

City of Scottsbluff, Nebraska

Monday, October 10, 2022

Regular Meeting

Item New Bus1

Planning Commission to conduct a Public Hearing to consider a Preliminary Plat & Final Plat of Lots 1 & 2, Block 1, Morgan Subdivision, commonly identified as 209 W. 27th Street

Staff Contact:



City of Scottsbluff, Nebraska
Application for a Preliminary Plat Subdivision

Date:			DO NOT WRITE IN THIS BLOCK	
Address (Location): 209 West 27th Street			Permit Number:	
Applicant's Name Morgan Rentals LLC			Plat Approved Denied	
Applicant's Address: BOX 2869			Date Issued:	
City: Dillon	State: CO	Zip: 80435	Comp. Plan Land Use:	Zone:
Telephone: 970-485-2684	Mobile:	Email: morganmtn@gmail.com	Attached: Plot Plan Legal Description (in Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: same				
Property Owner's Address:				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: MC Schaff & Associates			Total Acreage: 129,984 sq. ft. 2.98 Acres	
Engineer or Surveyor Address: 818 S. Beltline Highway E			Proposed number of lots: 8	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: C-2 & R-1A	
Telephone: 308-635-1926	Mobile:	Email:	Proposed Use of Property: C-2, R-1A	
Location of property: West of Walgreens, N of 27th St. Between Ave B & Ave D			Present Zoning: R1-A-Single Family Medium Density	
Please provide the following: 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 abstractor)				
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: <i>K E Morgan</i>			Date: 8-18-2022	
Remarks: (Insert here any information not covered above)				

Development Services Department

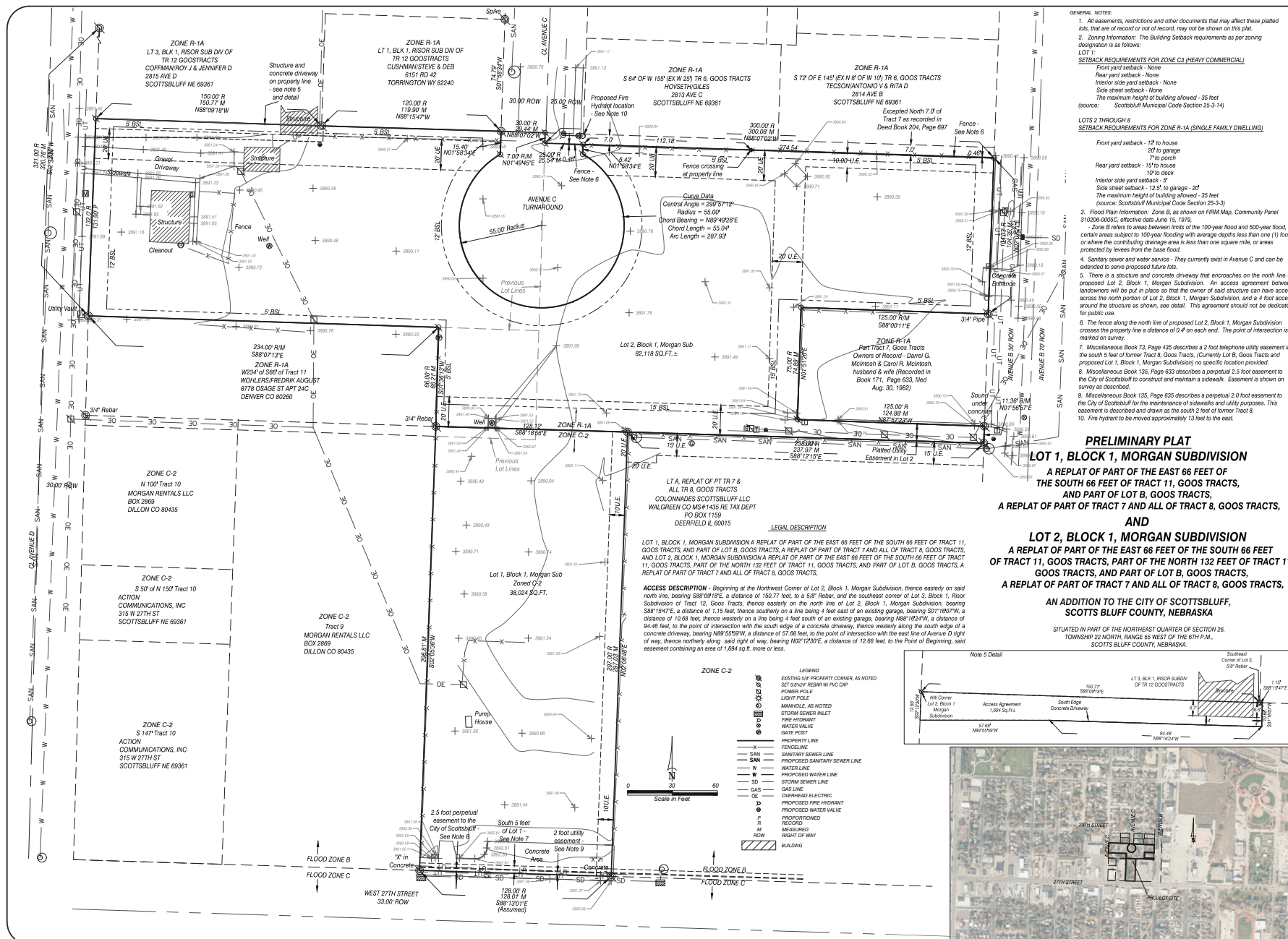
2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



