

City of Scottsbluff, Nebraska

Monday, November 13, 2023

Regular Meeting

Item Pub Hear5

Planning Commission to conduct a Public Hearing to consider a Preliminary Plat, Final Plat, and Alley/Easement Vacation for Blocks 8 and 9A, Reganis Subdivision, commonly identified as 1117 & 1125 E. 27th Street.

Staff Contact:



**City of Scottsbluff
Subdivision Application**
Permit Identifier 2023-3SD

Type: Preliminary Plat

Applicant Name Reganis, LLC Applicant Address 1117 E 27th ST
Applicant Email tim@reganis.com Applicant Phone 3086328200

Contact Name Survey Dept MC Schaff Contact Address 818 S BELTLINE HWY
E SCOTTSBLUFF,
Nebraska
Conact Email 3086351926 Contact Phone survey@mcschaff.com

Subdivision Information

Proposed Name of Subdivision Reganis Subdivision

General Location/Address 1117 E 27TH ST

Legal Description BLOCKS 8 AND 9A, REGANIS
SUBDIVISION, A REPLAT OF BLOCK 9,
REGANIS SUBDIVISION AND PART OF
VACATED 30 FOOT ALLEY, AND
UNPLATTED LANDS

Current Zoning District(s) C-2

Total Area (square feet or acre) 8.37 Acres

Number of Past Replat/Plat Amendments 1

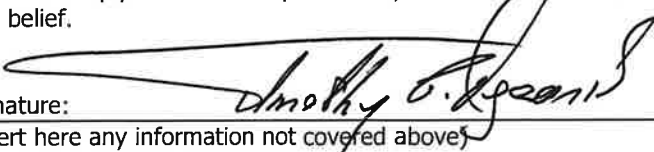
Describe the reason for the subdivision

This replat will allow for development of unplatted land into a new car dealership.



City of Scottsbluff, Nebraska

Application for a Final Plat Subdivision

Date: 10/3/2023			DO NOT WRITE IN THIS BLOCK	
Address (Location): 1117 E 27th Street			Permit Number:	
Applicant's Name: Reganis, LLC (Timothy G. Reganis)			Plat Approved Denied	
Applicant's Address: PO BOX 1245			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69363	Comp. Plan Land Use:	Zone:
Telephone: 308-632-8200	Mobile:	Email: tim@reganis.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: Reganis, LLC (Timothy G. Reganis)				
Property Owner's Address: PO BOX 1245				
City: Scottsbluff	State: NE	Zip: 69363		
Telephone: 308-632-8200	Mobile:	Email: tim@reganis.com		
Engineer or Surveyor: M.C. Schaff & Associates, Inc.			Total Acreage: 8.37 Acres	
Engineer or Surveyor Address: 818 South Beltline Hwy E			Proposed number of lots: 2	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: car dealership / undeveloped	
Telephone: 308-635-1926	Mobile:	Email: survey@mcschaff.com	Proposed Use of Property: car dealerships	
Location of property: NW of the Intersection of 27th St and 12th Ave. Scottsbluff			Present Zoning: C-2	
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: 			Date: 10/5/2023	
Remarks: (Insert here any information not covered above)				

Development Services Department

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243

October 3, 2023

Zachary Glaubius
Development Services Director
City of Scottsbluff, NE

RE: Vacation of Alleys in Reganis Subdivision

Dear Mr. Glaubius,

I, Aldo A. Gonzalez, President of 2627 Lodging, LLC and Owner of Block 2, Reganis Subdivision in the City of Scottsbluff, Scotts Bluff County, Nebraska, am requesting the alleys in Reganis Subdivision to be vacated.

The legal description of the alleys is as follows:

A 20-FOOT ALLEY AND A 30-FOOT ALLEY IN BLOCK 2 AND BLOCK 9, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY NEBRASKA.

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 9, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, NEBRASKA, AS RECORDED IN INSTRUMENT 2014-1683, SCOTTS BLUFF COUNTY REGISTER OF DEED'S OFFICE, THENCE WESTERLY ON THE NORTH LINE OF SAID BLOCK 9, ON AN ASSUMED BEARING OF N88°20'01"W, A DISTANCE OF 507.86 FEET, THENCE BEARING S55°43'34"W, ON THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 71.32 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 9, THENCE BEARING N40°19'59"W, A DISTANCE OF 111.87 FEET, THENCE BEARING N11°11'49"E, A DISTANCE OF 160.38 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°51'02", A RADIUS OF 70.00 FEET, A CHORD BEARING OF S65°58'02"E, AND A CHORD LENGTH OF 20.51 FEET, THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 20.59 FEET, TO THE NORTHWEST CORNER OF BLOCK 2, REGANIS SUBDIVISION, AS RECORDED IN INSTRUMENT 2014-2872, SCOTTS BLUFF COUNTY REGISTER OF DEED'S OFFICE, THENCE BEARING S11°11'49"W, ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 146.17 FEET, THENCE BEARING S40°19'59"E, ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 74.18 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 2, THENCE BEARING N55°43'34"E, ON THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 64.12 FEET, THENCE BEARING S88°20'01"E, ON THE SOUTH LINE OF SAID BLOCK 2 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 739.33 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 12TH AVENUE AS RECORDED IN INSTRUMENT 2014-3981, SCOTTS BLUFF COUNTY REGISTER OF DEED'S OFFICE, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 00°51'33", A RADIUS OF 2033.00 FEET, A CHORD BEARING OF S08°33'18"E, AND A CHORD LENGTH OF 30.48 FEET, THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, AND ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.48 FEET, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 9, REGANIS SUBDIVISION, THENCE BEARING N88°20'01"W, ON SAID

EXTENSION LINE, A DISTANCE OF 227.16 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.67 ACRES, MORE OR LESS.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Aldo Gonzalez", with a long horizontal flourish extending to the right.

Aldo A. Gonzalez
President
2627 Lodging, LLC

October 3, 2023

Zachary Glaubius
Development Services Director
City of Scottsbluff, NE

RE: Vacation of Alleys and part of a 30-foot utility easement in Reganis Subdivision

Dear Mr. Glaubius,

I, Timothy G. Reganis, Owner of Reganis, LLC and Owner of Unplatted Lands situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, and Owner of Block 9, Reganis Subdivision in the City of Scottsbluff, Scotts Bluff County, Nebraska, am requesting the alleys and part of a 30-foot utility easement in Reganis Subdivision to be vacated.

The legal description of the alleys is as follows:

A 20-FOOT ALLEY AND A 30-FOOT ALLEY IN BLOCK 2 AND BLOCK 9, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY NEBRASKA.

