

City of Scottsbluff, Nebraska

Monday, February 5, 2024

Regular Meeting

Item Resolut.3

Council to discuss and consider action on the Preliminary Plat, Final Plat and Contract for Public Improvements of Lots 1-4, Block 1, Triple Peaks Subdivision and authorize the Mayor to sign the Resolution and Contract for Public Improvements.

Staff Contact: Thomas Schingle, Fire Chief



City of Scottsbluff
Subdivision Application
Permit Identifier 2023-8SD

Type:	Final Plat		
Applicant Name	Brenda Anderson	Applicant Address	3311 Ave B Scottsbluff, NE
Applicant Email	brenda@haunnelson.com	Applicant Phone	3086315840
Contact Name	Jack Baker	Contact Address	120 E 16TH ST STE A Scottsbluff, NE 69361, NE
Conact Email	jack@baker-eng.com	Contact Phone	3086323123

Subdivision Information

Proposed Name of Subdivision Lots 1-3, Block 1, Triple Peaks Subdivision

General Location/Address East 27th Street

Legal Description N 350' OF PT N 1/2 NE 24 22 55 (10.49)
UNPL LANDS

Current Zoning District(s) O & P

Total Area (square feet or acre) 18.22 acres

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Development of farmland for offices and professional use, including a recreational facility

TRIPLE PEAKS SUBDIVISION

A TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S 02°07'49" W (ASSUMED BEARING), A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF BLOCK 2A, SYKES ADDITION, AND THE POINT OF BEGINNING; THENCE S 88°31'12" E ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 305.93 FEET; THENCE S 2°07'44" W A DISTANCE OF 629.04 FEET; THENCE S 87°52'16" E A DISTANCE OF 487.50 FEET; THENCE S 2°07'44" W A DISTANCE OF 533.01 FEET TO THE CENTERLINE OF WINTER CREEK CANAL; THENCE S85°23'05" W ON SAID CENTERLINE A DISTANCE OF 160.05 FEET; THENCE N 78°29'55" W CONTINUING ON SAID CENTERLINE A DISTANCE OF 219.08 FEET; THENCE N 77°13'56" W CONTINUING ON SAID CENTERLINE A DISTANCE OF 114.37 FEET; THENCE S 2°07'44" W, A DISTANCE OF 158.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.91 FEET, THE CHORD OF SAID CURVE BEARS S 19°58'38" W, A DISTANCE OF 183.90 FEET; THENCE S 37°49'32" W, A DISTANCE OF 363.58 FEET TO THE NORTH LINE OF QUINDT COMMERCIAL TRACTS; THENCE N 52°10'28" W ON SAID NORTH LINE, A DISTANCE OF 277.14 FEET .TO A POINT ON THE EASTERLY LINE OF TRACT 2, OF SAID QUINDT COMMERCIAL TRACTS; THENCE N 37°49'32" E ON SAID EASTERLY LINE, A DISTANCE OF 240.00 FEET; THENCE N 1°30'21" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 318.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE S 86°05'51" E ON SAID CENTERLINE, A DISTANCE OF 51.13 FEET TO THE SOUTHEAST CORNER OF BLOCK 4, OF SYKES ADDITION; THENCE N 2°07'30" E ON THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 225.96 FEET TO THE SOUTHEAST CORNER OF BLOCK 2A, OF SAID SYKES ADDITION, A REPLAT OF BLOCKS 2 AND 3, SYKES ADDITION; THENCE CONTINUING N 2°07'30" E ON THE EAST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 550.50 FEET; THENCE N 2°08'11" E, CONTINUING ON SAID EAST LINE, A DISTANCE OF 299.58 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 793,679.99 SQUARE FEET, OR 18.22 ACRES, MORE OR LESS.

SYMBOL LEGEND

- INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
- INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/6" DIAMETER ORANGE PLASTIC CAP ON A #5 REBAR, STAMPED "BAKER LS 731"
- (M) INDICATES MEASURED DISTANCE BY BAKER AND ASSOCIATES
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS
- INDICATES FOUND NDOR CONCRETE RIGHT OF WAY MARKER
- INDICATES FLARED END SECTION
- INDICATES STORM SEWER INLET
- INDICATES SEWER MANHOLE
- INDICATES STORM SEWER MANHOLE
- INDICATES GAS METER
- INDICATES ELECTRICAL JUNCTION BOX
- INDICATES ELECTRICAL SERVICE PEDESTAL
- INDICATES ELECTRICAL TRANSFORMER
- INDICATES LIGHT POLE
- INDICATES POWER POLE
- INDICATES SURVEY CONTROL MONUMENT
- INDICATES WATER FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES WATER WELL
- INDICATES LIGHT POLE

LINETYPE LEGEND

- INDICATES UNDERGROUND ELECTRIC LINE
- INDICATES OVERHEAD ELECTRIC LINE
- INDICATES UNDERGROUND WATER LINE
- INDICATES UNDERGROUND FIBER OPTIC LINE
- INDICATES UNDERGROUND GAS LINE
- INDICATES UNDERGROUND TELEPHONE LINE
- INDICATES EDGE OF PAVEMENT
- INDICATES STORM PIPE (SEE SIZE AS DETAIL)
- INDICATES SEWER PIPE (SEE SIZE AS DETAIL)
- INDICATES CONTOUR LINE
- INDICATES UTILITY EASEMENT
- INDICATES EXISTING CORPORATION LIMITS
- INDICATES EXISTING PROPERTY LINE
- INDICATES PROPOSED PROPERTY LINE

ABBREVIATIONS

- | | | | |
|-------|-----------------------------|------|--------------------------------|
| FH | FIRE HYDRANT | PCC | PORTLAND CEMENT CONCRETE |
| RSWV | RESILIENT SEAT WEDGE VALVE | CL | CENTERLINE |
| MH | MANHOLE | EL | ELEVATION |
| STA | STATION | PROP | PROPOSED |
| ELEV | ELEVATION ABOVE SEA LEVEL | EX | EXISTING |
| INV | INVERT | BCR | BEGIN CURB RETURN |
| BOC | BACK OF CURB | ECR | END CURB RETURN |
| TOC | TOP OF CURB | PC | POINT OF CURVATURE |
| EOR | EDGE OF ROAD | PT | POINT OF TANGENT |
| FL | FLOW LINE | PRC | POINT OF REVERSE CURVE |
| FG | FINISH GRADE | POB | POINT OF BEGINNING |
| GL | GUTTER LINE | POE | POINT OF END |
| L.F. | LINEAL FEET | PI | POINT OF INTERSECTION |
| PVC | POLYVINYL CHLORIDE MATERIAL | PVI | POINT OF VERTICAL INTERSECTION |
| VCP | VITRIFIED CLAY PIPE | GB | GRADE BREAK |
| RCP | REINFORCED CONCRETE PIPE | HP | HIGH POINT |
| CMP | CORRUGATED METAL PIPE | LP | LOW POINT |
| HDPE | HIGH DENSITY POLYETHYLENE | SF | SQUARE FEET |
| DIP | DUCTILE IRON PIPE | (R) | RECORDED DISTANCE |
| T-BLK | CONCRETE THRUST BLOCK | (M) | MEASURED DISTANCE |