City of Scottsbluff, Nebraska Application for a Final Plat Subdivision

Date:			DO NOT WRITE IN THIS BLOCK	
Address (Location): 209 West 27th Street			Permit Number:	
Applicant's Name Morgan Rentals LLC			Plat Approved Denied	
Applicant's Address: BOX 2869			Date Issued:	
City: Dillon	State: CO	Zip: 80435	Comp. Plan Land Use:	Zone:
Telephone: 970-485-2684	Mobile:	Email: morganmtn@gmail.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: same				
Property Owner's Address:				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: MC Schaff & Associates			Total Acreage: 34,024 sq. ft.	
Engineer or Surveyor Address: 818 S. Beltline Highway E			Proposed number of lots: 1	
City: Scottsbluff	State: NE	Zip: 69341	Present Use of Property: C-2, Neighborhood Comm,	
Telephone: 308-635-1926	Mobile:	Email: dsullivan@mcschaff.com	Proposed Use of Property: C-2, Neighborhood Comm,	
Location of property: West of Walgreens, N of 27th St. between Ave. B & Ave D.			Present Zoning: C-2, Neighborhood Comm.	
Please provide the following: 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: <i>Judy Morgan</i>			Date: <i>8-18-2022</i>	
Remarks: (Insert here any information not covered above)				



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: PROPOSED PRELIMINARY PLAT OF LOTS 1 & 2, BLK. 1, BLOCK 1, MORGAN SUB. SCOTTSBLUFF, NEBRASKA