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 9, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, NEBRASKA, AS RECORDED IN INSTRUMENT 2014-1683, SCOTTS BLUFF COUNTY REGISTER OF DEED'S OFFICE, THENCE WESTERLY ON THE NORTH LINE OF SAID BLOCK 9, ON AN ASSUMED BEARING OF N88°20'01"W, A DISTANCE OF 507.86 FEET, THENCE BEARING S55°43'34"W, ON THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 71.32 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 9, THENCE BEARING N40°19'59"W, A DISTANCE OF 111.87 FEET, THENCE BEARING N11°11'49"E, A DISTANCE OF 160.38 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°51'02", A RADIUS OF 70.00 FEET, A CHORD BEARING OF S65°58'02"E, AND A CHORD LENGTH OF 20.51 FEET, THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 20.59 FEET, TO THE NORTHWEST CORNER OF BLOCK 2, REGANIS SUBDIVISION, AS RECORDED IN INSTRUMENT 2014-2872, SCOTTS BLUFF COUNTY REGISTER OF DEED'S OFFICE, THENCE BEARING S11°11'49"W, ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 146.17 FEET, THENCE BEARING S40°19'59"E, ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 74.18 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 2, THENCE BEARING N55°43'34"E, ON THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 64.12 FEET, THENCE BEARING S88°20'01"E, ON THE SOUTH LINE OF SAID BLOCK 2 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 739.33 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 12TH AVENUE AS RECORDED IN INSTRUMENT 2014-3981, SCOTTS BLUFF COUNTY REGISTER OF DEED'S OFFICE, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 00°51'33", A RADIUS OF 2033.00 FEET, A CHORD BEARING OF S08°33'18"E, AND A CHORD LENGTH OF 30.48 FEET, THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, AND ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.48 FEET, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE

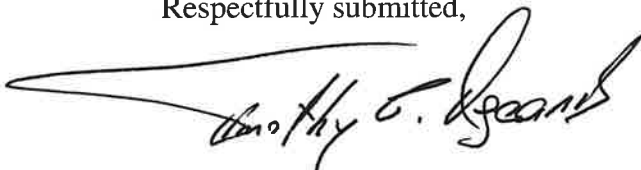
NORTH LINE OF BLOCK 9, REGANIS SUBDIVISION, THENCE BEARING N88°20'01"W, ON SAID EXTENSION LINE, A DISTANCE OF 227.16 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.67 ACRES, MORE OR LESS.

The legal description of part of a 30-foot utility easement is as follows:

PART OF A 30-FOOT UTILITY EASEMENT LYING EAST OF BLOCK 9, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 9, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, NEBRASKA, AS RECORDED IN INSTRUMENT 2014-1683, SCOTTS BLUFF COUNTY REGISTER OF DEED'S OFFICE, THENCE EASTERLY ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 9, ON AN ASSUMED BEARING OF S88°20'01"E, A DISTANCE OF 30.02 FEET, TO A POINT BEING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 9, AS MEASURED PERPENDICULAR TO SAID LINE, THENCE BEARING S00°25'03"E, ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 408.36 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF 27TH STREET, THENCE BEARING N88°20'42"W, ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 30.02 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 9, THENCE BEARING N00°25'03"W, ON SAID EXTENSION LINE, A DISTANCE OF 17.01 FEET, TO THE SOUTHEAST CORNER OF SAID BLOCK 9, THENCE CONTINUING ON BEARING N00°25'03"W, ON THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 391.35 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.28 ACRES, MORE OR LESS.

Respectfully submitted,



Timothy G. Reganis
Owner
Reganis, LLC

October 16, 2023

Zachary Glaubius
Development Services Director
City of Scottsbluff, NE

RE: Vacation of part of a 30-foot utility easement in Reganis Subdivision

Dear Mr. Glaubius,

Our Company, M.C. Schaff & Associates, is performing surveying and engineering services for the proposed Reganis dealership site located north of 27th Street and west of 12th Avenue, in Scottsbluff. On August 30, 2023, M.C. Schaff & Associates initiated a Nebraska 811 utility marking request (ticket number 232421233) for the 30-foot utility easement and surrounding area of the proposed site. The following utility companies were notified:

Allo Communications LLC
Black Hills Energy
Enterprise Irrigation District
Great Plains Communications
Nebraska Public Power District
City of Scottsbluff
Charter Communications
CTLCL-Centurylink

On September 5, 2023, M.C. Schaff & Associates performed a topographic field survey on the Reganis property. During this field survey, no utility markings or evidence of utilities were observed in the 30-foot utility easement that is being proposed to be vacated.

Regards,



Dustin Beaudette
Nebraska Registered Land Surveyor
M.C. Schaff & Associates, Inc.

PRELIMINARY PLAT

**BLOCKS 8 AND 9A, REGANIS SUBDIVISION,
A REPLAT OF BLOCK 9, REGANIS SUBDIVISION,
AND PART OF VACATED 30 FOOT ALLEY,
AND UNPLATTED LANDS
IN THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA**