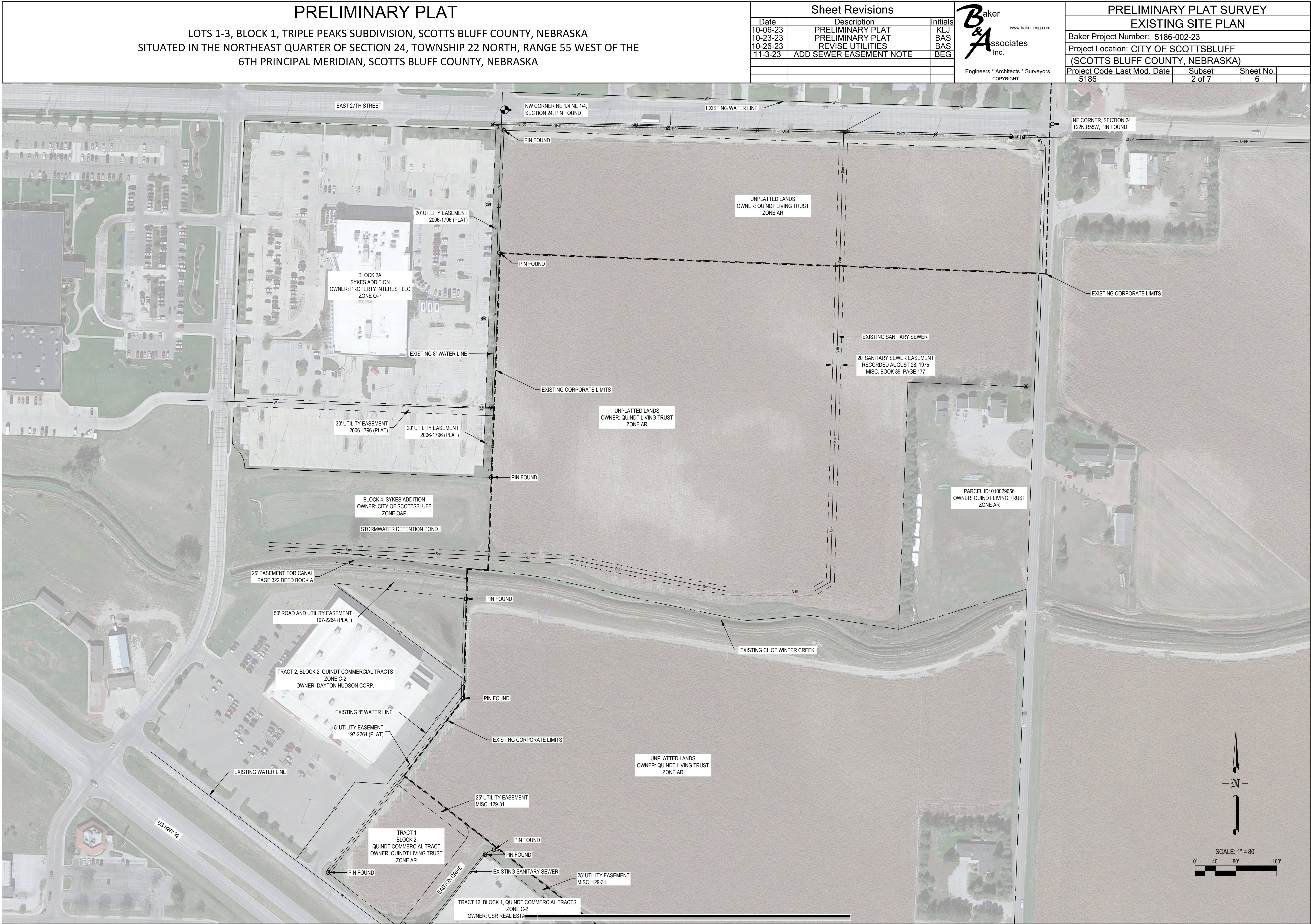


VICINITY MAP

NOT TO SCALE

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PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS
10-26-23	REVISE UTILITIES	BAS
11-3-23	ADD SEWER EASEMENT NOTE	BEG

Baker

Associates

Inc.

