

# **City of Scottsbluff, Nebraska**

**Monday, October 11, 2021**

**Regular Meeting**

## **Item Pub Hear3**

### **Preliminary Plat**

*Preliminary Plat of Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff, County, Nebraska.*

Staff Contact: Zachary Glaubius, Planning Administrator

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 27, 2021 For Hearing of: October 11, 2021



## I. GENERAL INFORMATION

- A. Applicant:** Bryan Frank (Frank Properties, LLC)  
PO Box 2395  
Scottsbluff, NE 69361
- B. Property Owner:** Same as Applicant
- C. Proposal:** Request to plat Block 1, BF Properties and extension of utility easement. Request to rezone Block 1 from A-Agricultural to C-3 Heavy Commercial.
- D. Legal Description:** Block 1, BF Properties situated in the southeast quarter of the southeast quarter of Section 20, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.
- E. Location:** 240474 Highland Road
- F. Existing Zoning & Land Use:** A-Agricultural. GGO - Gateway Green Overlay Zone. Currently used to service farm equipment.
- G. Size of Site:** 6 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	Residential	A-Agricultural	Farmland
East	Residential	R-1B Rural Residential Estate	Single Family Dwellings
South	Residential	R-1B Rural Residential Estate	Single Family Dwellings, Machine Shed
West	Residential	A-Agricultural	Farmland

### B. Relevant Case History

1. N.A.

## III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential



**B. Traffic & Access:**

1. Current access the unplatted land is frontage along Highland Road (33' right-of-way)
2. The accesses above will remain for the proposed Block 1.
3. A 50' Winter Creek Canal Ditch Easement runs along the eastern lot line.

**C. Utilities:**

1. The current lot has access to water and sewer (SID 4-A)
2. Proposed Block 1 will have access to water and sewer (SID 4-A)

**IV. STAFF COMMENTS**

- A.** As the subdivision is located outside of corporate limits in the extra-territorial jurisdiction, it is not required to be connected to city utilities.
- B.** The proposed rezone to C-3 is not consistent with the Comprehensive Plan. However, staff requested the rezone to bring the existing use into compliance with the zoning code.
- C.** The rezone will lead to consistency in the zoning of farm implements and farm equipment service facilities.

**V. FINDINGS OF FACT**

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

1. The preliminary and final plat will not create any non-conforming yards or structures.
2. The plat meets the minimum requirements of the code.
3. The rezone of the proposed lot to C-3 Commercial will bring the existing non-conforming use into conformance.

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

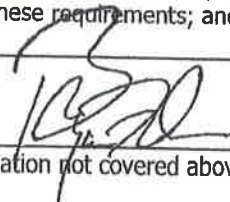

1. The Comprehensive Plan identifies the area as residential, and the rezone will permit commercial land use.

**VI. STAFF RECCOMENDATION**

- A.** Staff recommends Planning Commission recommend approval of the Preliminary Plat, Final, Plat, and Rezone Application for Block 1, BF Properties.



City of Scottsbluff, Nebraska  
Application for a Preliminary Plat Subdivision

Date: 9-8-2021			<b>DO NOT WRITE IN THIS BLOCK</b>	
Address (Location): 240474 Highland Road			Permit Number:	
Applicant's Name Bryan Frank (Frank Properties, LLC.)			Plat Approved _____ Denied _____	
Applicant's Address: PO Box 2395			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69363	Comp. Plan Land Use:	Zone:
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	<b>Attached:</b> Plot Plan Legal Description (In Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: Bryan Frank (Frank Properties, LLC.)				
Property Owner's Address: PO Box 2395				
City: Scottsbluff	State: Nebraska	Zip: 69363		
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com		
Engineer or Surveyor: Gregg M. Schilz LS-785			Total Acreage: ±6.0 Acres	
Engineer or Surveyor Address: 818 South Beltline Highway East			Proposed number of lots: 1	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: Agriculture Zone A	
Telephone: 308-635-1926	Mobile: 308-631-7099	Email: gschilz@mcschaff.com	Proposed Use of Property: Agriculture repair shop	
Location of property: North side of Highland Rd. 1/2 mile West of Airport Rd and Highland Rd. intersection			Present Zoning: Agriculture Zone A	
<b>Please provide the following:</b> Copy of Preliminary Plan (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 Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstracter)				
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:  9-8-2021	
Remarks: (Insert here any information not covered above)				

Development Services Department

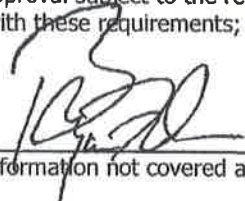

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



## City of Scottsbluff, Nebraska

### Application for a Final Plat Subdivision

Date: 9-8-2021			<b>DO NOT WRITE IN THIS BLOCK</b>	
Address (Location): 240474 Highland Road			Permit Number:	
Applicant's Name Bryan Frank (Frank Properties, LLC.)			Plat Approved _____ Denied _____	
Applicant's Address: PO Box 2395			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69363	Comp. Plan Land Use:	Zone:
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	<b>Attached:</b> Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: Frank Properties, LLC.				
Property Owner's Address: PO Box 2395				
City: Scottsbluff	State: Nebraska	Zip: 69363		
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	Total Acreage: ±6.0 Acres	
Engineer or Surveyor: Gregg M. Schilz LS-785			Proposed number of lots: 1	
Engineer or Surveyor Address: 818 South Beltline Highway East			Present Use of Property: Agriculture Zone A	
City: Scottsbluff	State: Nebraska	Zip: 69361	Proposed Use of Property: Agriculture repair shop	
Telephone: 308-635-1926	Mobile: 308-631-7099	Email: gschilz@hotmail.com	Present Zoning: Agriculture Zone A	
Location of property: North side of Highland Rd. 1/2 mile West of Airport Rd and Highland Rd. intersection				
<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:  9-8-2021	
Remarks: (Insert here any information not covered above)				