SITUATED IN THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

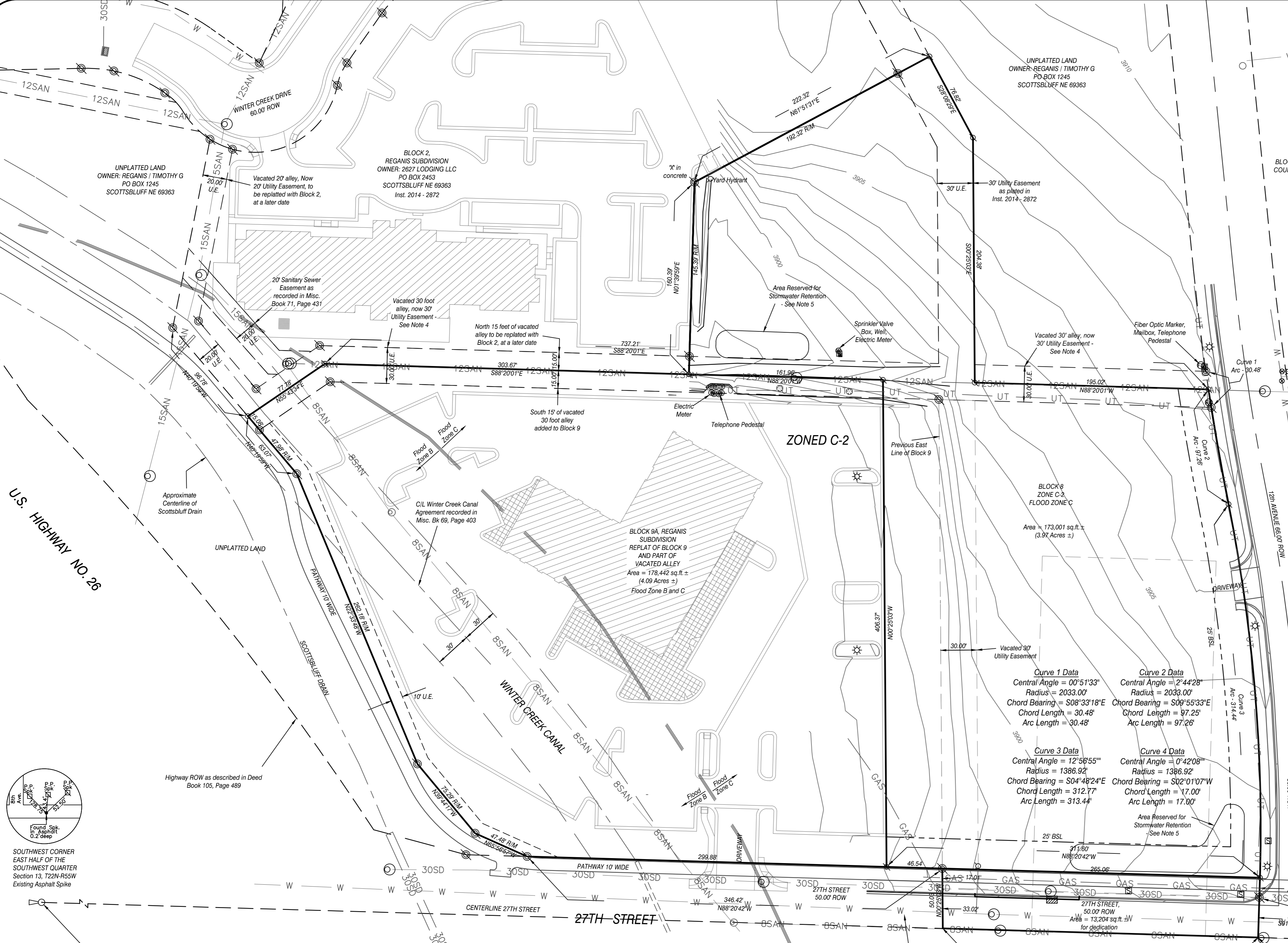


VICINITY MAP

LEGAL DESCRIPTION

BLOCKS 8 AND 9A, REGANIS SUBDIVISION, A REPLAT OF BLOCK 9, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY AND UNPLATTED LANDS IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13, THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, ON AN ASSUMED BEARING OF N88°20'42"W, A DISTANCE OF 205.90 FEET, TO THE SOUTHWEST CORNER OF 27TH STREET, AS PLATTED IN INSTRUMENT 2014-3981, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, BEARING N88°20'42"W, A DISTANCE OF 263.15 FEET, TO THE SOUTHEAST CORNER OF 27TH STREET, AS PLATTED IN INSTRUMENT 2014-1683, THENCE BEARING N00°25'03"W, A DISTANCE OF 30.03 FEET, TO THE NORTHEAST CORNER OF 27TH STREET, AS PLATTED, THENCE BEARING N88°20'42"W, ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET, AS PLATTED, A DISTANCE OF 348.42 FEET, THENCE BEARING N65°56'57"W, A DISTANCE OF 47.48 FEET, THENCE BEARING N39°44'17"W, A DISTANCE OF 75.29 FEET, THENCE BEARING N22°33'48"W, A DISTANCE OF 262.18 FEET, THENCE BEARING N40°19'59"W, A DISTANCE OF 63.07 FEET, THENCE BEARING N55°43'34"E, A DISTANCE OF 77.78 FEET, THENCE BEARING S88°20'01"E, A DISTANCE OF 303.67 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF BLOCK 2, REGANIS SUBDIVISION, AS PLATTED IN INSTRUMENT 2014-2872, THENCE BEARING N01°39'59"E, ON SAID EXTENSION LINE AND EASTERLY LINE THEREOF, A DISTANCE OF 160.39 FEET, THENCE BEARING N61°51'31"E, ON SAID EASTERLY LINE OF BLOCK 2 AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 222.32 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A 30-FOOT UTILITY EASEMENT, AS PLATTED IN INSTRUMENT 2014-2872, THENCE BEARING S28°08'29"E, ON THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 76.82 FEET, THENCE BEARING S00°25'03"E, ON THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 204.38 FEET, THENCE BEARING S88°20'01"E, A DISTANCE OF 195.02 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, AS PLATTED IN INSTRUMENT 2014-3981, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 92°48'20", A RADIUS OF 2033.00 FEET, A CHORD BEARING OF S09°55'33"E, AND A CHORD LENGTH OF 97.25 FEET, THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, AND ON THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, A DISTANCE OF 97.26 FEET, TO THE POINT OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°39'03", A RADIUS OF 1386.92 FEET, A CHORD BEARING OF S04°27'20"E, AND A CHORD LENGTH OF 329.66 FEET, THENCE SOUTHERLY ON THE ARC OF SAID CURVE, AND ON THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, A DISTANCE OF 330.44 FEET, TO A POINT BEING 33.00 FEET NORTH OF THE SOUTH LINE OF SECTION 13, AS MEASURED PERPENDICULAR TO SAID SOUTH LINE OF SECTION 13, THENCE BEARING S01°39'18"W, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 8.37 ACRES, MORE OR LESS.

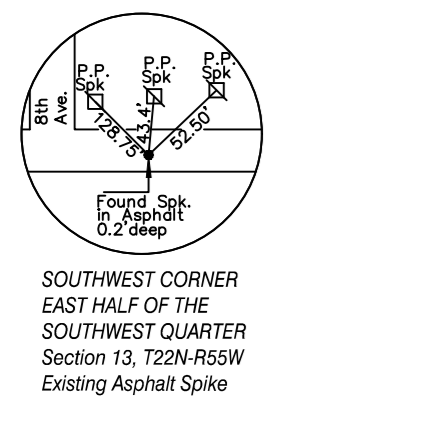


Curve 1 Data
Central Angle = 00°51'33"
Radius = 2033.00'
Chord Bearing = S08°33'18"E
Chord Length = 30.48'
Arc Length = 30.48'

Curve 2 Data
Central Angle = 2°44'28"
Radius = 2033.00'
Chord Bearing = S09°55'33"E
Chord Length = 97.25'
Arc Length = 97.26'

Curve 3 Data
Central Angle = 12°59'55"
Radius = 1386.92'
Chord Bearing = S04°48'24"E
Chord Length = 312.77'
Arc Length = 313.44'

Curve 4 Data
Central Angle = 0°42'08"
Radius = 1386.92'
Chord Bearing = S02°01'07"W
Chord Length = 17.00'
Arc Length = 17.00'