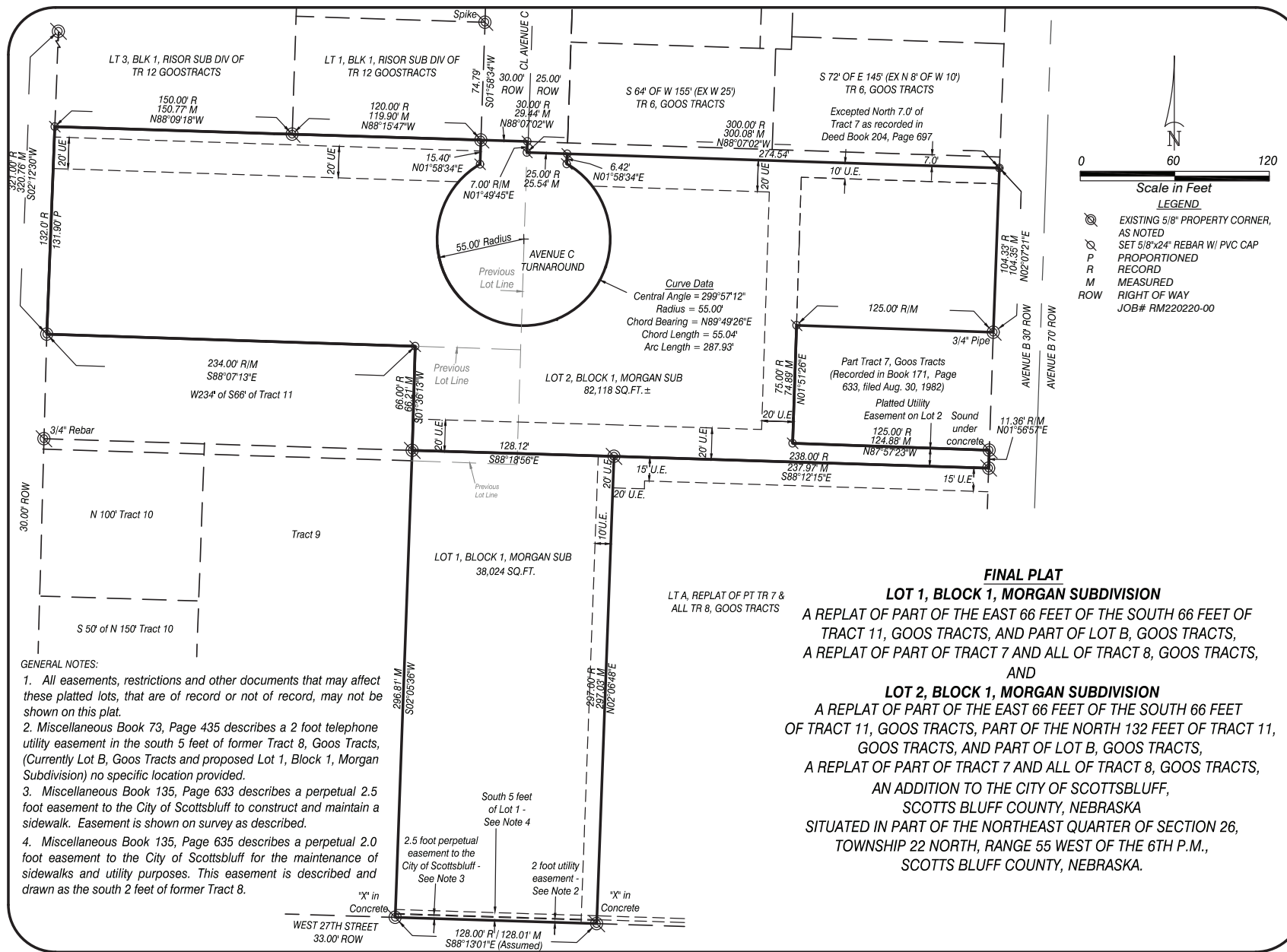
CLIENT: MORGAN RENTALS, LLC

PROJECT NUMBER: RM202202-00
PROJECT DATE: AUGUST 11, 2022
PROJECT MGR: DJS
PROJECT TEAM: DB-TD

SEAL

9-29-22 ENFORCEMENT
9-06-22 EASEMENT
DATE CITY COMMENTS
REVISION

SHEET 1 OF 1
PRE-1



OWNER'S STATEMENT

We, the undersigned, being the owners of the North 132 feet of Tract 11, Goos Tracts, the East 66 feet of the South 66 feet of Tract 11, Goos Tracts, and part of Lot B, Goos Tracts, a replat of part of Tract 7 and all of Tract 8, Goos Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in part of the Northeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 1, BLOCK 1, MORGAN SUBDIVISION, A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the streets and easements shown on this survey for the use and benefit of the public. Dated this _____ day of _____, 2022.

Owners:

By: Vernon E. Morgan, Husband

By: Judy Morgan, Wife

LOTS 1 & 2, BLOCK 1,
MORGAN SUBDIVISION,
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3
JOB# RM220220-00

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ }

Before me, a Notary Public, qualified and acting in said County, personally came Vernon E. Morgan, Husband, 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 his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

Notary Public

My Commission Expires _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ }

Before me, a Notary Public, qualified and acting in said County, personally came Judy Morgan, Wife, 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 her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

Notary Public

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOT 1, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA more particularly described as follows,

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 9, GOOS TRACTS, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET, ON AN ASSUMED BEARING OF S88°13'01"E, A DISTANCE OF 128.01 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT A, GOOS TRACTS, THENCE BEARING N02°06'48"E, ON THE WEST LINE OF SAID LOT A, A DISTANCE OF 297.03 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT A, GOOS TRACTS, THENCE BEARING S88°12'15"E, ON THE NORTH LINE OF SAID LOT A, A DISTANCE OF 237.97 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AVENUE B, THENCE BEARING N01°56'57"E, ON THE WEST RIGHT OF WAY LINE OF AVENUE B, A DISTANCE OF 11.36 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 171, PAGE 633, THENCE BEARING N87°57'23"W, ON THE SOUTH LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 124.88 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF SAID REFERENCED TRACT OF LAND, THENCE BEARING N01°51'26"E, ON THE WEST LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 74.89 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF SAID REFERENCED TRACT OF LAND, THENCE BEARING S88°00'11"E, ON THE NORTH LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 125.00 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF AVENUE B, THENCE BEARING N02°07'21"E, ON THE WEST LINE OF AVENUE B, A DISTANCE OF 104.35 FEET, THENCE BEARING N88°07'02"W, ON A LINE BEING 7.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 7, GOOS TRACTS, A DISTANCE OF 300.08 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 7, GOOS TRACTS, THENCE BEARING N01°49'45"E, ON THE WEST LINE OF SAID TRACT 7, GOOS TRACTS, A DISTANCE OF 7.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 7, GOOS TRACTS, THENCE BEARING N88°07'02"W, ON THE NORTH LINE OF TRACT 11, GOOS TRACTS, A DISTANCE OF 29.44 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, RISOR SUBDIVISION OF TRACT 12, GOOS TRACTS, THENCE BEARING N88°15'47"W, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 119.90 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, RISOR SUBDIVISION OF TRACT 12, GOOS TRACTS, THENCE BEARING N88°09'18"W, ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 150.77 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF AVENUE D, THENCE BEARING S02°12'30"W, ON THE EAST RIGHT OF WAY LINE OF AVENUE D, A DISTANCE OF 131.90 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, THENCE BEARING S88°07'13"E, ON THE NORTH LINE OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, A DISTANCE OF 234.00 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, THENCE BEARING S01°36'13"W, ON THE EAST LINE OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, A DISTANCE OF 66.21 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF TRACT 9, GOOS TRACTS, THENCE BEARING S02°05'36"W, ON THE EAST LINE OF SAID TRACT 9, GOOS TRACTS, A DISTANCE OF 296.81 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 2.98 ACRES, MORE OR LESS.