www.baker-eng.com

Engineers * Architects * Surveyors

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PRELIMINARY PLAT SURVEY

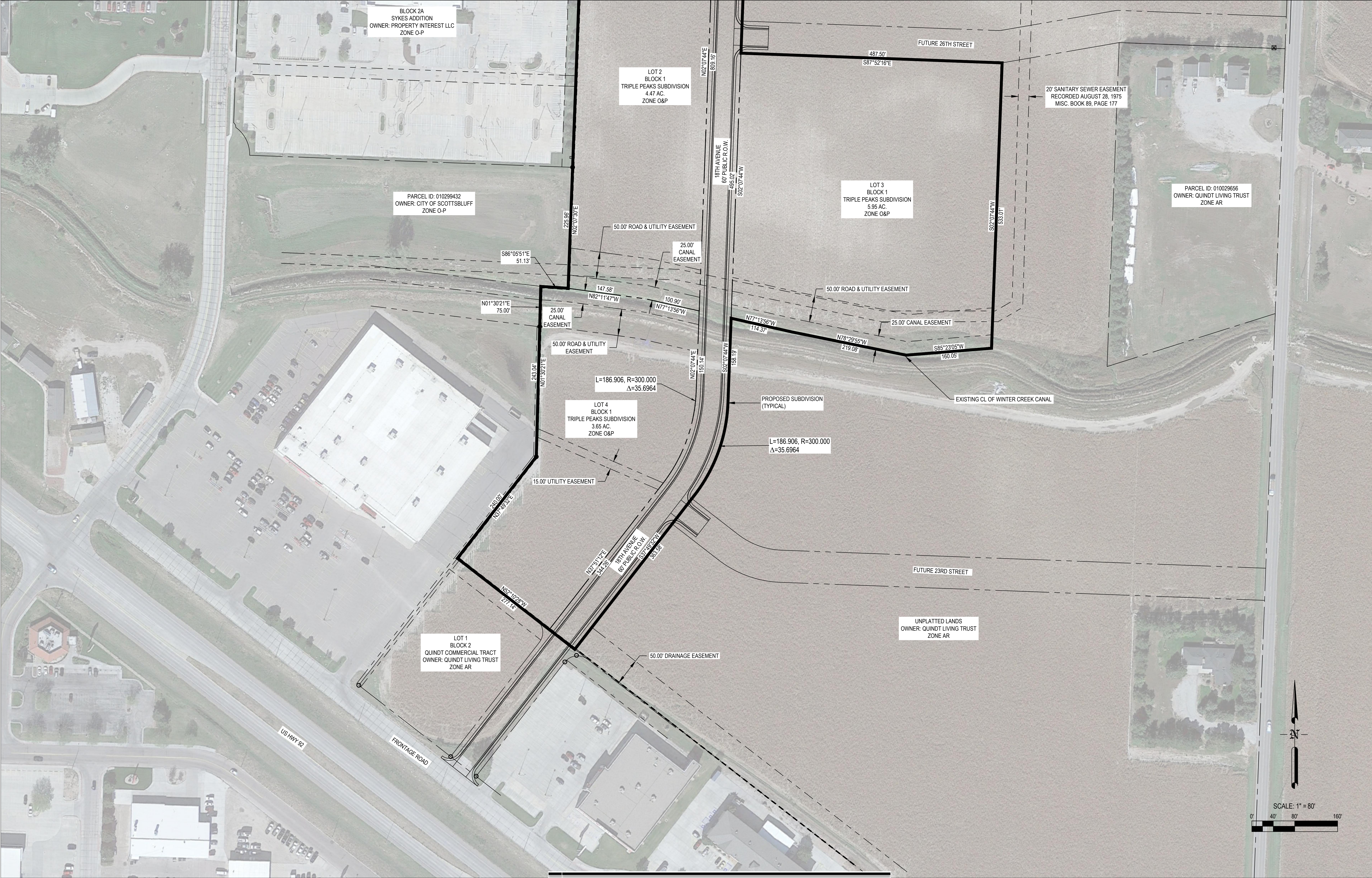
PROPOSED SITE PLAN