- GENERAL NOTES**
- BLOCK 8, Flood Plain Information:** This property is located in the Flood Plain Zone C, as shown on FIRM Map, Community Panel No. 310206-0010-C, effective date June 15, 1979, Zone C refers to area of minimum flooding.
 - BLOCK 9, Flood Plain Information:** This property straddles Flood Plain Zones B & C, as shown on FIRM Map, Community Panel No. 310206-0010-C, effective date June 15, 1979.
Zone B refers to Area between 100 year and 500 year flooding
Zone C refers to area of minimum flooding.
The approximate location of the separation line between Zone B and C is shown on this survey.
 - Zoning Information:** This property is zoned C-2 (Neighborhood and Retail Commercial) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:
SETBACK REQUIREMENTS FOR ZONE C-2 (Neighborhood and Retail Commercial)
Front yard setback - C or 25
Side street setback - None
Rear yard setback - None
Side yard setback - None
The maximum height of building allowed - 35 feet
(source: Scottsbluff Municipal Code Section 25-3-14)
 - This 30' wide utility easement includes the previous 20' wide sanitary sewer easement recorded in Misc. Book 71, Page 431

**DEVELOPER: TIM REGANIS
2006 EAST OVERLAND DRIVE
SCOTTSBLUFF, NEBRASKA 69361**

- LEGEND**
- EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - EXISTING 6" REBAR, UNLESS OTHERWISE NOTED
 - LIGHT POLE
 - MANHOLE, AS NOTED
 - STORM SEWER INLET
 - FIRE HYDRANT
 - WATER VALVE
 - BOLLARD
 - SPRINKLER VALVE BOX
 - WELL
 - ELECTRICAL BOX
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER
 - STREET SIGN
 - PROPERTY LINE
 - UTILITY EASEMENT
 - SAN - SANITARY SEWER LINE, SIZE NOTED
 - SD - STORM SEWER LINE, SIZE NOTED
 - W - WATER LINE
 - GAS - GAS LINE
 - UT - UNDERGROUND TELEPHONE
 - BUILDING SETBACK LINE
 - BUILDING SETBACK LINE RECORD

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 BLOCKS 8 & 9A
REGANIS SUBDIVISION, A REPLAT
OF BLOCK 9, PART OF VACATED
30 FOOT ALLEY, AND UNPLATTED
LANDS SITUATED IN SEQ OF SWQ
SECTION 13, T22N-R55W
SCOTTS BLUFF COUNTY, NE**

CLIENT: TIM REGANIS

PROJECT NUMBER: RM230101-00
PROJECT DATE: SEPT 21, 2023
PROJECT MGR: MO-DB-TD
PROJECT TEAM: DB-TD

SEAL

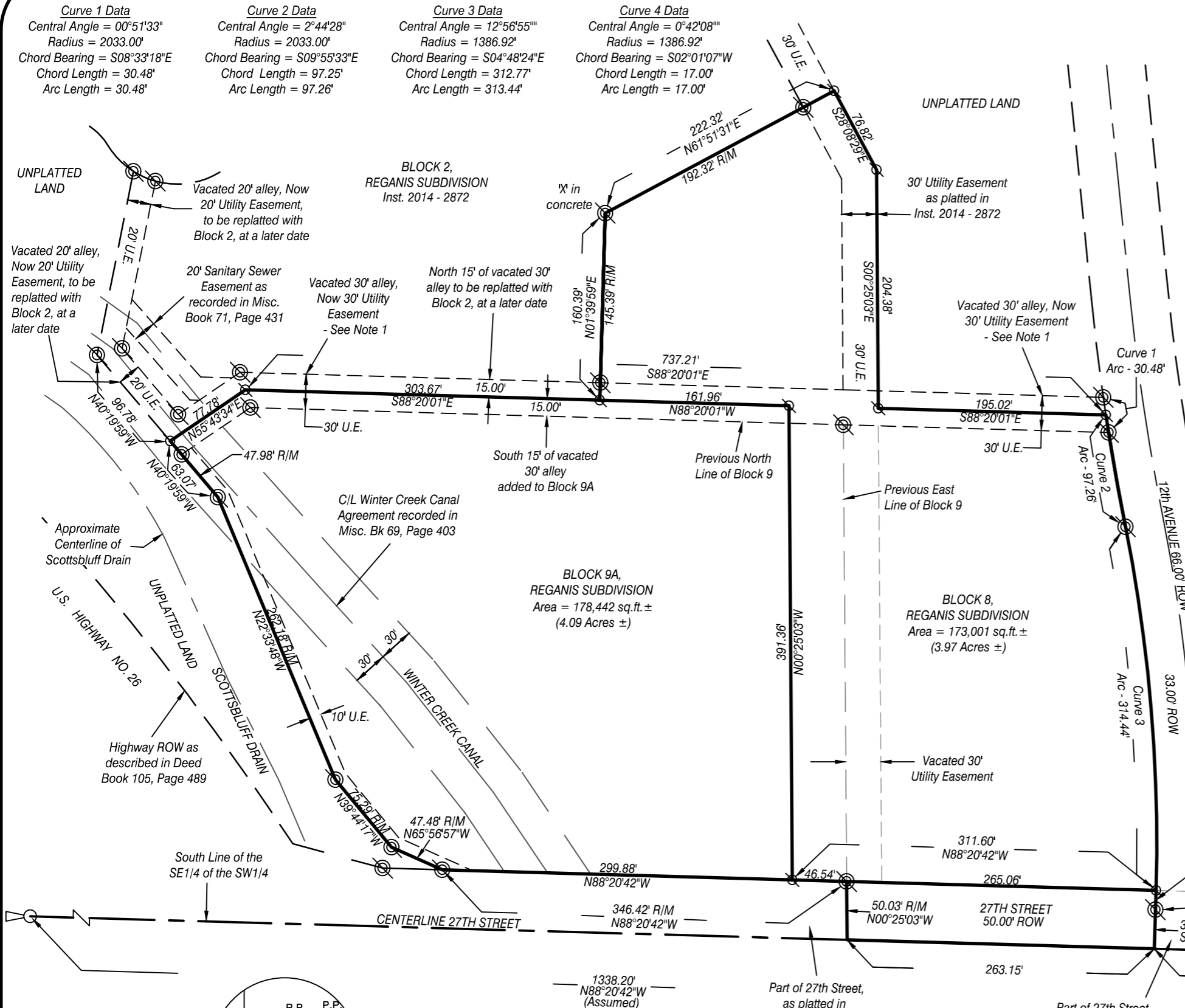
DATE	REVISION

SHEET 1 OF 1
PRELIM - 1

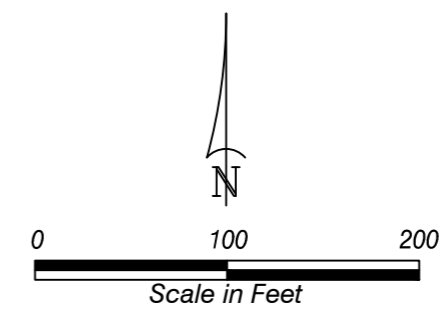
FINAL PLAT BLOCKS 8 AND 9A, REGANIS SUBDIVISION, A REPLAT OF BLOCK 9, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY, AND UNPLATTED LANDS