LOT 1 & 2, BLOCK 1,
MORGAN SUBDIVISION,
SCOTTSBLUFF, NEBRASKA
SHEET 3 OF 3
JOB# RM220220-00

SURVEYOR'S CERTIFICATE (continued)

That the accompanying plat is a true delineation of such survey drawn to a scale of 60 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562

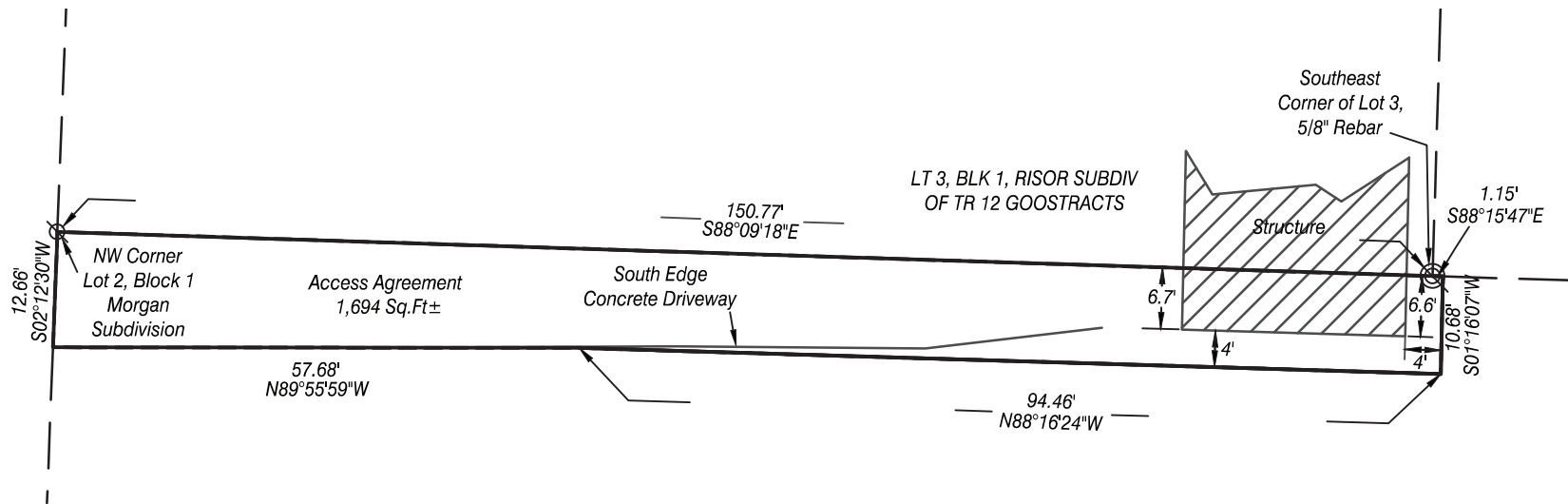
APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed

this _____ day of _____, 2022.

ATTEST: _____
City Clerk

Mayor: Jeanne McKerrigan



CONTRACT FOR PUBLIC IMPROVEMENTS

This contract is made this 27 day of September 2022, between City of Scottsbluff, Nebraska, a Municipal Corporation, hereafter called "City", and Morgan Rentals, LLC, a Nebraska Limited Liability Company, hereafter called "Owner".

RECITALS

1. Morgan Rentals, LLC owns real estate described as follows:

Lot 2, Block 1, Morgan Subdivision, a Replat of part of the East 66 feet of the south 66 feet of Tract 11, Goos Tracts, Part of the North 132 feet of Tract 11, Goos Tracts, and Part of Lot B, Goos Tracts, a Replat of Part of Tract 7 and all of Tract 8, Goos Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

This real estate will hereafter be called Morgan Rentals, LLC

2. Certain improvements in the area which are required by the Scottsbluff Municipal Code to be constructed by the property owner have not been constructed. The parties desire to memorialize their agreement with respect to the construction of these improvements. For that purpose, Owner desires to bind itself and its successors in interest to construct the improvements in accordance with the Scottsbluff Municipal Code as hereinafter provided.

AGREEMENTS OF THE PARTIES

In consideration of the mutual promises of the parties, it is agreed as follows:

3. Owner does not intend at this time to develop Lot 2, Block 1, Morgan Subdivision. The City has advised Owner that no building permits will be allowed or approved concerning Lot 2, Block 1, Morgan Subdivision, until such time as the Avenue C cul-de-sac, curb, gutter, and sidewalk are built on Lot 2, Block 1, Morgan Subdivision, as shown in the Preliminary Plat and Final Plat. The cost of these improvement shall be paid by Owner or the Owner's successor in interest.