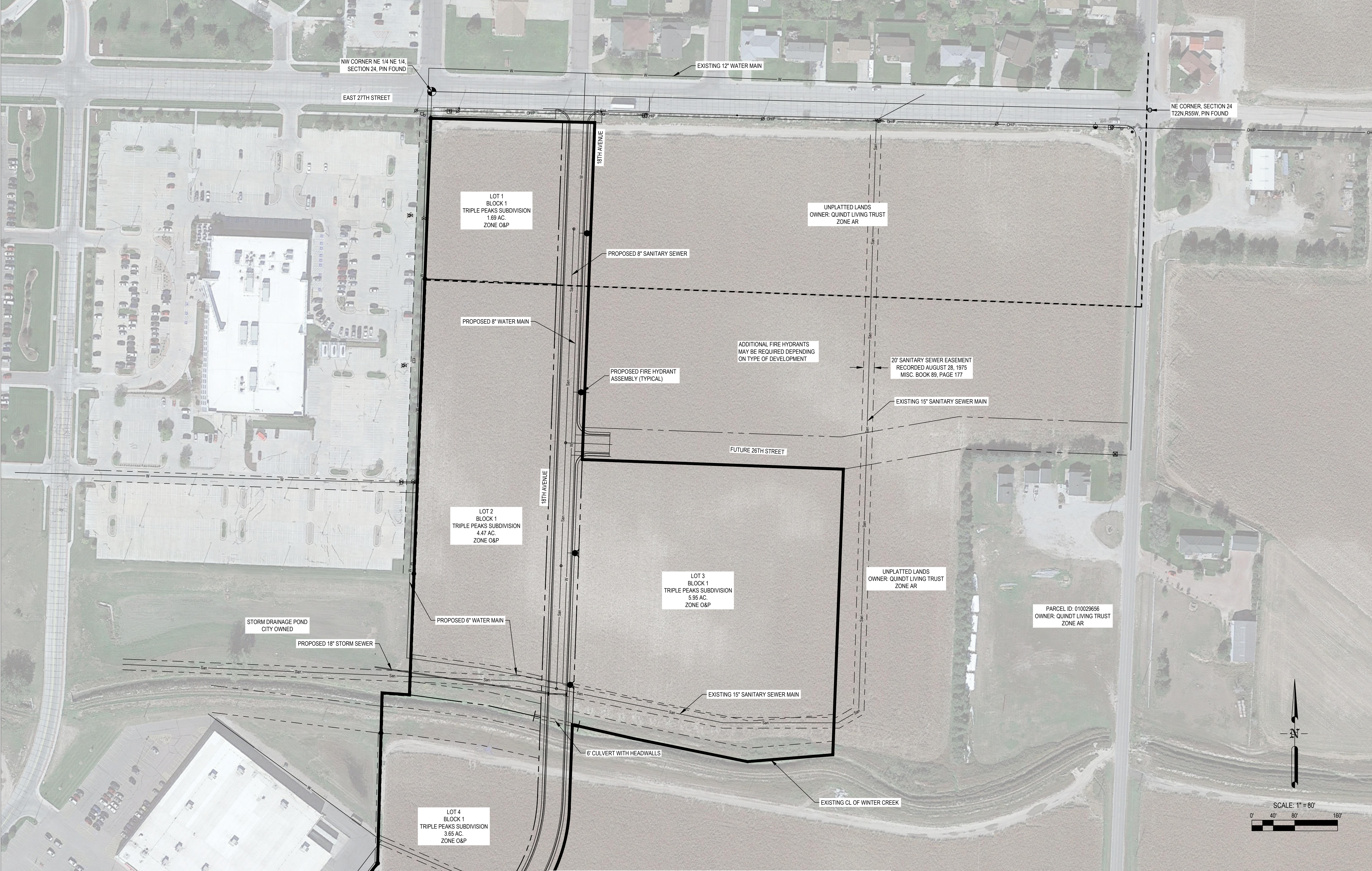
Baker Project Number: 5186-002-23

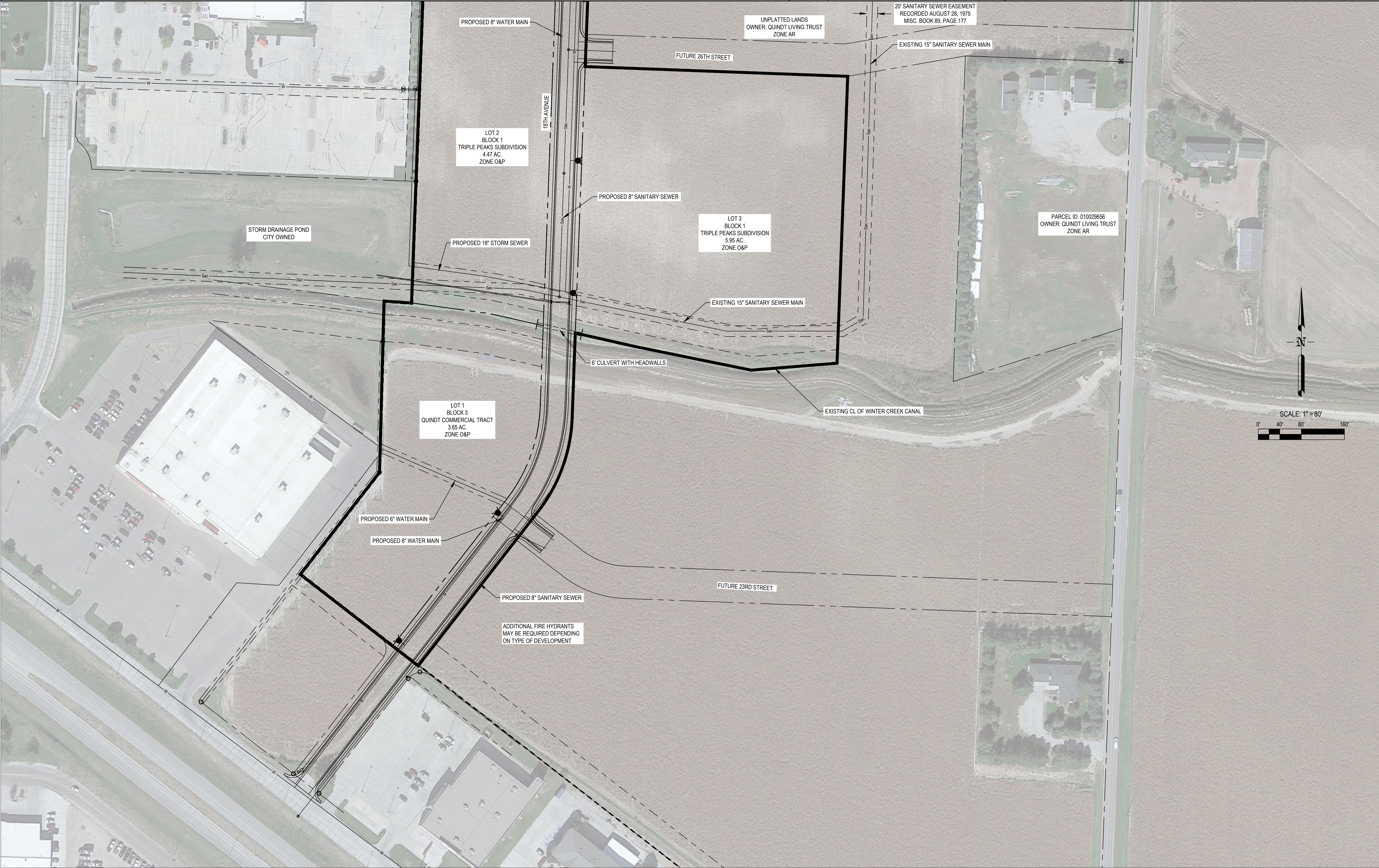
Project Location: CITY OF SCOTTSBLUFF

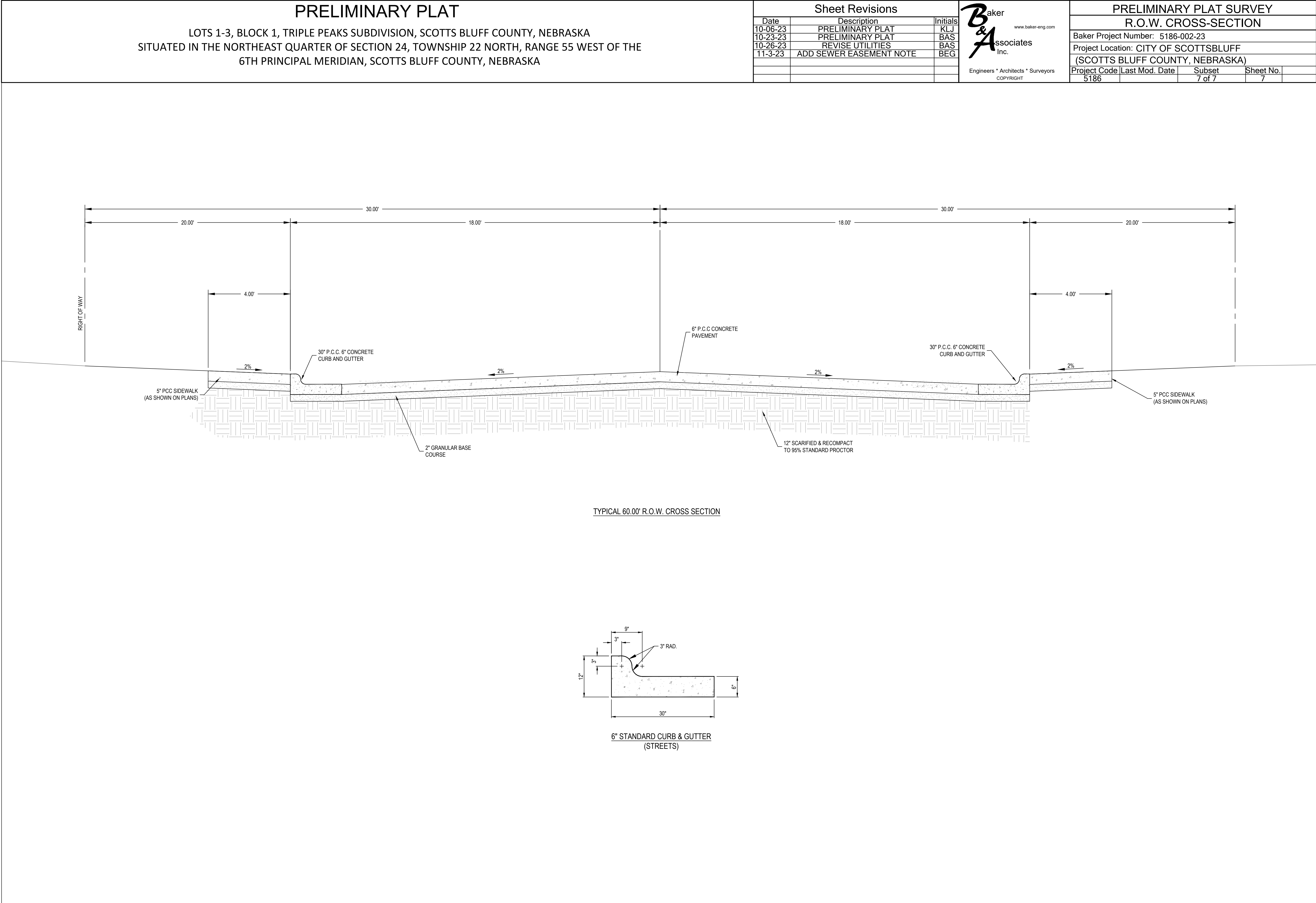
(SCOTTS BLUFF COUNTY, NEBRASKA)