IN THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

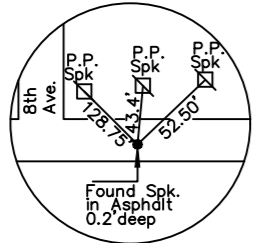


Curve 1 Data	Curve 2 Data	Curve 3 Data	Curve 4 Data
Central Angle = 00°51'33"	Central Angle = 2°44'28"	Central Angle = 12°56'55"	Central Angle = 0°42'08"
Radius = 2033.00'	Radius = 2033.00'	Radius = 1386.92'	Radius = 1386.92'
Chord Bearing = S08°33'18"E	Chord Bearing = S09°55'33"E	Chord Bearing = S04°48'24"E	Chord Bearing = S02°01'07"W
Chord Length = 30.48'	Chord Length = 97.25'	Chord Length = 312.77'	Chord Length = 17.00'
Arc Length = 30.48'	Arc Length = 97.26'	Arc Length = 313.44'	Arc Length = 17.00'

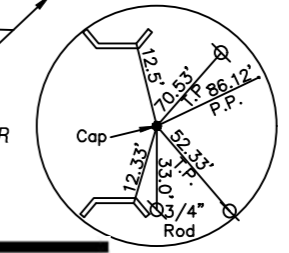


LEGEND

	EXISTING 5/8" REBAR, OR AS NOTED
	SET 5/8"x24" REBAR w/ CAP
	MEASURED
	RECORD
	RIGHT OF WAY
	UTILITY EASEMENT



NOTES:
 1. This 30' utility easement includes the previous 20' wide sanitary sewer easement recorded in Misc. Book 71, Page 431.
 2. 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.



SURVEYOR'S CERTIFICATE

I, Dustin L. Beaudette, a Nebraska Registered Land Surveyor No. 799, duly registered under the Land Surveyor's Regulation Act, hereby certify I, or under my direct supervision, have surveyed and prepared a plat of BLOCKS 8 AND 9A, REGANIS SUBDIVISION, A REPLAT OF BLOCK 9, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY AND UNPLATTED LANDS IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13, THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, ON AN ASSUMED BEARING OF N88°20'42"W, A DISTANCE OF 205.90 FEET, TO THE SOUTHWEST CORNER OF 27TH STREET, AS PLATTED IN INSTRUMENT 2014-3981, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, BEARING N88°20'42"W, A DISTANCE OF 263.15 FEET, TO THE SOUTHEAST CORNER OF 27TH STREET, AS PLATTED IN INSTRUMENT 2014-1683, THENCE BEARING N00°25'03"W, A DISTANCE OF 50.03 FEET, TO THE NORTHEAST CORNER OF 27TH STREET, AS PLATTED, THENCE BEARING N88°20'42"W, ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET, AS PLATTED, A DISTANCE OF 346.42 FEET, THENCE BEARING N65°56'57"W, A DISTANCE OF 47.48 FEET, THENCE BEARING N39°44'17"W, A DISTANCE OF 75.29 FEET, THENCE BEARING N22°33'48"W, A DISTANCE OF 262.18 FEET, THENCE BEARING N40°19'59"W, A DISTANCE OF 63.07 FEET, THENCE BEARING N55°43'34"E, A DISTANCE OF 77.78 FEET, THENCE BEARING S88°20'01"E, A DISTANCE OF 303.67 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF BLOCK 2, REGANIS SUBDIVISION, AS PLATTED IN INSTRUMENT 2014-2872, THENCE BEARING N01°39'59"E, ON SAID EXTENSION LINE AND EASTERLY LINE THEREOF, A DISTANCE OF 160.39 FEET, THENCE BEARING N61°51'31"E, ON SAID EASTERLY LINE OF BLOCK 2 AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 222.32 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A 30-FOOT UTILITY EASEMENT, AS PLATTED IN INSTRUMENT 2014-2872, THENCE BEARING S28°08'29"E, ON THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 76.82 FEET, THENCE BEARING S00°25'03"E, ON THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 204.38 FEET, THENCE BEARING S88°20'01"E, A DISTANCE OF 195.02 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, AS PLATTED IN INSTRUMENT 2014-3981, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°44'28", A RADIUS OF 2033.00 FEET, A CHORD BEARING OF S09°55'33"E, AND A CHORD LENGTH OF 97.25 FEET, THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, AND ON THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, A DISTANCE OF 97.26 FEET, TO THE POINT OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°39'03", A RADIUS OF 1386.92 FEET, A CHORD BEARING OF S04°27'20"E, AND A CHORD LENGTH OF 329.66 FEET, THENCE SOUTHERLY ON THE ARC OF SAID CURVE, AND ON THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, A DISTANCE OF 330.44 FEET, TO A POINT BEING 33.00 FEET NORTH OF THE SOUTH LINE OF SECTION 13, AS MEASURED PERPENDICULAR TO SAID SOUTH LINE OF SECTION 13, THENCE BEARING S01°39'18"W, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 8.37 ACRES, MORE OR LESS.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That all monuments found or set are marked as shown. That all dimensions are in feet and decimals of a foot. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That said survey, to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2023.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dustin L. Beaudette, Nebraska Registered Land Surveyor, L. S. 799

BLOCKS 8 AND 9A
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3
JOB# RM230101-00

OWNER'S STATEMENT

We, the undersigned, being the owners of BLOCK 9, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY, AND UNPLATTED LANDS IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, 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 **BLOCKS 8 AND 9A, REGANIS SUBDIVISION**, A REPLAT OF BLOCK 9, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY, AND UNPLATTED LANDS IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, 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 street and easements as shown on accompanying survey for the use and benefit of the public.

Dated this _____ day of _____, 2023.

Reganis, LLC

By: _____
Timothy G. Reganis, Owner

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Timothy G. Reganis, owner of Reganis LLC, 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, and the voluntary act and deed of Reganis LLC.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

Notary Public

My Commission Expires _____

APPROVAL AND ACCEPTANCE

The foregoing plat of **BLOCKS 8 AND 9A, REGANIS SUBDIVISION**, A REPLAT OF BLOCK 9, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY, AND UNPLATTED LANDS IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, 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 _____, 2023.