Development Services Department

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



# Scottsbluff City Zoning Map (Rezone) Application

2525 Circle Drive, Scottsbluff, NE 69361  
Telephone (308) 630-6243 Fax (308) 630-6204  
[www.scottsbluff.org](http://www.scottsbluff.org)

## Project Information

Application Date: <b>9-8-2021</b>		Number (Office Use Only):
Property Address: <b>240474 Highland Road</b>		
Current Zone: <b>A</b>	Proposed Zone: <b>C-3</b>	Acreage of Property: <b>6 Acres</b>
Comprehensive Plan Designation: <b>Residential</b>	Comprehensive Plan Amendment Required? <b>No</b>	

## Applicant Information

Applicant: <b>M.C. Schaff &amp; Assoc.</b>		Property Owner: <b>Bryan Frank (Frank Properties, LLC.)</b>	
Address: <b>818 South Beltline Hwy E</b>		Telephone: <b>308-635-1926</b>	
City: <b>Scottsbluff</b>	State: <b>Ne</b>	Zip: <b>69361</b>	Alt. Telephone:

## City Development Process and Requirements

- Staff Review Time:** Approximately 4 to 5 weeks prior to the Public Hearing date.
- Planning Commission:** Held the second Monday of each month at 6:00 p.m.
- City Council:** Held the first and third Mondays of each month at 6:00 p.m.

**All meetings are held in the City Council Chambers at 2525 Circle Drive in Scottsbluff.**

### REQUIREMENTS

- ☒ Pre-application meeting with City Planner
- ☒ Rezone Fees \$100.00 plus
- ☐ Cost of postage for everyone within 300 feet + \$3.00 per property owner
- ☐ Provide a list (in mailing label format) of property owners within 300 feet of the exterior boundaries of the property to be rezoned together with:
  - ☐ A map(s) that clearly show the ownership within the 300 feet

- ☒ A letter from the property owner giving permission that their property maybe rezoned.
- ☒ Legal description of the property - on disk or emailed to the City Development Service Department in Word format and a map of property to be rezoned.
- ☒ A Letter from the petitioner that the proposed use:
  - ☐ Would provide a service required by the neighborhood and/or community and be consistent with sound land use.
  - ☒ Would not be injurious to the adjacent properties or uses
  - ☒ That rezoning the property would not create special hazards or problems for the neighborhood or community
  - ☐ Would be harmonious and consistent with the plan for the area in the Comprehensive Plan
  - ☐ Why the rezone of the property should be granted.

**If any of these items are not submitted with the application City Staff maintains the right to return the application as incomplete.**

## Rezone Process

After staff receives a completed application the staff will write a report to the Planning Commission including their recommendation. The Planning Commission will then hold a public hearing (which must be noticed in newspaper 10 days prior to the hearing) pertaining to the Zone Change and either recommend supporting the zone change or not to the City Council. After the Planning Commission the City Council will also hold a public hearing on the rezone request and either approve, approve with conditions or deny the request.



RE: Rezoning of 240474 Highland Road (Proposed)

To whom it may concern:

This letter is written in order to ensure that the rezoning of this property would provide a service required by the community, is consistent with sound land use, will not be injurious to the adjacent property owners, will not create a special hazard or problem for the community or neighborhood, and will be harmonious and consistent with the plan for the area.

The planned development is for a commercial lot that will fall within the zoning of C-3. The property is bordered to the west and north by A zoned properties and to the east and south by R-1B zoned properties. In addition, approximately .5 miles east and west of the property the zoning is C-3, of which we are requesting this property be re-zoned to.

Given this, we request that our request to rezone the property to C-3 be granted.

Thank you for your consideration,

**Gregg M. Schilz**  
Land Surveyor  
NE L.S. 785  
[gschilz@mcschaff.com](mailto:gschilz@mcschaff.com)  
Office: 308-635-1926  
Cell: 308-631-7099





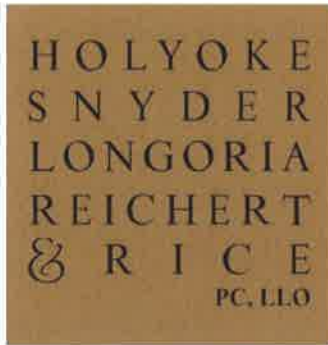
Zach Glaubius  
Project and Planning Coordinator  
City of Scottsbluff

Reason for Block 1, BF Properties:

Mr. Frank and Mr. Henkel have agreed on the sale/purchase of 6 acres for Henkel Ag Repairs expansion of the business. From our conversation we will need to rezone from A to C-3 the 6 acres to fit the land use.

The East side of the property has a 50' easement for Winters Creek Canal and a 20' easement for the extension of SID No. 4-A.

**Gregg M. Schilz**  
Land Surveyor  
NE L.S. 785  
[gschilz@mcschaff.com](mailto:gschilz@mcschaff.com)  
Office: 308-635-1926  
Cell: 308-631-7099



**Attorneys At Law**  
1714 Second Avenue  
Post Office Box 2424  
Scottsbluff, NE 69363-2424

Telephone: (308) 635-5000  
Facsimile: (308) 635-8000  
[www.panhandlejustice.com](http://www.panhandlejustice.com)

Thomas T. Holyoke  
Andrew W. Snyder  
Jonas I. Longoria  
Katy A. Reichert  
Brendan J. Rice\*

\*Licensed in Nebraska & Wyoming

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September 8, 2021

Via E-Mail Only

Mr. Gregg Schilz

MC Schaff

[gschilz@mcschaff.com](mailto:gschilz@mcschaff.com)

Re: Opinion of Ownership  
Partial Tract, SW1/4 Section 20, Township 22 North, Range 54 West of the  
6<sup>th</sup> P.M., Scotts Bluff County, Nebraska

Dear Mr. Schilz:

On behalf of Frank Properties LLC, I have reviewed the records of the Register of Deeds of Scotts Bluff County, Nebraska, in connection with the ownership of a partial tract of real property located within the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6<sup>th</sup> PM, Scotts Bluff County, Nebraska, also identified by its Parcel Identification Number 010024247.

