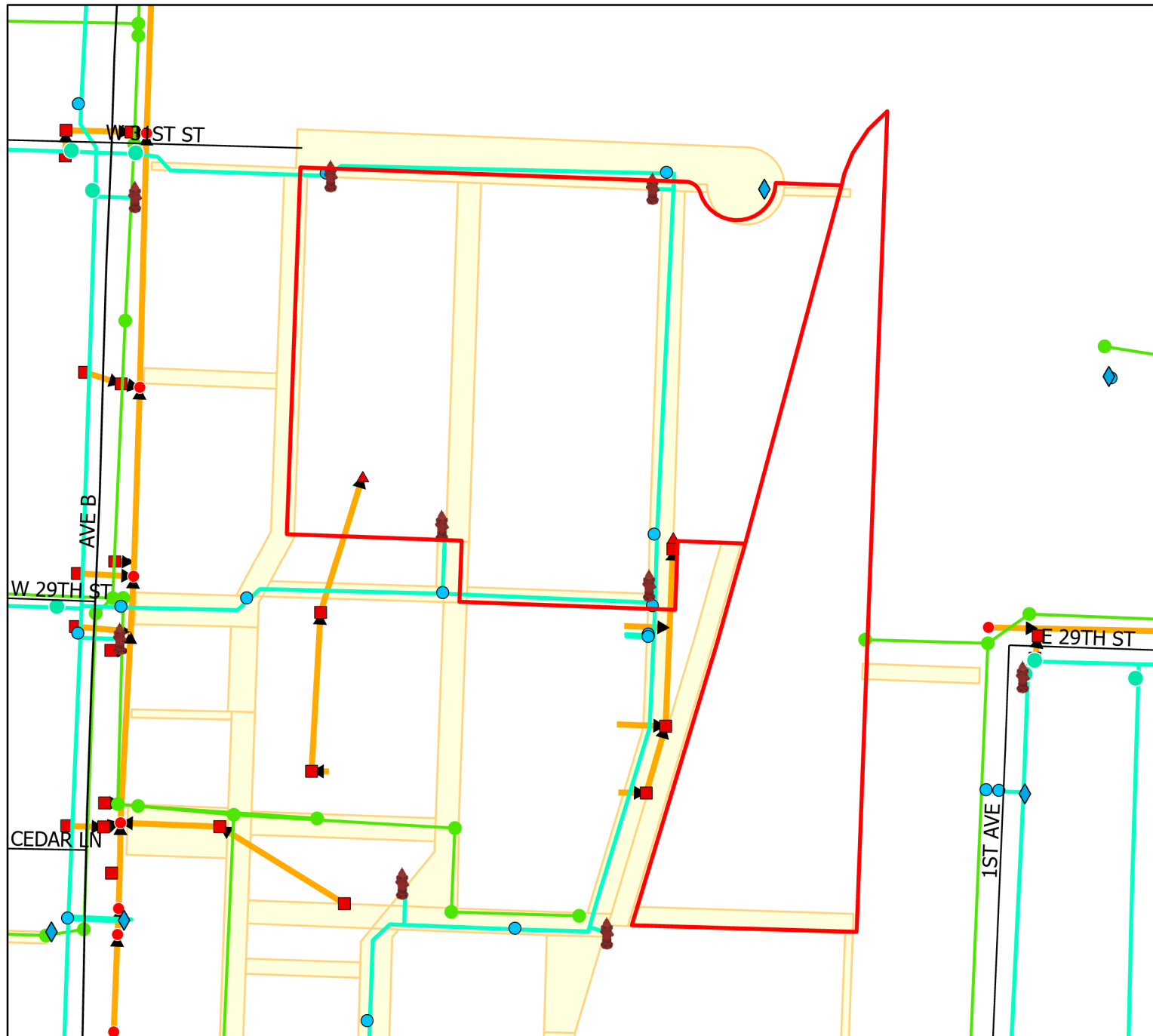




- Proposed Changes
- Street Centerline**
- Highway
- Main Road
- Residential
- Building
- Parcel Boundaries

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- Proposed Changes
- Street Centerline
- Highway
- Main Road
- Residential
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Fire Hydrants
- Water Lines
- Verified\_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Easement

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