Mayor: Jeanne McKerrigan

ATTEST: _____
City Clerk

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: November 2, 2023

For Hearing of: November 13, 2023



I. GENERAL INFORMATION

- A. Applicant:** Reganis LLC
1117 E. 27th Street
Scottsbluff, NE 69361

- B. Property**
 - Owner:** Same as Applicant

- C. Proposal:** Preliminary Plat and Final Plat of Block 8 and Block 9A, Reganis Subdivision
Request to Vacate Alleys and Utility Easement

- D. Legal Description:** Block 8 and Block 9A, Reganis Subdivision

- E. Location:** 1117 and 1125 E. 27th Street

- F. Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial

Size of Site: Approximately 8.06 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	Highway 26 Commercial	C-2 Neighborhood and Retail Commercial	Hotel and Vacant Lot
East	WNCC and Surrounding Areas	R-1 Single-Family Residential & C-2 Neighborhood and Retail Commercial	WNCC Dormitory and Vacant Lot
South	Residential	R-1A Single-Family Residential	Single-Family Dwellings
West	Residential	R-1A Single Family Residential	Highway 26 and Single-Family Dwellings

B. Relevant Case History

1. Special Use Permit for Block 8 was issued at the July 10, 2023 Planning Commission Meeting

2. Special Use Permit for Block 9A was issued on February 10, 2014

III. ANALYSIS

- A. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial.
- B. **Traffic & Access:**
 1. Primary access to the property would be via the existing curb cut on 27th Street.
 2. Secondary access to the property would be via the existing curb cut on 12th Avenue.
 3. Part of 27th Street will be dedicated as right-of-way.
- C. **Utilities:**
 1. Water, Sewer, and Stormwater are located in the 27th Street Right-of-Way.
 2. Water is also located in the 12th Avenue Right-of-Way
 3. Sewer is also located in the platted alley bisecting the property. This alley will be vacated and dedicated as utility easement

IV. STAFF COMMENTS

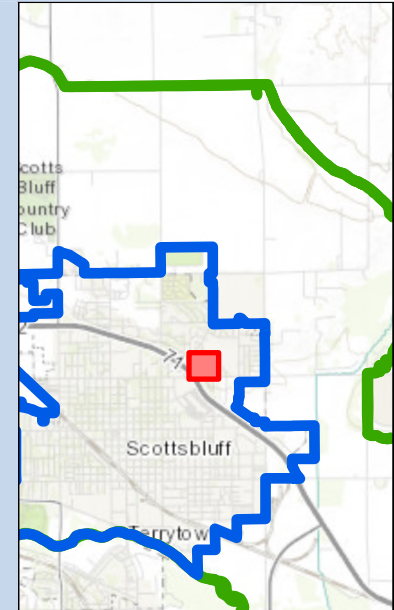
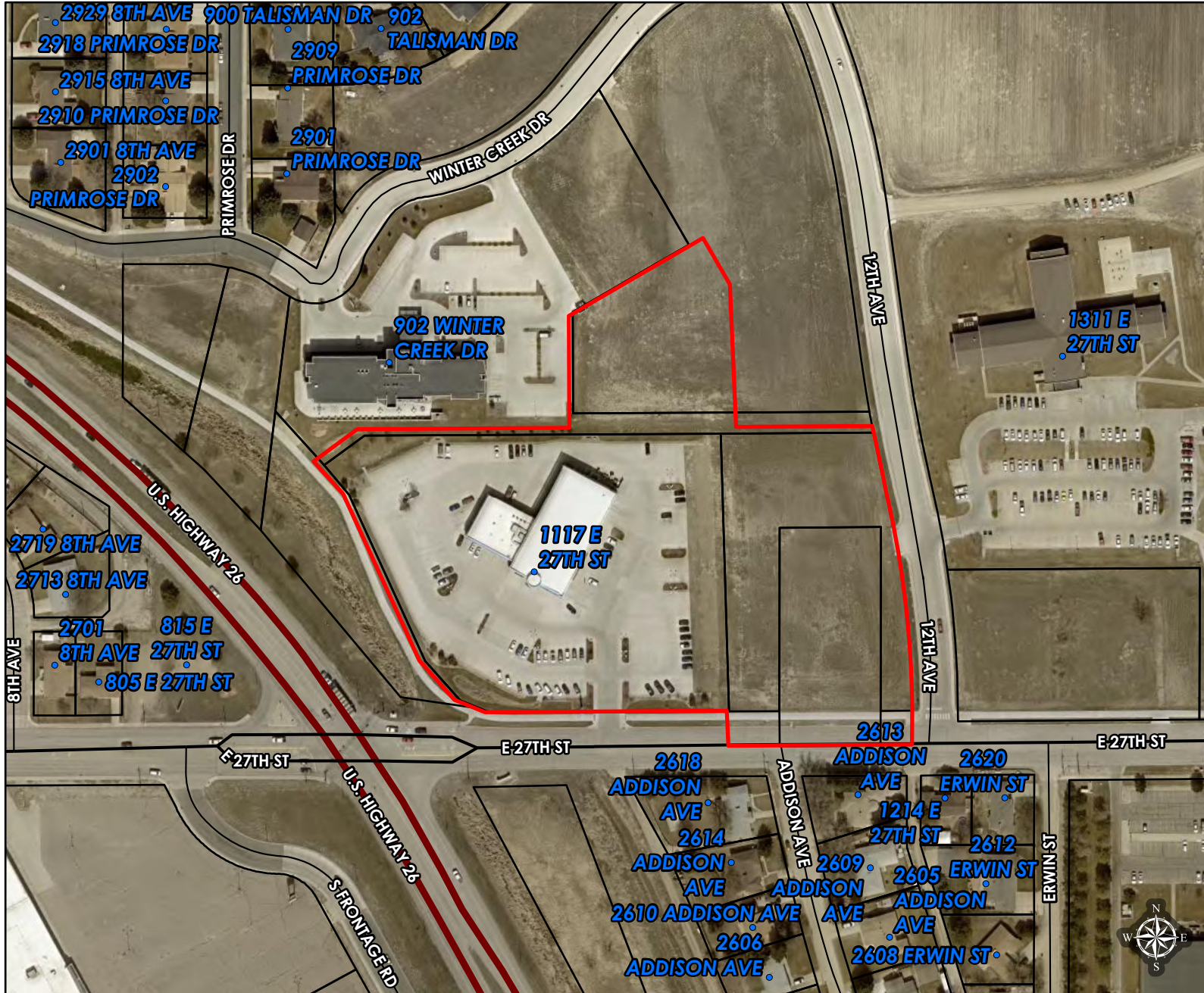
- A. The plats include a replat of the existing Block 9 as the existing eastern property line is shifted west.
- B. Stormwater retention will be on-site. A drainage study will be required as part of the building permit to ensure compliance with City Code.
- C. 21-1-20 states a subdivision may be approved without alleys if the applicant has provided and will maintain access sufficient for emergency vehicles and city vehicles needed for trash, sewer, water, or other city services, as well as access for delivery vehicles.
 - a. The alleys have not been improved or used since being platted.
 - b. Both lots will can be crossed accessed and there will be one entrance to 12th Avenue and two accesses to 27th Street.
 - c. The majority of the lot will be paved due to nature of car dealerships.
- D. The north-south utility easement requested to be vacated has no utilities in it.
- E. The current property line for part of the proposed Block 8 is the centerline of 27th Street, therefore a dedication of right-of-way for 27th Street is included in the plat.