From a review of the records of the Register of Deeds it is clear that Frank Properties LLC, a Nebraska limited liability company received title to the subject premises via Trustee's Warranty Deed dated December 28, 2017 and recorded as Instrument Number 2018-50.

As such, it is my conclusion that Frank Properties LLC is the lawful owner of record of the subject premises. Please feel free to contact me with any further comments or questions. Thank you.

Very Truly Yours,

Brendan J. Rice

BJR:sq



PRELIMINARY PLAT

BLOCK 1, BF PROPERTIES

SITUATED IN THE SOUTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 22 NORTH, RANGE 54 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 20, THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, ON AN ASSUMED BEARING OF N88°40'19"W, A DISTANCE OF 440.00 FEET, THENCE BEARING N02°56'14"E, ON A LINE BEING 440.00 FEET WEST OF AND PARALLEL WITH THE NORTH - SOUTH CENTERLINE OF SECTION 20, A DISTANCE OF 594.00 FEET, THENCE BEARING S88°40'19"E, ON A LINE BEING 594.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 440.00 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH - SOUTH CENTERLINE OF SECTION 20, SAID LINE ALSO BEING THE WEST LINE OF LOT 1, HILLEREDGE ADDITION, THENCE BEARING S02°56'14"W, ON SAID SECTION LINE AND WEST LINE OF SAID LOT 1, A DISTANCE OF 594.00 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 6.00 ACRES, MORE OR LESS.

AND SAID TRACT TO INCLUDE A DITCH EASEMENT FOR WINTERS CREEK CANAL AND SANITARY SEWER EASEMENT FOR THE EXTENSION OF SANITARY SEWER IMPROVEMENT DISTRICT NUMBER 4-A, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT.

UNPLATTED LAND  
OWNER: FRANK PROPERTIES LLC  
PO BOX 2395  
SCOTTSBLUFF NE 69363  
ZONED A - AGRICULTURAL

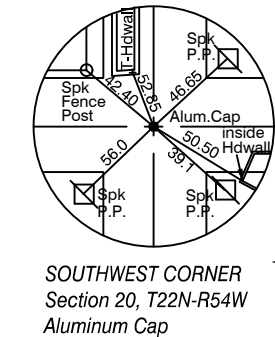
LEGEND

- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, OR AS NOTED
- POWER POLE
- LIGHT POLE
- EXISTING MANHOLE, AS NOTED
- CURB STOP
- ELECTRICAL BOX
- FIRE HYDRANT
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS METER
- MAIL BOX
- UTILITY EASEMENT
- MEASURED
- R RECORD
- RIGHT OF WAY
- CLEANOUT
- WELL
- STORM INLET
- BOLLARD
- FENCE POST
- BSL BUILDING SETBACK LINE

- BUILDING SETBACK LINE
- PROPERTY LINE
- UTILITY EASEMENT
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- SANITARY SEWER LINE
- 1" CONTOUR LINE WITH ELEVATION
- SPOT ELEVATION