4. All improvements described in this agreement shall be constructed in accordance with plans and specifications approved by the City and in accordance with all ordinances and codes adopted by the City. All the improvements shall become the property of the City immediately upon acceptance of the improvements by the City Council. Owner warrants such improvements for a period of one year from the date of the acceptance of the improvements.

5. To secure the obligation of Owner, or the Owner's successor in interest, to construct the improvements described herein, Owner shall grant to City a lien on the property by a recorded

Deed of Trust reflecting and referring to the agreement set forth herein, which shall be filed with the Register of Deeds and become a first lien on the property. The Deed of Trust shall be released upon posting a bond or letter of credit for the full value of the construction costs of the improvements, or upon completion and payment of the improvements by Owner, or Owner's successor, in compliance with the City Codes and Building Standards.

6. Owner, for itself and on behalf of all future grantees and owners, covenants and agrees to participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve Lot 2, Block 1, Morgan Subdivision. It is the intent of Owner that this paragraph bind all future grantees, heirs and owners and that this covenant and contract runs with the land as it touches and concerns the development of Lot 2, Block 1, Morgan Subdivision. Owner further agrees that all future transfers or conveyances of lots within Lot 2, Block 1, Morgan Subdivision shall be subject to and conditioned upon a provision in the deed or conveying document that the grantee or new owner will participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve Lot 2, Block 1, Morgan Subdivision. This paragraph and the covenants herein will not be deemed a waiver of Owner's, grantee's or lot owner's right to contest the extent to which it is benefitted by such special improvement district, or to contest the amount of any assessments levied against the Owner's, grantee's or lot owner's property.

8. This contract shall run with the land and shall bind, in addition to the parties, the successors and assigns of the respective parties.

9. The parties agree to execute a Memorandum of Contract suitable for filing in the Office of the Register of Deeds of Scotts Bluff County, Nebraska, to give notice of the fact that this Contract has been executed. Owner shall reimburse the City for the costs of filing this Memorandum of Contract.

IN WITNESS WHEREOF, the parties have set their hands the day and year first herein written.

CITY OF SCOTTSBLUFF, NEBRASKA

Mayor

Dated _____

Attest:

City Clerk

MORGAN RENTALS, LLC
Owner

Seal

By *V E Morgan*
Vernon Morgan, Managing Member

Dated *September 27, 2022*

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 30, 2022 For Hearing of: October 10, 2022



I. GENERAL INFORMATION

A. Applicant: Morgan Rentals, LLC
PO Box 2869
Dillon, CO 80435

B. Property
Owner: Same as Applicant

C. Proposal: Preliminary and Final Plats of Lots 1-7, Block 1, Morgan Subdivision

D. Legal Description: Lot 1, Block 1, Morgan Subdivision, A replat of Part of the East 66 Feet of the South 66 Feet of Tract 11, Goos Tracts, and Part of Lot B, Goos Tracts, a Replat of Part of Tract 7 and All of Tract 8, Goos Tracts, and Lot 2, Block 1, Morgan Subdivision, a Replat of Pat of the East 66 Feet of the South 66 Feet of Tract 11, Goos Tracts, Part of the North 132 Feet of Tract 11, Goos Tracts, and Part of Lot B, Goos Tracts, a Replat of Part of Tract 7 and All of Tract 8 Goos Tracts.

E. Location: 209 W. 27th Street - northwest of the intersection of Avenue B and W. 27th Street (north and west of Walgreens).

F. Existing Zoning & Land Use: C-2 Neighborhood and Retail Commercial | R-1A Single Family Residential

G. Future Land Use Designation: Northwest Commercial & Residential

H. Size of Site: Approximately 120,142 square feet

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	R-1A Single Family Residential	Single Family Detached Dwellings
East	Northwest Commercial	C-2 Neighborhood and Retail Commercial	Commercial Buildings
South	Northwest Commercial	C-2 Neighborhood and Retail Commercial	Commercial Buildings

West	Northwest Commercial & Residential	C-2 Neighborhood and Retail Commercial & R-1A Single Family Residential	Commercial Buildings
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B. Relevant Case History

1. N.A.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the northern and southern parts of the subdivision as Northwest Commercial. The western part of the subdivision is shown as residential.

B. Traffic & Access:

1. Lot 1 is accessible via 27th Street.
2. Lot 2 is accessible via Avenue B, Avenue C, and Avenue D.
3. Lots 1 and 2 are served by water and sewer via 27th Street, Avenue B, Avenue C, and Avenue D.
4. A cul de sac for Avenue C will be dedicated with this subdivision.

IV. STAFF COMMENTS

- A. As the property owner is selling Lot 1 and there will be no access to 27th Street from Avenue C, 21-1-18 requires a turnaround to be dedicated and constructed.
- B. There is an existing structure located in the northwest corner of the property which crosses the property line. The two property owners have agreed to a private easement to allow for the continued use of the structure.
- C. No zoning changes were submitted.