V. FINDINGS OF FACT

- A. **Findings of Fact to Recommend Its Approval May Include:**
 1. The Comprehensive Plan identifies the area as Highway 26 commercial and the plat will not change the commercial nature of the property.
 2. The vacated utility easement is not being used and 12th Avenue provides a nearby alternate route.
 3. The vacated alleys will be rededicated as utility easements due to existing utilities.
 4. There is no minimum lot size requirement for the C-2 zoning district.
- B. **Findings of Fact to Not Recommend Approval May Include:**
 1. None

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission recommend the approval of the preliminary plat and final plat of Block 8 and Block 9A, Reganis Subdivision and vacation requests for the identified alleys and utility easement in the plat and rededicate the alleys as utility easements by the City Council.



Proposed Changes

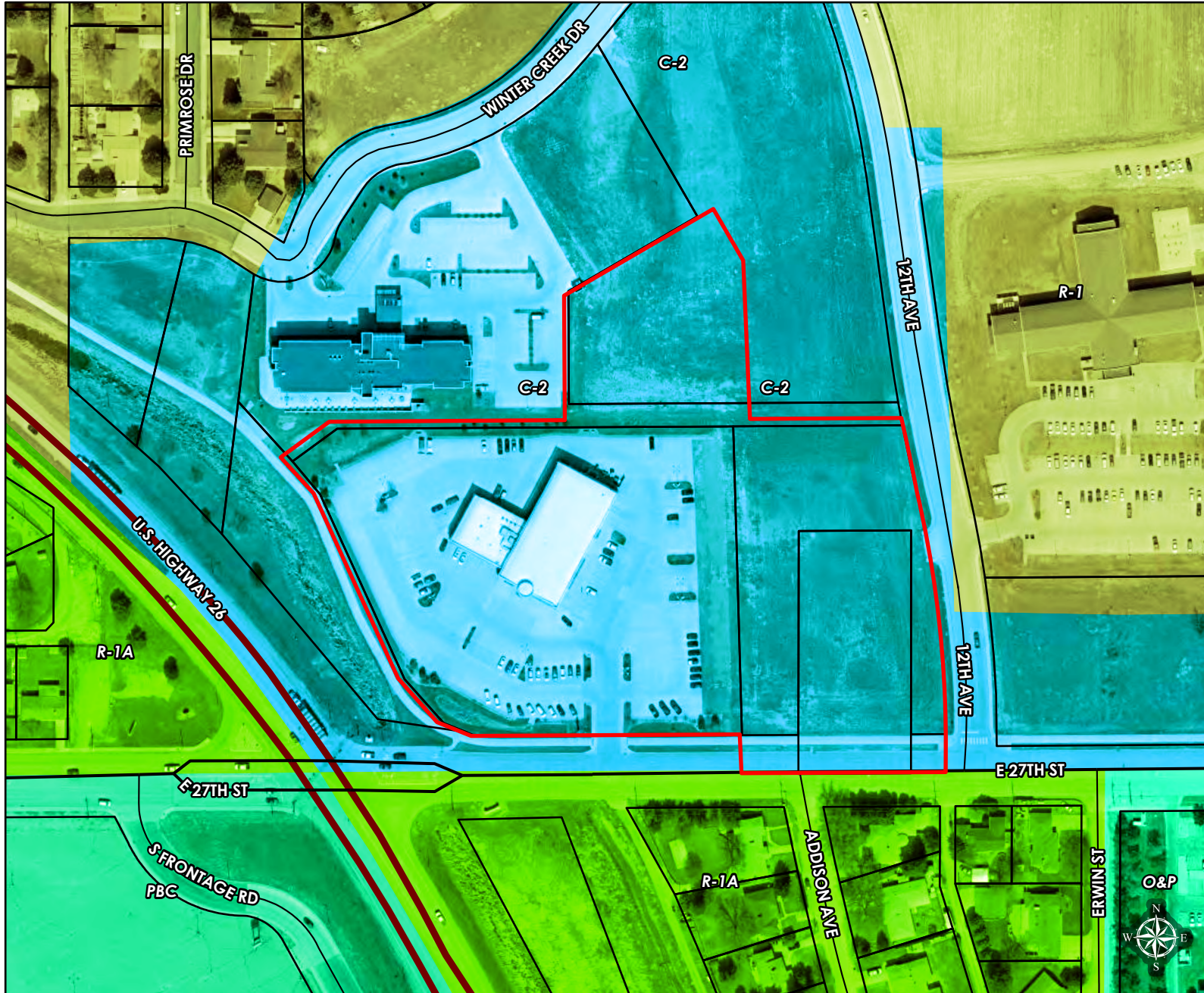
Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

Taylor Stephens
 City of Scottsbluff GIS
 Created on 10/25/2023
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