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

Scale in Feet  
0 50 100



SOUTHWEST CORNER  
Section 20, T22N-R54W  
Aluminum Cap

Valve Box  
ELEV 3869.26

Fire Hydrant  
Top Nut  
ELEV 3872.95

LT 9, DEERE VALLEY SUB  
OWNER: SCHARF, RYAN & NICOLE  
240351 HIGHLAND RD  
SCOTTSBLUFF NE 69361  
ZONED R1-B

TR IN NW 29-22-54 (2.43)  
OWNER: THP ENTERPRISES LLC  
250733 HIGHLAND RD  
SCOTTSBLUFF NE 69361  
ZONED R1-B

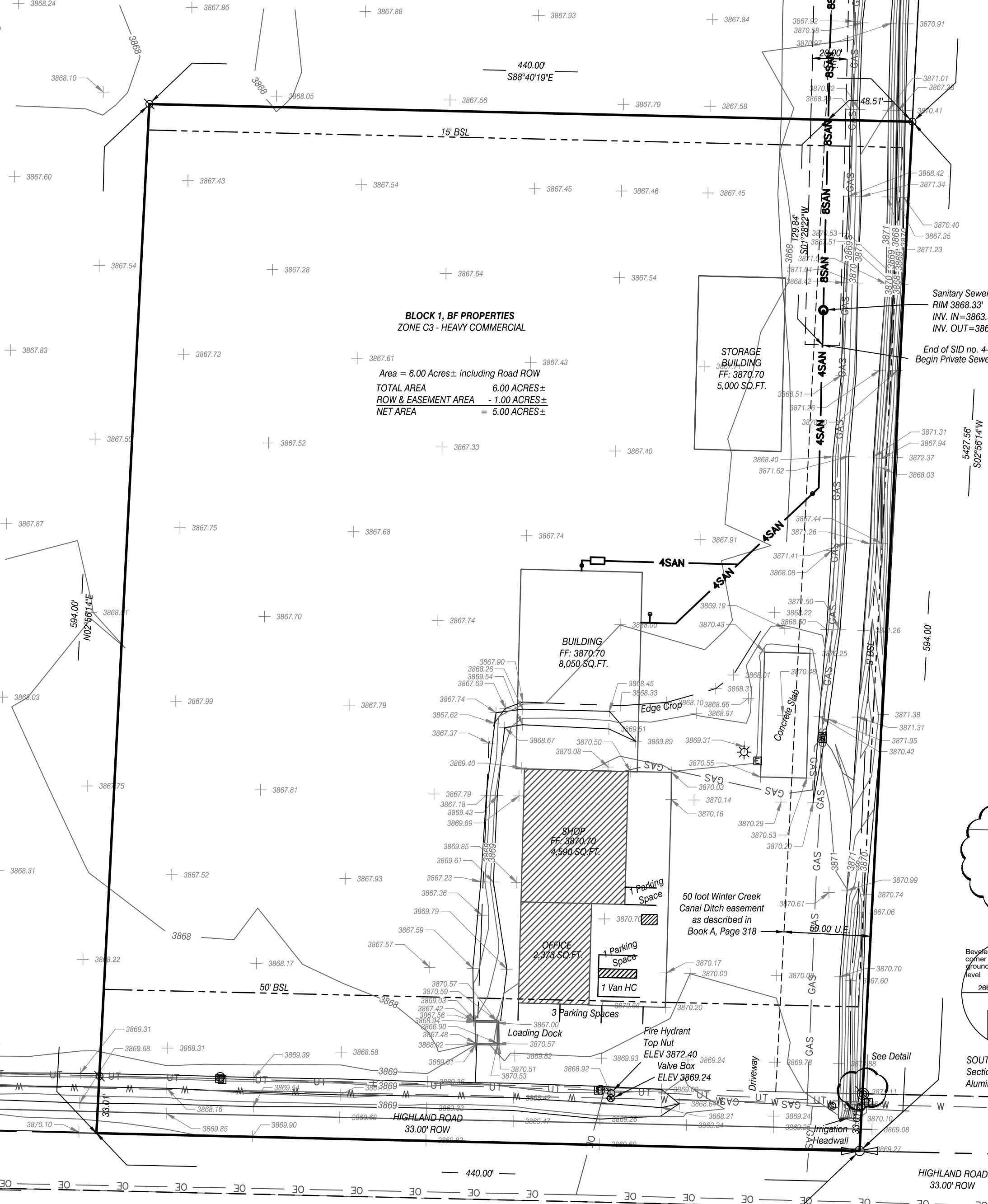
UNPLATTED LAND  
OWNER: FRANK PROPERTIES LLC  
PO BOX 2395  
SCOTTSBLUFF NE 69363  
ZONED A - AGRICULTURAL

GENERAL NOTES

- Underground utilities shown are based on locates from the Nebraska One Call System, previous surveys and information from city maps, and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
- Flood Plain Information: This property is located in Flood Plain Zone X, as shown on FIRM Map, Community Panel No. 310473-0175-A, effective date June 18, 1990.  
- Zone X refers to areas determined to be outside 500-year flood plain.
- Zoning Information: This property is zoned C3 (HEAVY COMMERCIAL) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:  
  
SETBACK REQUIREMENTS FOR ZONE C3 HEAVY COMMERCIAL  
Front yard setback - NONE - The required minimum R Zone setback applies if the frontage between (2) streets separates an R Zone and a C Zone. If all frontage between 2 streets is in a C Zone, no front setback is required.  
Rear yard setback - NONE - Accept for a lot abutting a lot in an R zone, in which case the minimum rear yard setback is 15 feet.  
Interior Side yard setback - NONE - Accept for a lot whose side abuts the side of a lot in an R zone, in which case the minimum interior side yard setback is 5 feet.  
  
The maximum height of building allowed - 35 feet  
(source: Scottsbluff Municipal Code Section 25-3-4 and 25-3-15)

4. DEVELOPER - Brian Frank,  
FRANK PROPERTIES 2 LLC  
PO BOX 2395  
SCOTTSBLUFF NE 69363

5. Parking Spaces - As per City requirement and ADA guidelines.



Sanitary Sewer Manhole  
RIM 3870.83'  
INV. IN=3861.19' (SW)  
INV. OUT=3861.11' (SE)

Sanitary Sewer Manhole  
RIM 3866.67'  
INV. IN=3861.66' (S)  
INV. OUT=3861.58' (NE)

Extension of Sanitary  
and Improvement  
District Number 4-A

50 foot Winter Creek  
Canal Ditch easement  
as described in  
Book A, Page 318

T-Post  
2694.17' 2694.44'  
5427.56' 5427.86'  
8" Rebar

NORTH QUARTER CORNER  
Section 20, T22N-R54W  
Found 5/8" Rebar

Sanitary Sewer Manhole  
RIM 3868.79'  
INV. IN=3860.02' (NW)  
INV. OUT=3860.02' (E)

Sanitary and  
Improvement District  
Number 4-A, as  
described in Misc.  
Book 95, Page 240

NORTH - SOUTH  
CENTERLINE OF  
SECTION 20

Sanitary Sewer Manhole  
RIM 3868.33'  
INV. IN=3863.91' (S)  
INV. OUT=3863.66' (N)

End of SID no. 4-A  
Begin Private Sewer Lines

LOT 1, HILLEREDGE ADDITION  
OWNER: WILSON, CHRISTOPHER  
WADE & MICHELLE  
240510 HIGHLAND RD  
SCOTTSBLUFF NE 69361  
ZONED R1-B

Detail  
0.28' 0.13'

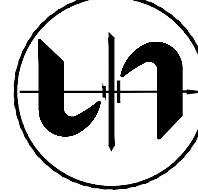
Detail  
0.28' 0.13'

Detail  
0.28' 0.13'

Detail  
0.28' 0.13'

M. C. SCHAFF & ASSOCIATES, INC.

818 SOUTH BELTLINE HIGHWAY EAST  
SCOTTSBLUFF, NEBRASKA 69361



ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS  
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: BLOCK 1, BF PROPERTIES  
SITUATED IN THE SEQ OF  
THE SWQ OF SECTION 20,  
T22N-R54W OF 6TH P.M.  
SCOTTSBLUFF COUNTY,  
NEBRASKA