V. FINDINGS OF FACT

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

1. The preliminary and final plat will bring the land into conformance with Chapter 21 of the Municipal Code by properly subdividing the land.
2. The proposed lots and use are consistent with the surrounding neighborhood.
3. The C-3 District does not require a minimum lot size.
4. The situation pertaining to the structure crossing a property line has been addressed.

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

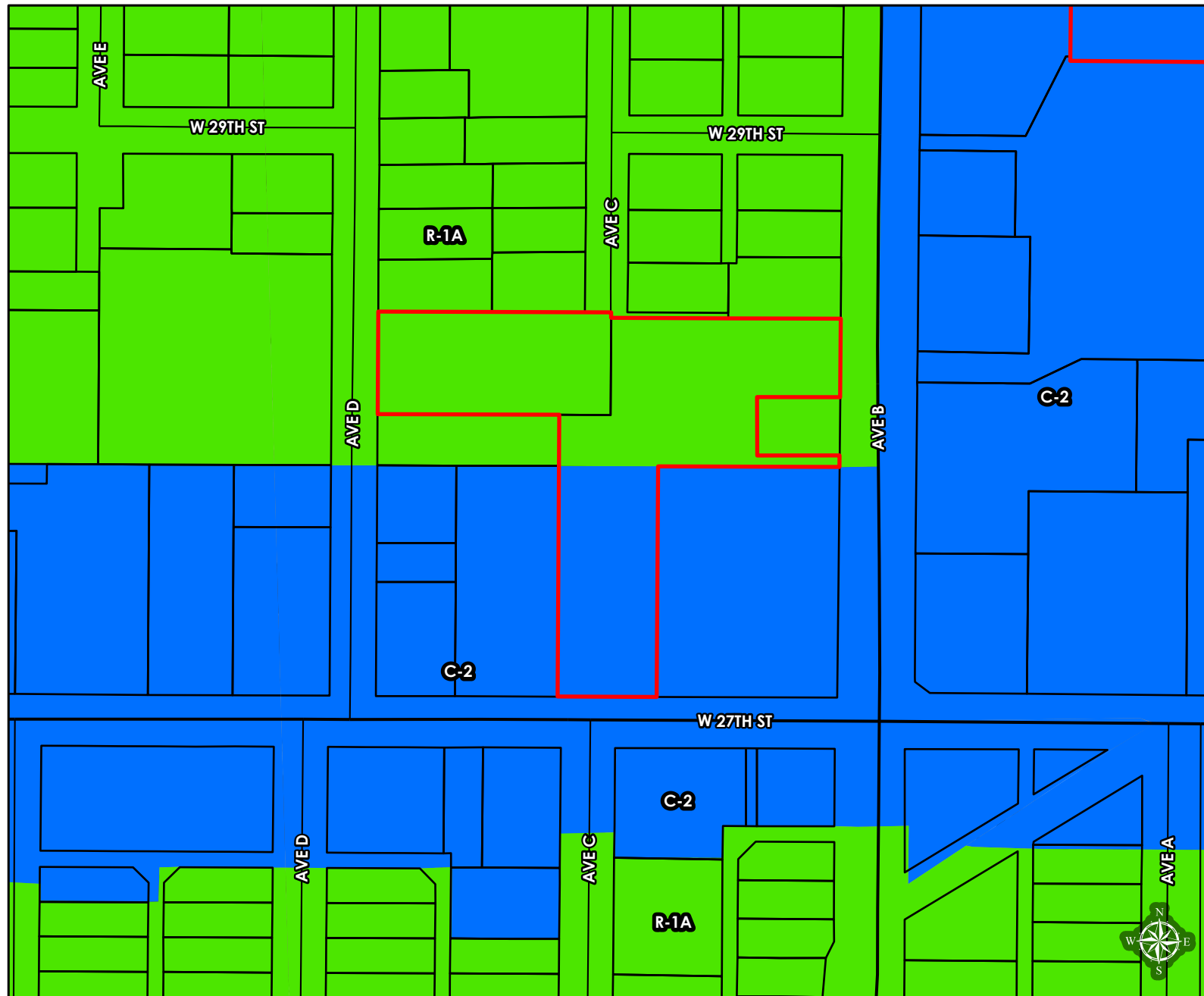
1. None

VI. STAFF RECOMMENDATION

- A. Staff recommends Planning Commission recommend the approval of the Preliminary and Final Plat of Lots 1 and 2, Block 1, Morgan Subdivision, to City Council.