Project Code	Last Mod. Date	Subset	Sheet No.
5186		4 of 7	4









Triple Peaks Subdivision

Drainage Report

For:
Bruner Family

Prepared by:

Baker & Associates
120 E 16th Street, Suite A
Scottsbluff, NE 69361

November 2023





VICINITY MAP

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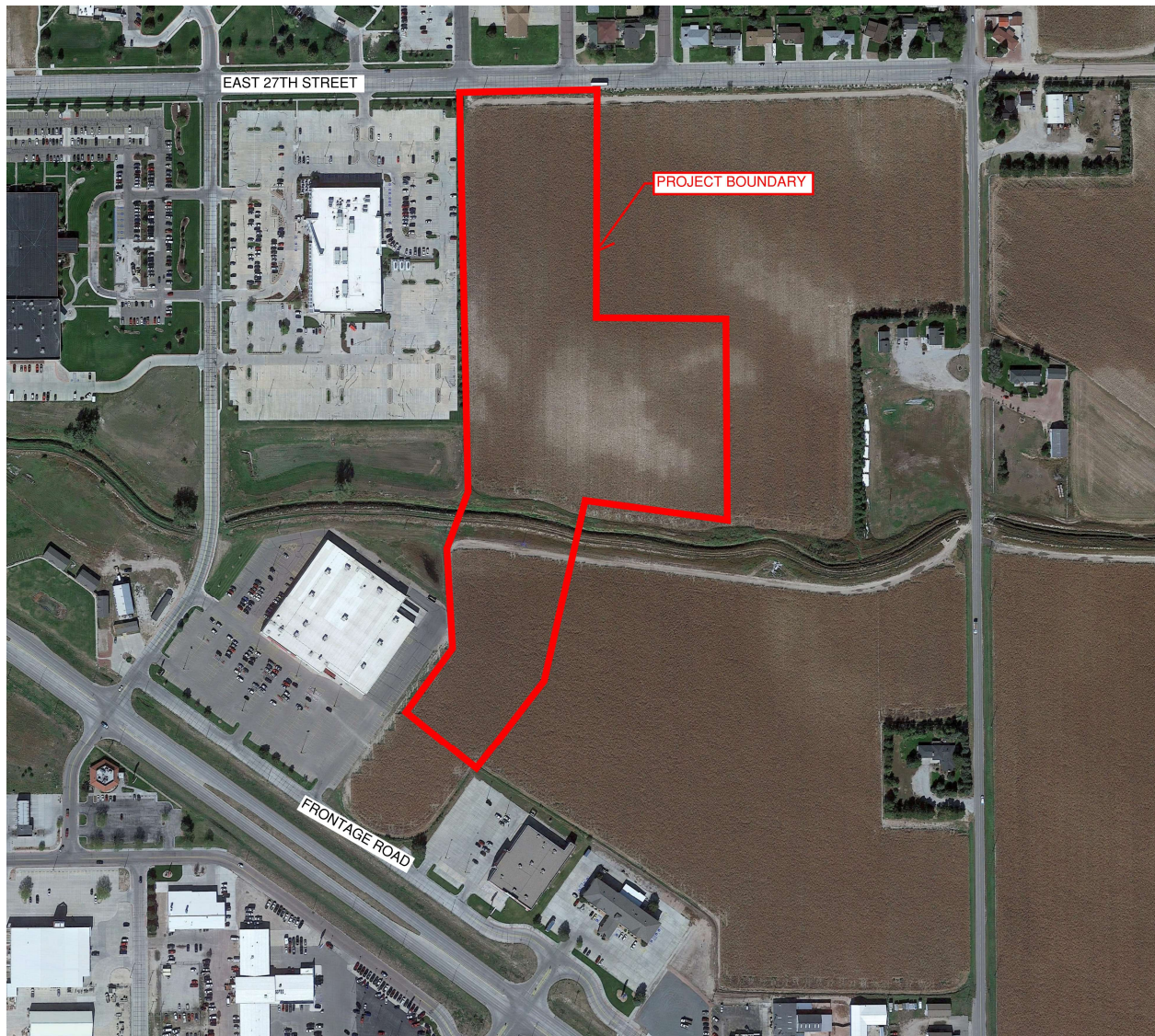
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Introduction:

This report outlines the design concept for grading and drainage facilities for the Triple Peaks Subdivision Preliminary Plat which is a new plat of unplatted lands in the City of Scottsbluff. This project includes the development of an area of approximately 18.22 acres. The site will consist of 4 commercial lots with an average lot size of 3.94 acres. This report addresses the potential impacts of the site with the plan that all lots within the proposed development will provide their own storm water management plan in accordance with the City of Scottsbluff requirements.



Design Criteria

The design standards for drainage are based on the City of Scottsbluff standards. The City of Scottsbluff Drainage Ordinance is attached in Appendix C. The City’s regulations essentially require limited or controlling peak runoff levels from a new development to the pre-existing 5-year storm peak flow. Any new development must detain or retain the balance of runoff that exceeds this pre-developed 5-year peak flow.

The drainage calculations are based on the TR-55 Urban Hydrology for Small Watersheds developed by the United States Department of Agriculture, NRCS, Conservation Engineering Division.

Existing Site:

The existing site is currently cultivated farm-land. The site slopes generally from the north to the south. The average slope of the site is approximately 1.6%. Runoff from the site currently flows to the south and into a dedicated canal easement. The existing canal easement is a 25.0’ easement from the centerline of the canal on each side.

The portion of the site to be platted and developed at this point consists of the south and west portion or approximately 18 acres of land from Frontage Road on the south to 27th Street North and SWBC commercial building to the west.

The site is surrounded by existing developments including the Sykes development on the west, Quindt Commercial Tracts to the south, and 27th Street ROW on the north.

The existing site plan is shown in Appendix B.

Off-site Drainage

The site currently receives little or no offsite drainage. Drainage for the north is currently stopped by curb and gutter on 27th street. To the west is an existing commercial lot which controls all its own runoff and generally slopes from the north to south. To the east will remain unplatted agricultural farm ground. There is no evidence of any significant off-site drainage flowing onto this property.

Proposed Site and Design:

Overview:

The proposed development includes the construction of street, water, sewer and storm drain infrastructure for the purpose of supporting the commercial subdivision. The development will consist of 4 commercial lots with an average lot size of 3.94 acres.

The commercial lots are speculative as to the exact type of development but are planned to be marketed as neighborhood friendly business such as light commercial centers, professional offices, restaurants and or other similar type developments.