CLIENT: BRYAN FRANK

PROJECT NUMBER:  
RM210066-00  
PROJECT DATE:  
SEPT 8, 2021  
PROJECT MGR:  
DPS  
PROJECT TEAM:  
GS-TD

SEAL

DATE	REVISION

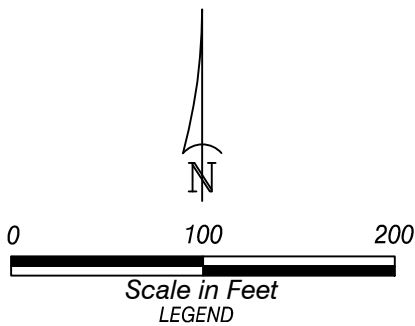
SHEET 1 OF 1  
PRE-1



FINAL PLAT

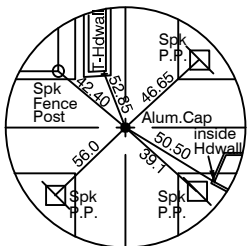
BLOCK 1, BF PROPERTIES

SITUATED IN THE SOUTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 22 NORTH, RANGE 54 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

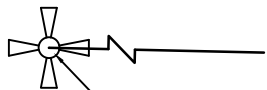


- LEGEND
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING QUARTER SECTION CORNER, AS NOTED
  - EXISTING 5/8" REBAR, OR AS NOTED
  - SET 5/8" x 24" REBAR, OR AS NOTED
  - M MEASURED
  - R RECORD
  - ROW RIGHT OF WAY
  - 1 BLOCK NUMBER

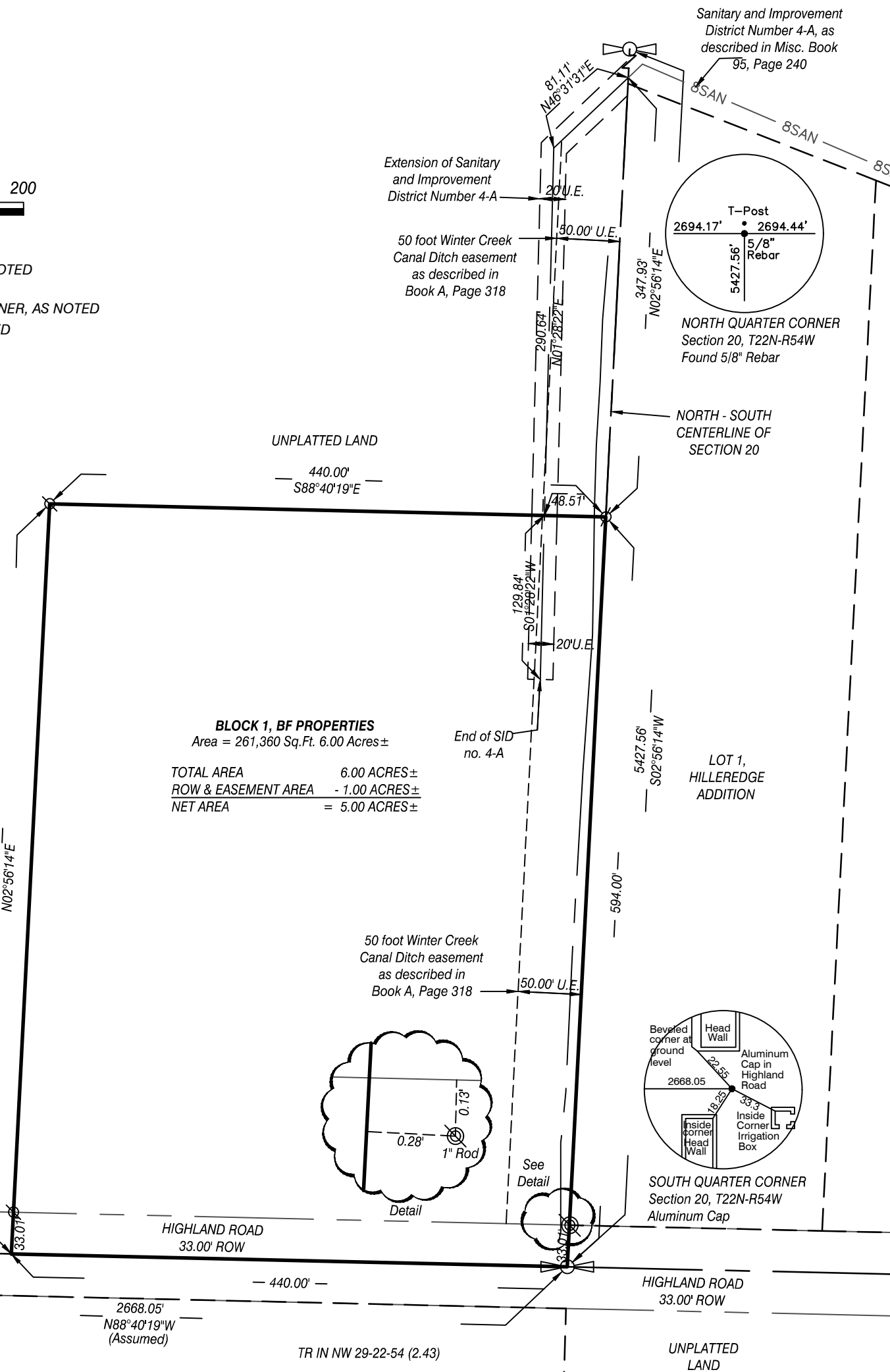
NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.