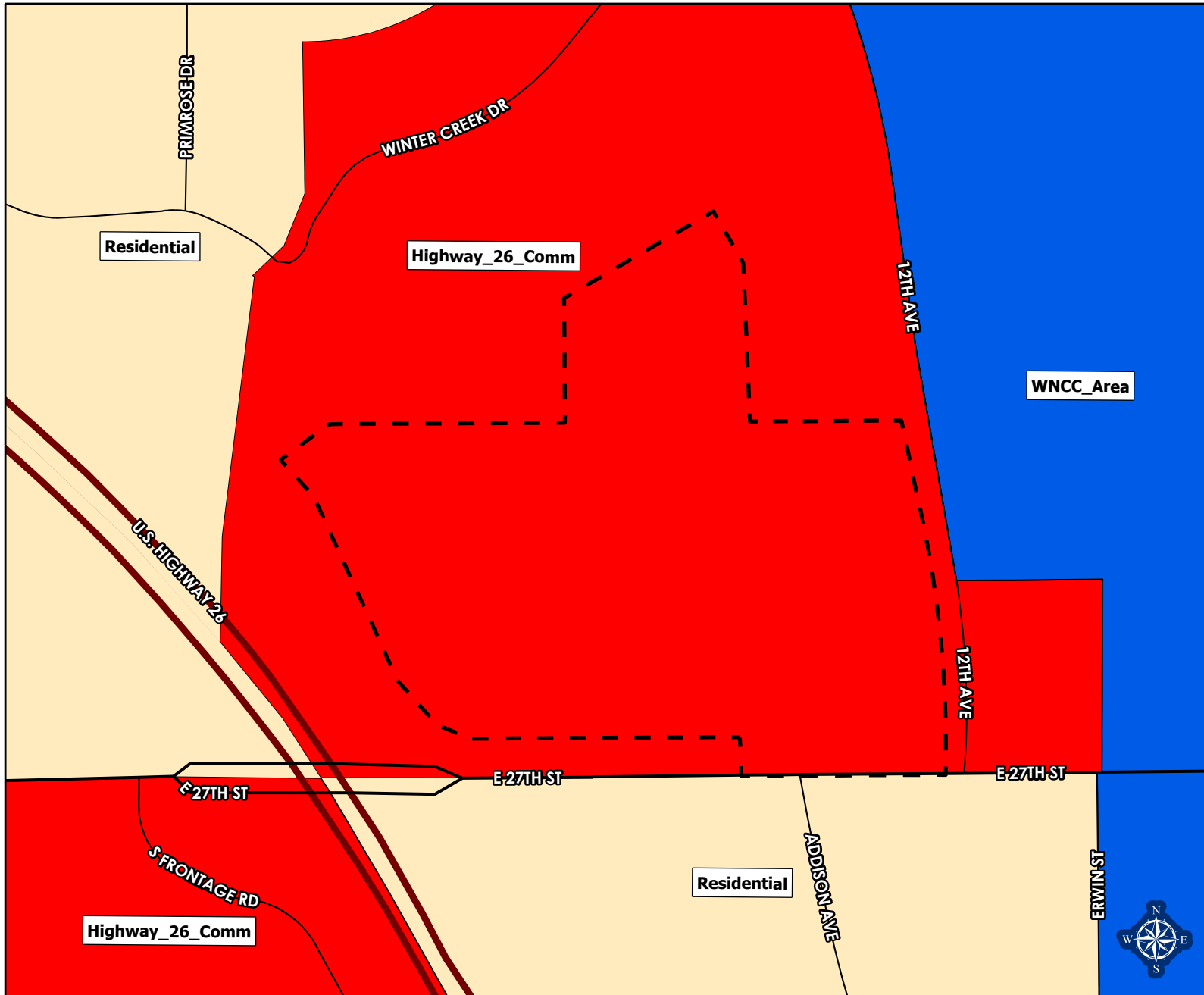
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



- Property Location(s)
 - Corporate Limits
 - Extended Jurisdiction
- City Zoning**
- (A)Agriculture
 - (AR)Ag Residential
 - (C-1)Central Business District
 - (C-2)Neighborhood Com
 - (C-3)Heavy Com
 - (M-1)Light Man & Ind
 - (M-2)Heavy Man & Ind
 - (O-P)Office and Professional
 - (PBC) Planned Bussiness
 - (R-1)Single Family
 - (R-1A)Single Family Med Dens
 - (R-1B)Rural Residential
 - (R-4)Heavy Dens Multiple
 - (R-6)Mobile Home
- Street Centerlines**
- Highway
 - Main Road
 - Residential/Rural
 - Parcels

Taylor Stephens
 City of Scottsbluff GIS
 Created on 10/16/2023
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
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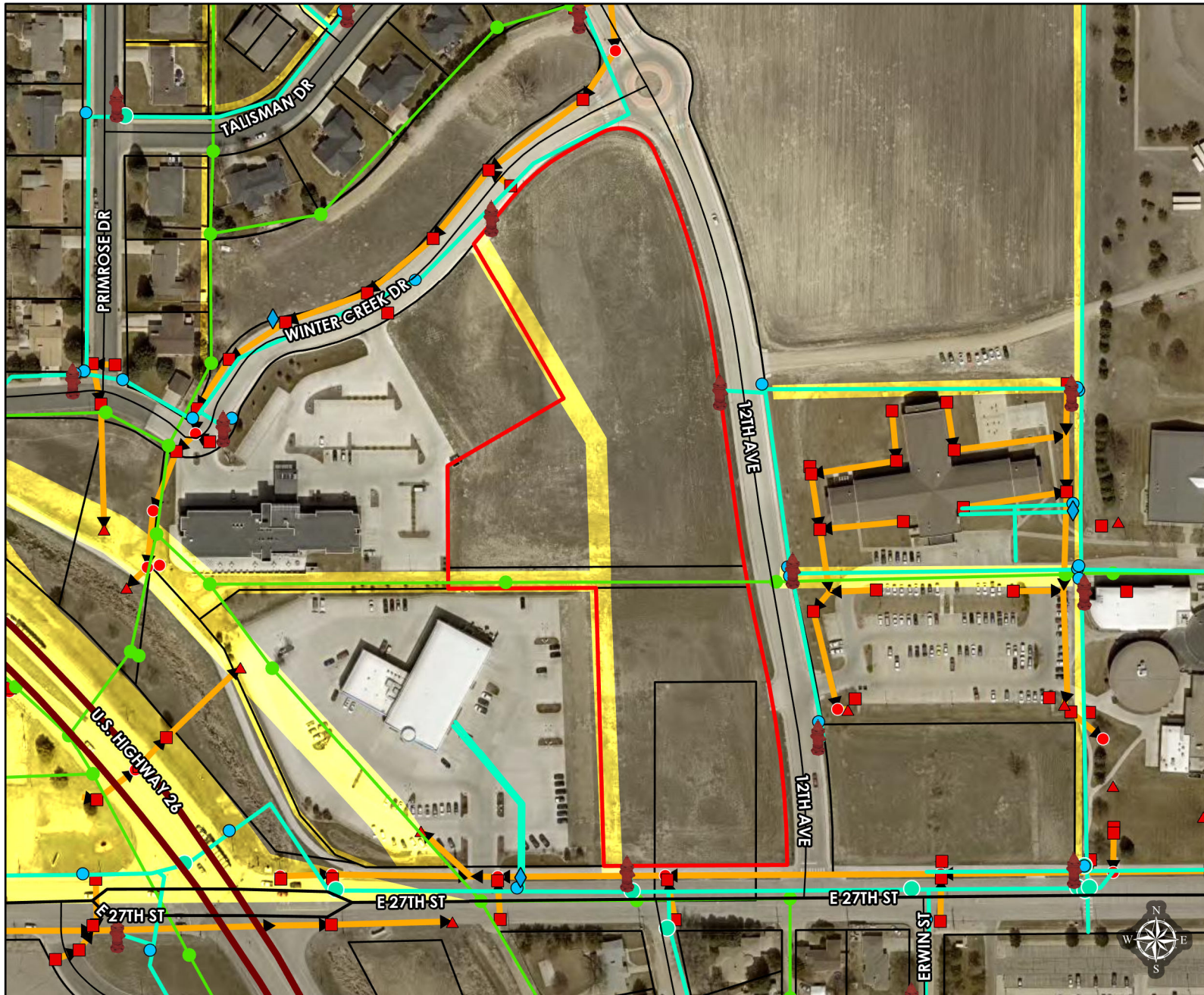
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














- 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
- 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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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
-  Easement
-  Proposed Property
-  Parcels

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 City of Scottsbluff GIS
 Created on 7/3/2023
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

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