Runoff and Detention:

The intent of the design is to reduce the amount of runoff from the site and limit the peak flow levels of any storm up to a 25-year storm, to at or below the pre-existing 5-year storm levels. The topography of the site allows for all runoff to be directed to the south and to discharge in a collection system into Block 4, Sykes Addition which is a regional storm water retention basin.

Each individual lot is to require onsite detention. The sites would be required to meet all of the City of Scottsbluff requirements for storm water runoff and each lot would act as an independent property with privately controlled, maintained measures to hold and release storm water according to City requirement.

We calculated the storage volume the proposed Street ROW will contribute to the regional retention basin to hold the flow for the approximate duration of a typical storm. In this case, the calculated volumes were for peak flows levels for a post development 25-year storm.

The area south of the canal is included in all calculations. The street right-of-way in this area will drain south into a new regional retention basin north of Tract 12, Block 1, Quindt Commercial Tract. The intent of this regional retention basin is to be expanded as future expansion occurs within the unplatted lands north of the basin. This includes the unplatted lands south of the canal, and east of this platted area to 21st Avenue.

The existing retention area described in the proposed design has been sized for a regional retention for the City of Scottsbluff, the proposed development will contribute an additional 12,200 cf of storage volume. These calculations are shown in Appendix A.

Conclusions:

All of the proposed improvements will adequately control the storm water runoff for up to a 25-year storm. The regional retention facilities typically can handle most storms but do on occasion reach capacity. As part of this development, it is proposed to expand the regional facility to accommodate the added flow from 18th Avenue. The proposed development only contributes 12,200 cf of volume in the post development 25-year storm event. All proposed improvements have taken into consideration of future construction of the remaining nearby property.

Attached Documentation:

Appendix A - Drainage Calculations and Summary

Appendix B – Storm Drain Exhibit Map

Appendix C – Reference Documentation

APPENDIX A - DRAINAGE CALCUATIONS & SUMMARY

Triple Peaks Subdivision
Drainage Report

Baker & Associates, Inc.
November 2023

CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS



Project: Site Drainage Calculations
Triple Peaks Subdivision

Engineers - Architects - Surveyors
Since 1977

Date: 11/9/2023

SCS Runoff Curve Number Method

Pre- Developed - Entire Site

Known Variables			
CN =	78	*	Table 2-2c Type B Soil
Ia =	0.564	*	Table 4-1
S =	2.8205		Eq. 2.4
A(acres)	18.22	*	
Am =	0.02847		Area - sq. miles
q(u) =	Varies	*	Exhibit 4-II
V (ft/s)=	2	*	Figure 3-1
Tc =	0.15417	*	T = L/(3600*V), Figure 3-1, V = 2.0 ft/s, L = 1110
P	Varies		Figures B-4,5,6 (app B)
Type II rainfall			

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(l)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	78	0.564	2.8205	2.8	0.2014	0.0284688	0.99	2	0.1542	850	23.92					
10 Yr	78	0.564	2.8205	3.3	0.1735	0.0284688	1.31	2	0.1542	860	32.08					
25 Yr	78	0.564	2.8205	4.3	0.1327	0.0284688	2.09	2	0.1542	875	52.01					

CN= Curve Number
Ia= Initial Abstraction
S= Potential max retention
P= Rainfall (inches, Appendix B)
Am= Area (miles)
Q= runoff (inches)
V= velocity (ft/sec, Figure 3-1)
Tc= time of concentration (hr, chapter 3)
q(u)= unit peak discharge (csm/in)
q(p)= peak discharge (cfs)
Vr= volume of total runoff (acre-ft)
Runoff = volume of total runoff (cf)
q(o) = discharge from storage

$Q = (P - 0.2S)^2 / (P + 0.8S)$ Eq. 2-3
 $S = 1000 / CN - 10$ Eq. 2-4
 $q(p) = q(u) \cdot Am \cdot Q$ Eq. 4-1
 $Vr = 53.33 \cdot Q \cdot Am$ Eq. 6-1
 $Vs = Vr(Vs/Vr)$ Eq. 6-2

CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS



Project: Site Drainage Calculations
Triple Peaks Subdivision

Engineers - Architects - Surveyors
Since 1977

Date: 11/9/2023

SCS Runoff Curve Number Method

Pre- Developed - Street ROW

Known Variables
CN = 78 * Table 2-2c Type B Soil
Ia = 0.564 * Table 4-1
S = 2.8205 Eq. 2.4
A(acres) = 1.94 *
Am = 0.00303 Area - sq. miles
q(u) = Varies * Exhibit 4-II
V (ft/s) = 2 * Figure 3-1
Tc = 0.15417 * T = L/(3600*V), Figure 3-1, V = 2.0 ft/s, L = 1110
P Varies Figures B-4,5,6 (app B)
Type II rainfall

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(i)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	78	0.564	2.8205	2.8	0.2014	0.0030313	0.99	2	0.1542	850	2.55					
10 Yr	78	0.564	2.8205	3.3	0.1735	0.0030313	1.31	2	0.1542	860	3.42					
25 Yr	78	0.564	2.8205	4.3	0.1327	0.0030313	2.09	2	0.1542	875	5.54					

CN= Curve Number
Ia= Initial Abstraction
S= Potential max retention
P= Rainfall (inches, Appendix B)
Am= Area (miles)
Q= runoff (inches)
V= velocity (ft/sec, Figure 3-1)
Tc= time of concentration (hr, chapter 3)
q(u)= unit peak discharge (csm/in)
q(p)= peak discharge (cfs)
Vr= volume of total runoff (acre-ft)
Runoff = volume of total runoff (cf)
q(o) = discharge from storage

$Q = (P - 0.2S)^2 / (P + 0.8S)$ Eq. 2-3
 $S = 1000 / CN - 10$ Eq. 2-4
 $q(p) = q(u) * Am * Q$ Eq. 4-1
 $Vr = 53.33 * Q * Am$ Eq. 6-1
 $Vs = Vr(Vs/Vr)$ Eq. 6-2

CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS



Project: Site Drainage Calculations
Triple Peaks Subdivision

Engineers - Architects - Surveyors
Since 1977

Date: 11/9/2023

SCS Runoff Curve Number Method

Post Development - Street ROW

Known Variables

CN = 98 * Table 2-2a Type B Soil
Ia = 0.041 * Table 4-1
S = 0.20408 Eq. 2.4
Area Basin A = 1.94 * (acres)
Am (A)= 0.00303 Area (Sq miles)
q(u) = Varies * Exhibit 4-II
V (ft/s)= 2.6 * Figure 3-1
Tc (A) = 0.14 * T = L/(3600*V), Figure 3-1, V = 2.6 ft/s, L = 1110
P Varies Figures B-4,5,6 (app B)
Type II rainfall