Plat of Parcel 010122664 and surrounding area

Zoning Overview



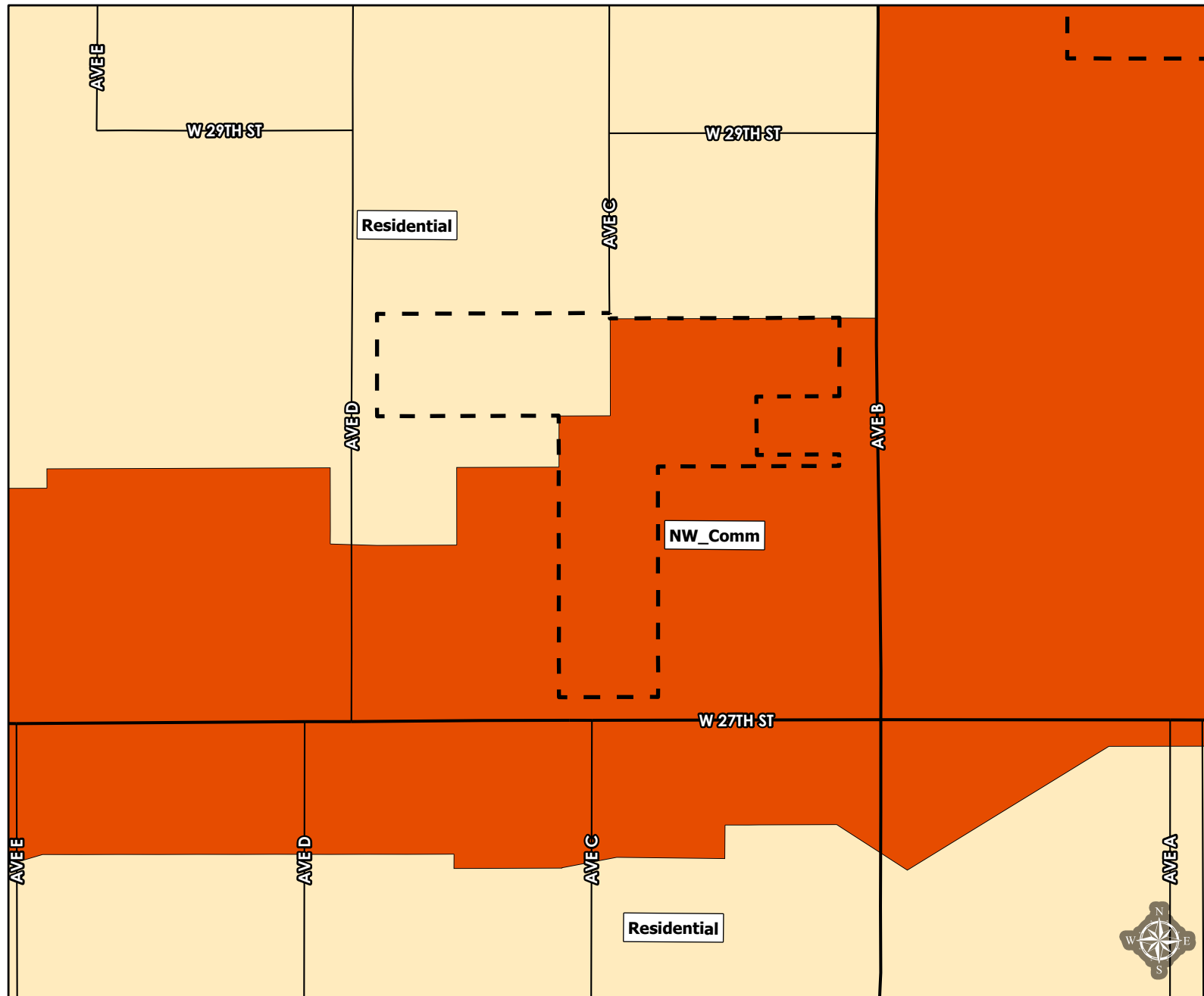
- Parcels
- Proposed Changes
- Street Centerlines**
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning**
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (M-2) Heavy Manufacturing and Industrial
 - (O-P) Office and Professional
 - (PBC) Planned Business Center
 - (R-1) Single Family
 - (R-1A) Single Family Medium Density
 - (R-1B) Rural Residential Estate
 - (R-4) Heavy Density Multiple Family
 - (R-6) Mobile Home

Taylor Stephens
City of Scottsbluff GIS
Created on 8/15/2022
Coordinate System: NAD 1983 (2011)
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.