SOUTHWEST CORNER  
Section 20, T22N-R54W  
Aluminum Cap

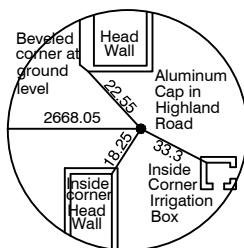
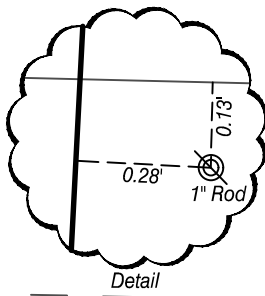


LT 9, DEERE VALLEY SUB

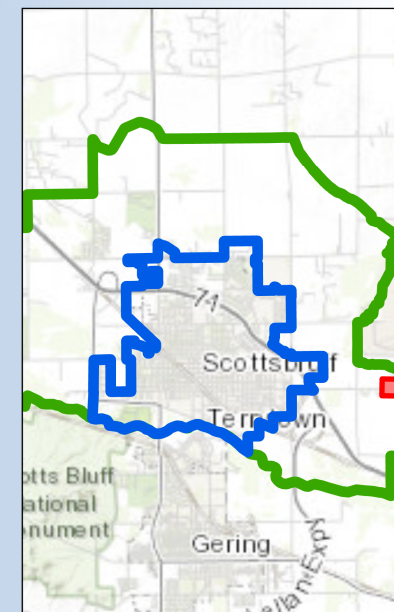


**BLOCK 1, BF PROPERTIES**  
Area = 261,360 Sq.Ft. 6.00 Acres±

TOTAL AREA	6.00 ACRES±
ROW & EASEMENT AREA	- 1.00 ACRES±
NET AREA	= 5.00 ACRES±



SOUTH QUARTER CORNER  
Section 20, T22N-R54W  
Aluminum Cap



Proposed Changes

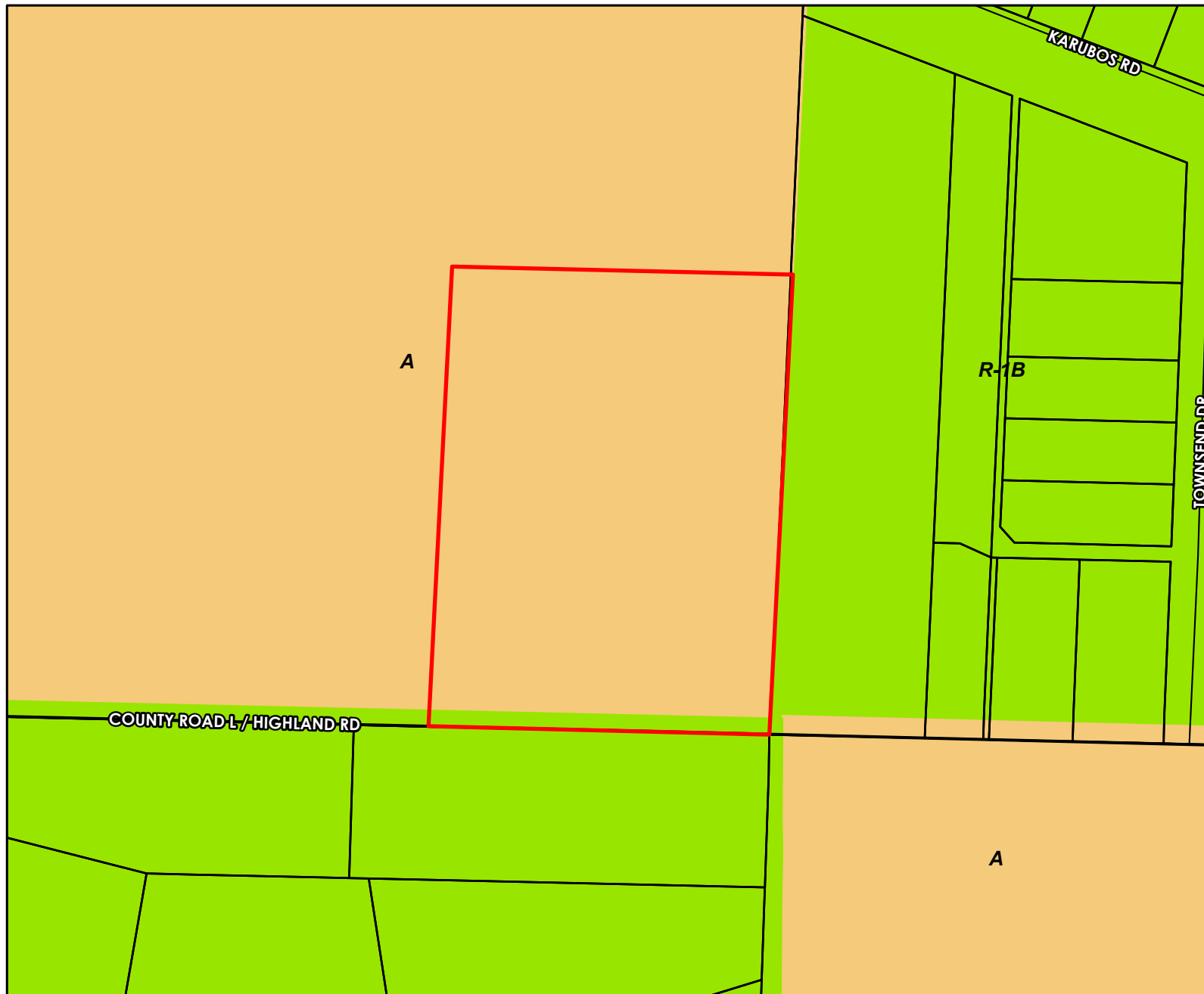
### Street Centerlines

#### CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens  
City of Scottsbluff GIS  
Created on September 28, 2021  
Coordinate System:  
NAD 1983 State Plane 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.