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(l)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	98	0.041	0.2041	2.8	0.0146	0.0030281	2.57	2.6	0.1442	900	7.00	0.41	2.547	0.36	0.34	6,144.73
10 Yr	98	0.041	0.2041	3.3	0.0126	0.0030281	3.02	2.6	0.1442	910	8.31	0.49	2.547	0.31	0.37	7,853.33
25 Yr	98	0.041	0.2041	4.3	0.0096	0.0030281	4.01	2.6	0.1442	920	11.18	0.65	2.547	0.23	0.43	12,143.32

CN= Curve Number
Ia= Initial Abstraction
S= Potential max retention
P= Rainfall (inches, Appendix B)
Am= Area (miles)
Q= runoff (inches)
V= velocity (ft/sec, Figure 3-1)
Tc= time of concentration (hr, chapter 3)
q(u)= unit peak discharge (csm/in)
q(p)= peak discharge (cfs)
Vr= volume of total runoff (acre-ft)
Runoff = volume of total runoff (cf)
q(o) = discharge from storage
Vs = Volume of storage needed

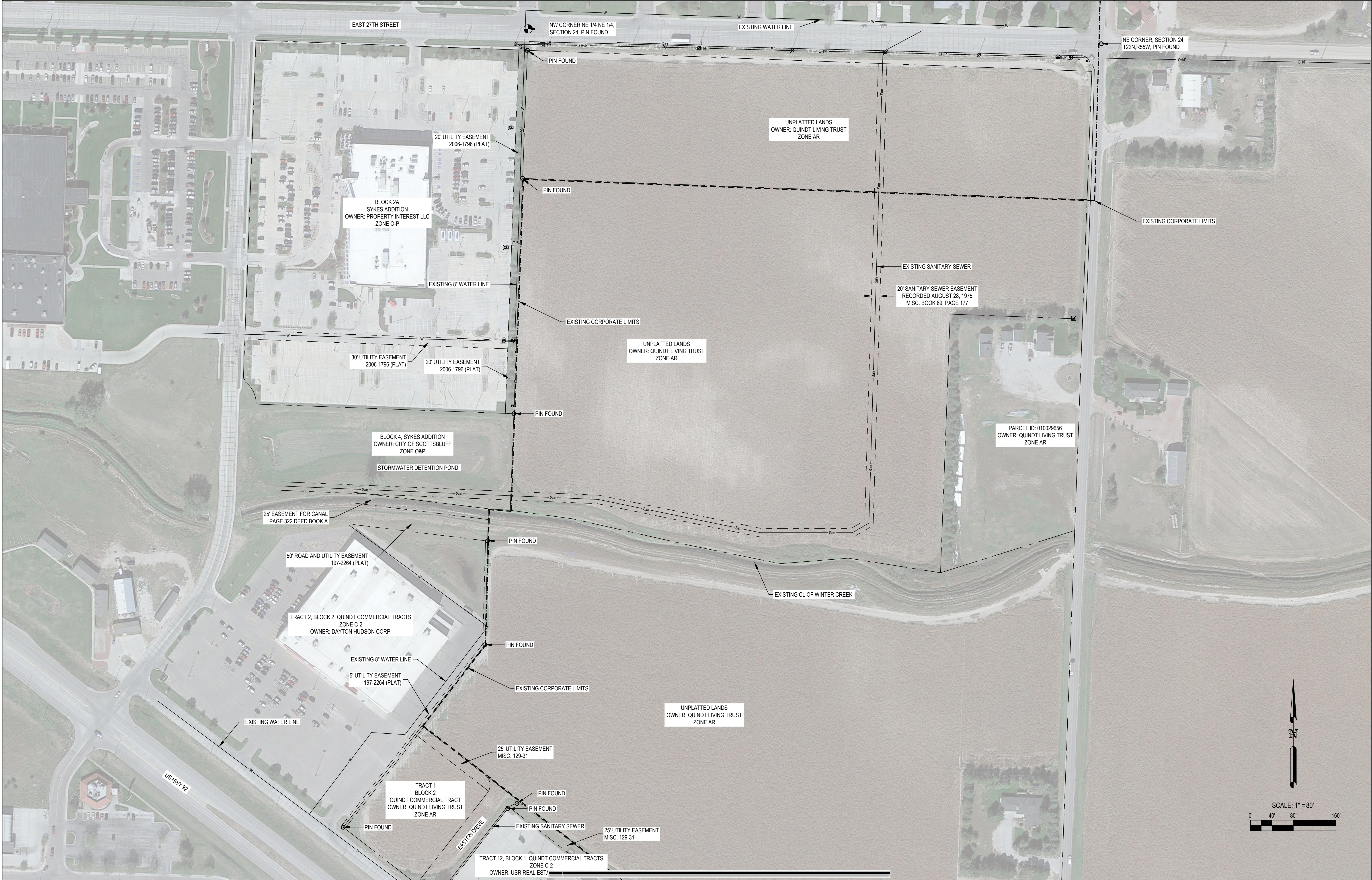
$Q = (P - 0.2S)^2 / (P + 0.8S)$ Eq. 2-3
 $S = 1000 / CN - 10$ Eq. 2-4
 $q(p) = q(u) * Am * Q$ Eq. 4-1
 $Vr = 53.33 * Q * Am$ Eq. 6-1
 $T = L / (3600 * V)$, Figure 3-1, V = 4.1ft/s, L = 1850
 $Vs = Vr(Vs/Vr)$ Eq. 6-2