Plat of Parcel 010122664

and surrounding area



- 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
 - SE Industrial and Commercial
 - South Broadway
 - WNCC and Surrounding Area
- Street Centerlines**
- Highway
 - Main Road
 - Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
 - NTD (Less than 5 yrs)
 - STD (5 - 10 yrs)

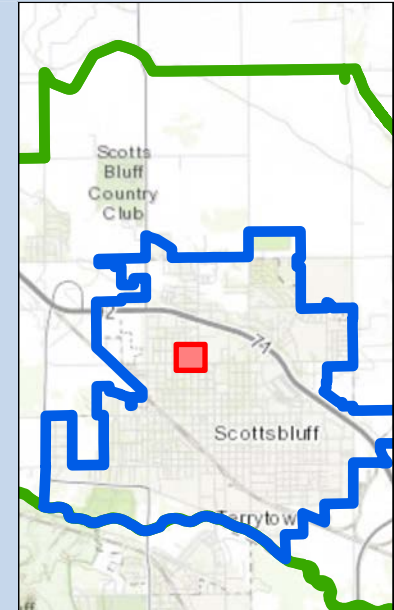
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Plat of Parcel 010122664

and surrounding area

Aerial Overview



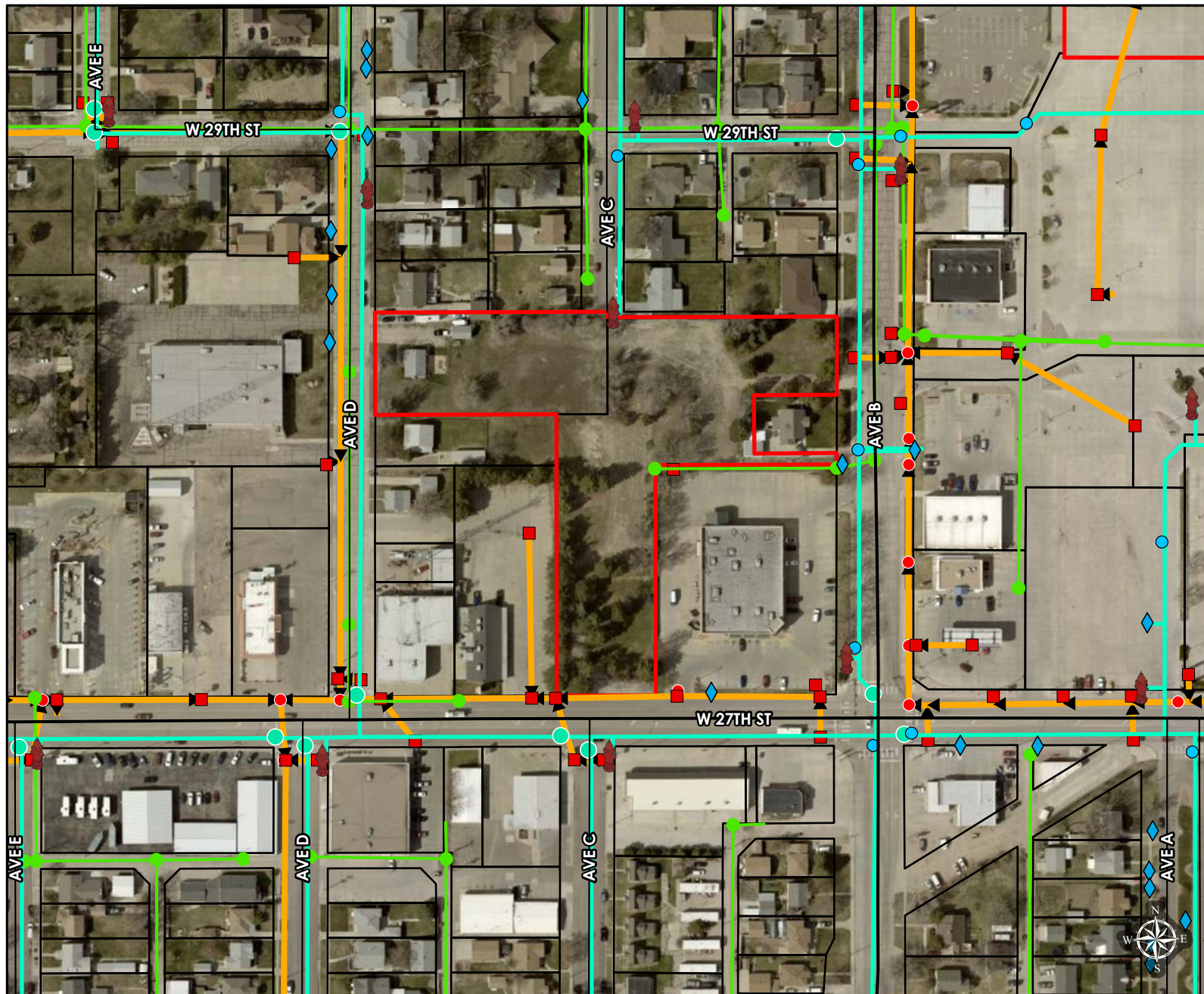
- Corporate Limits
- Extended Jurisdiction
- Proposed Changes
- Street Centerline**
- Highway
- Main Road
- Residential
- Parcels
- Address

Taylor Stephens
City of Scottsbluff GIS
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Plat of Parcel 010122664 and surrounding area

Utilities Overview



- Proposed Property
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- Fire Hydrants
- Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Parcels

Taylor Stephens
City of Scottsbluff GIS
Created on 8/15/2022
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StatePlane Nebraska FIPS 2600 Feet
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