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

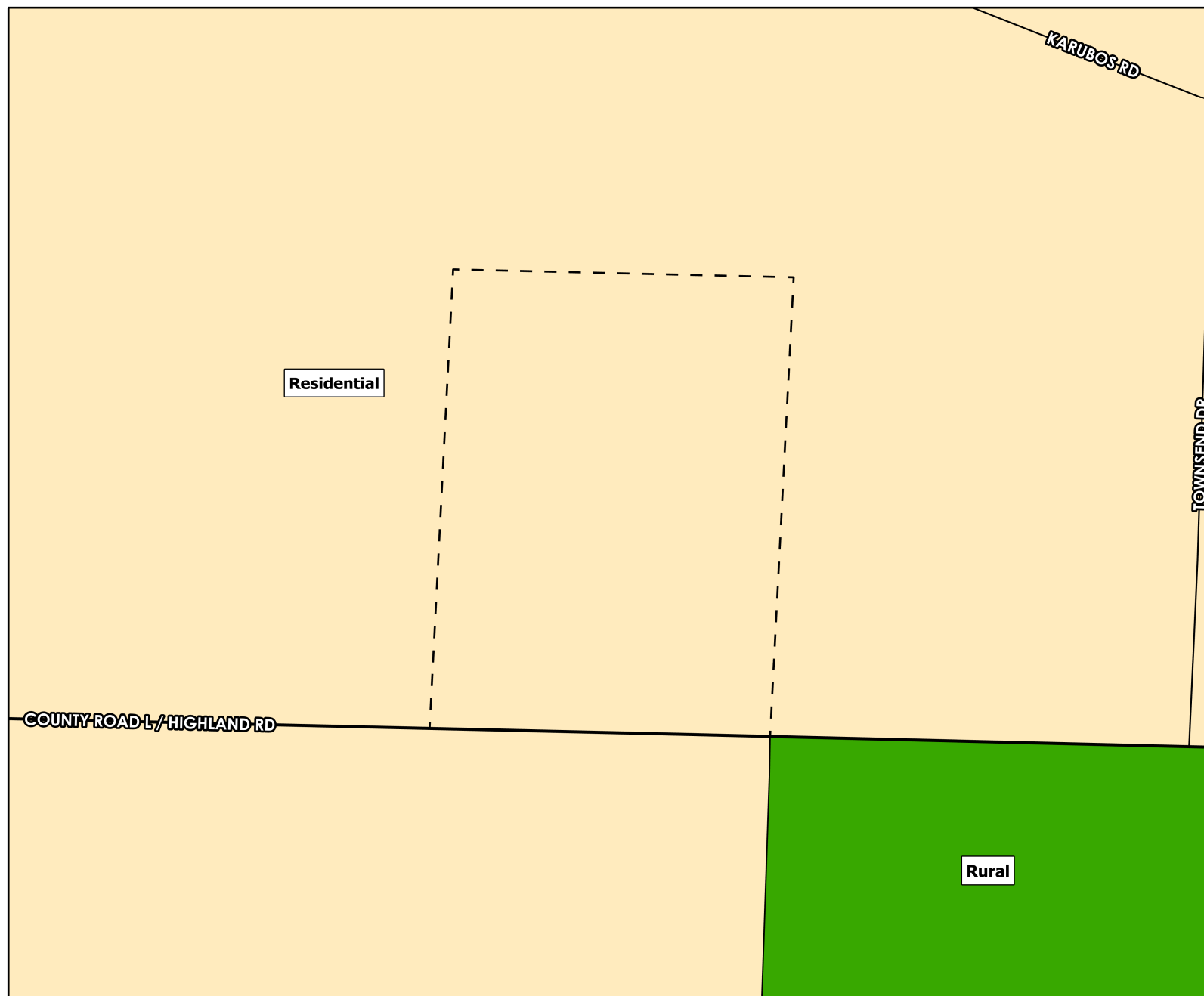
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Proposed Changes

### 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

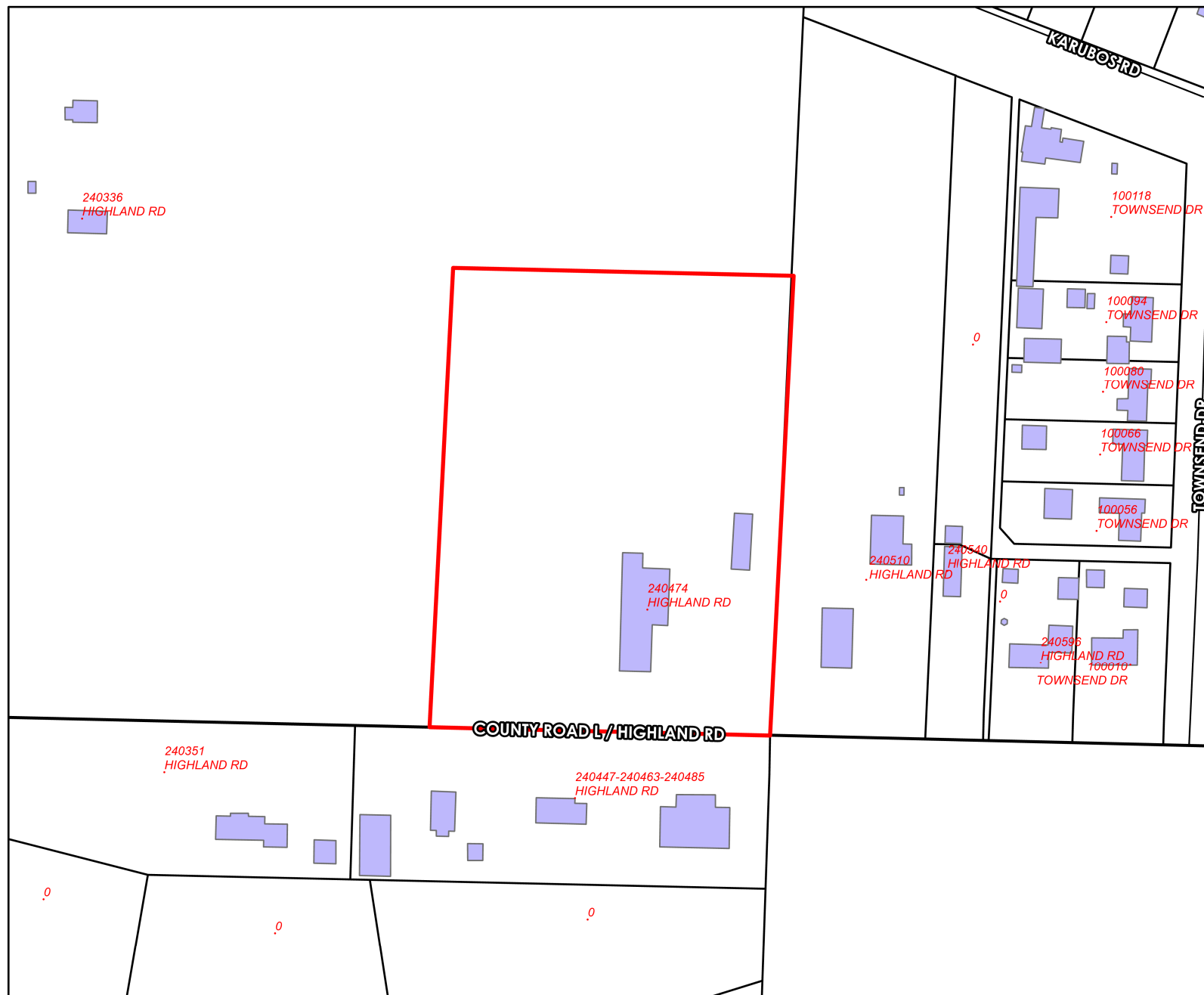
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Proposed Changes

Building

Parcel Boundaries

Street Centerlines

CLASS

Highway

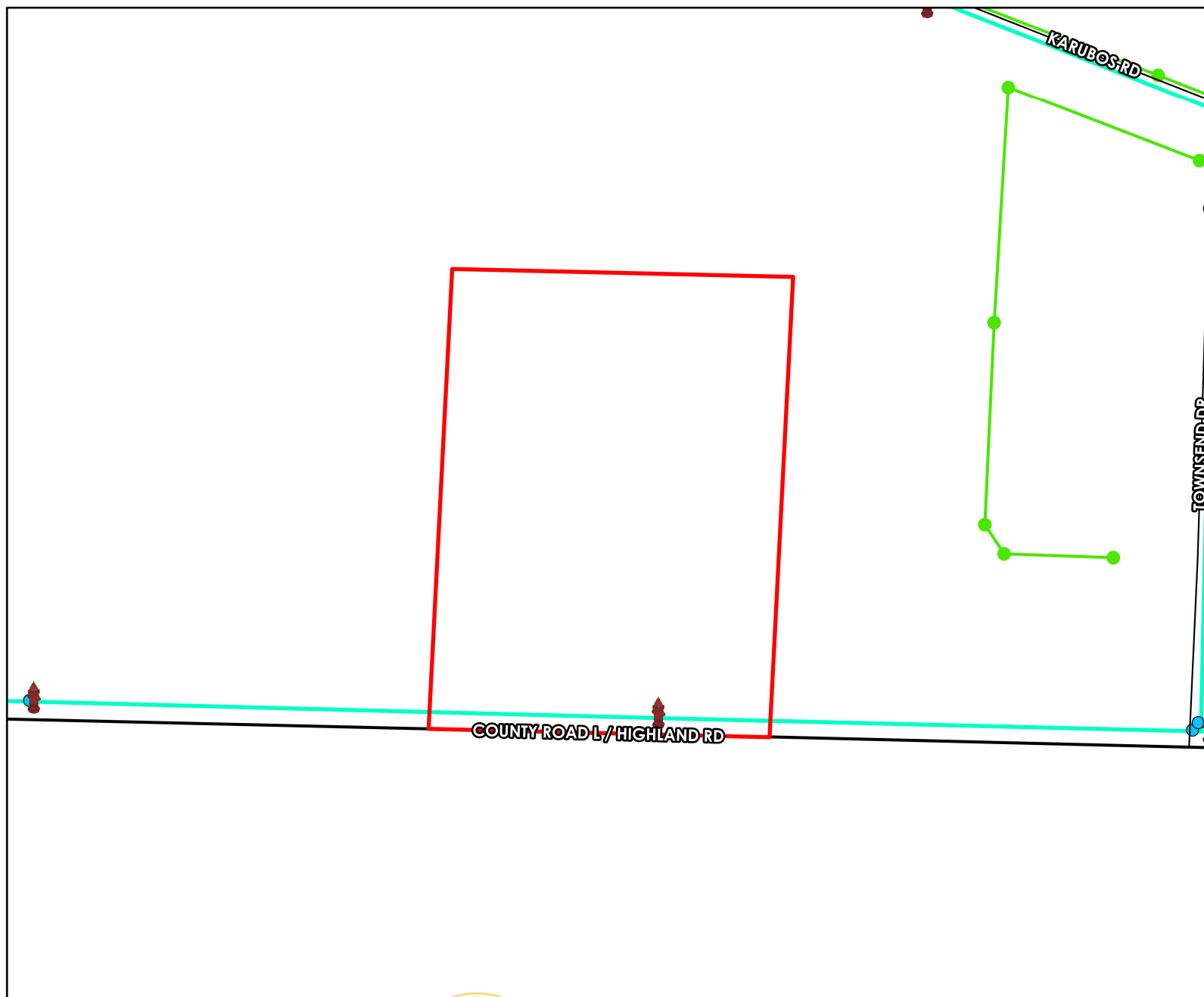
Main Road

Residential/Rural

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- Proposed Changes
- Easement
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Fire Hydrants
- Water Lines
- Verified\_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc

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