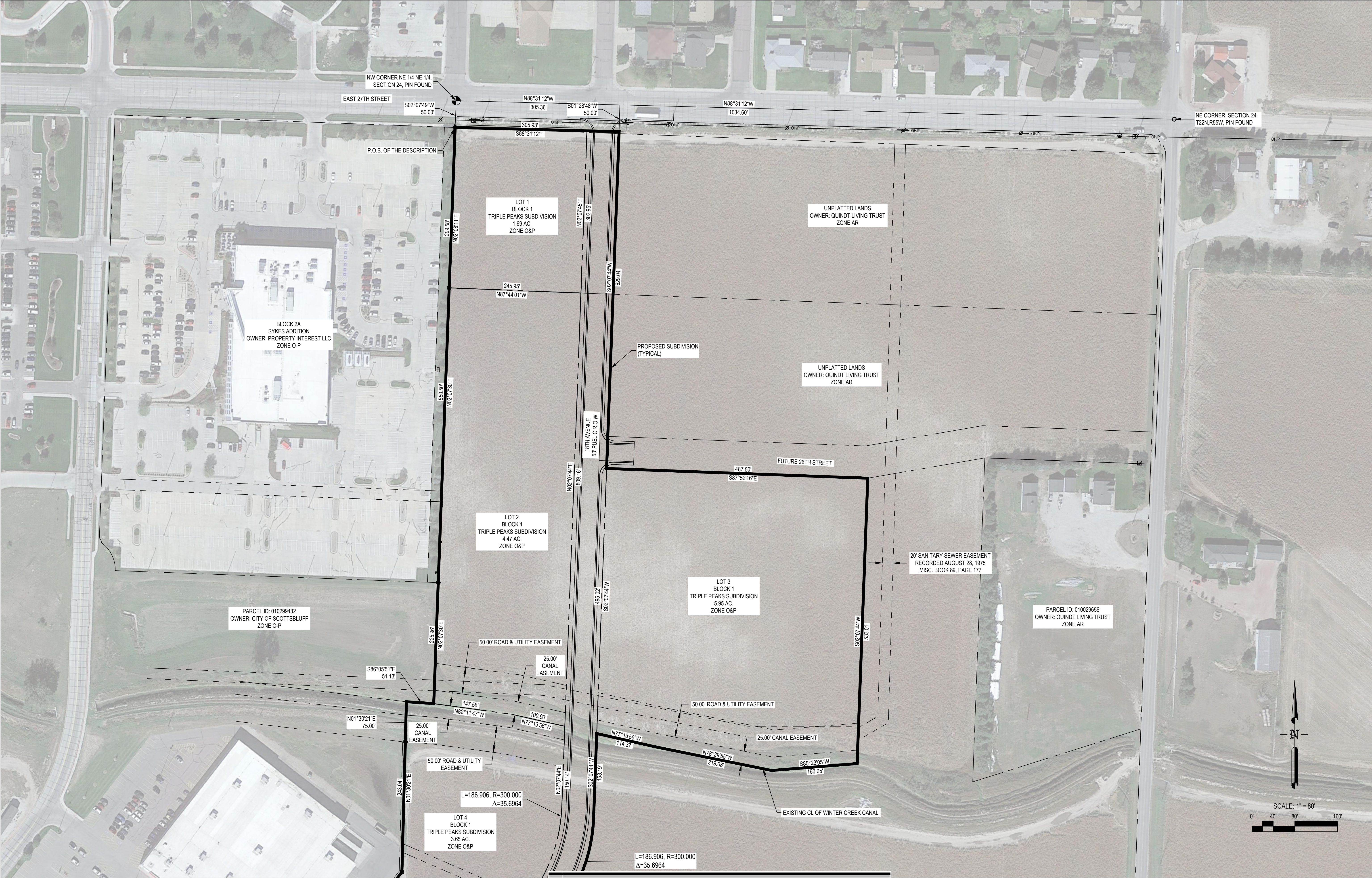
*Storage needed from the following storms. Regional
Basin would need expanded at minimum 12,500 cf.

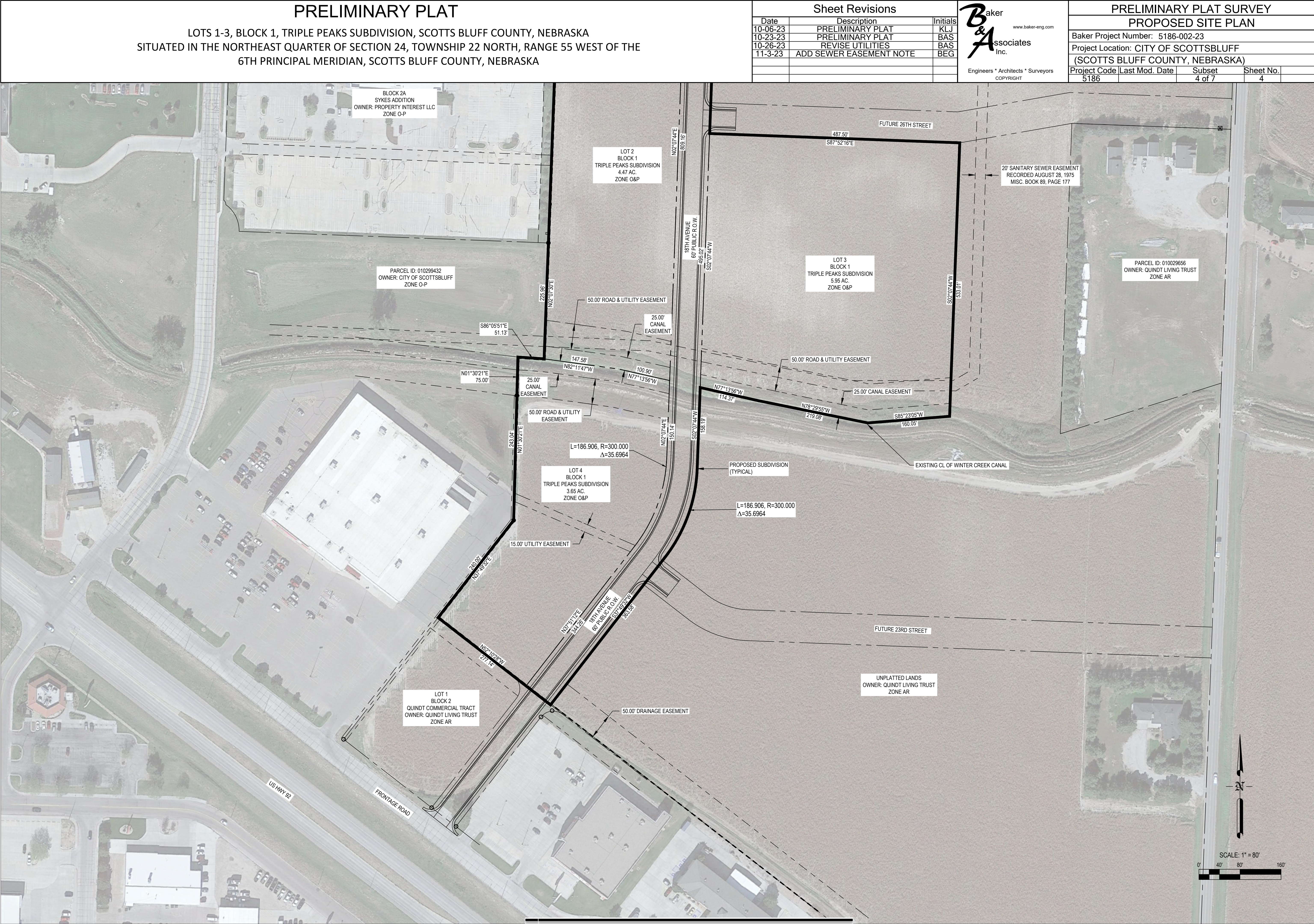
APPENDIX B – EXISTING & PROPOSED SITE PLAN

Triple Peaks Subdivision
Drainage Report

Baker & Associates, Inc.
November 2023







APPENDIX C - REFERENCE DOCUMENTATION

Triple Peaks Subdivision
Drainage Report

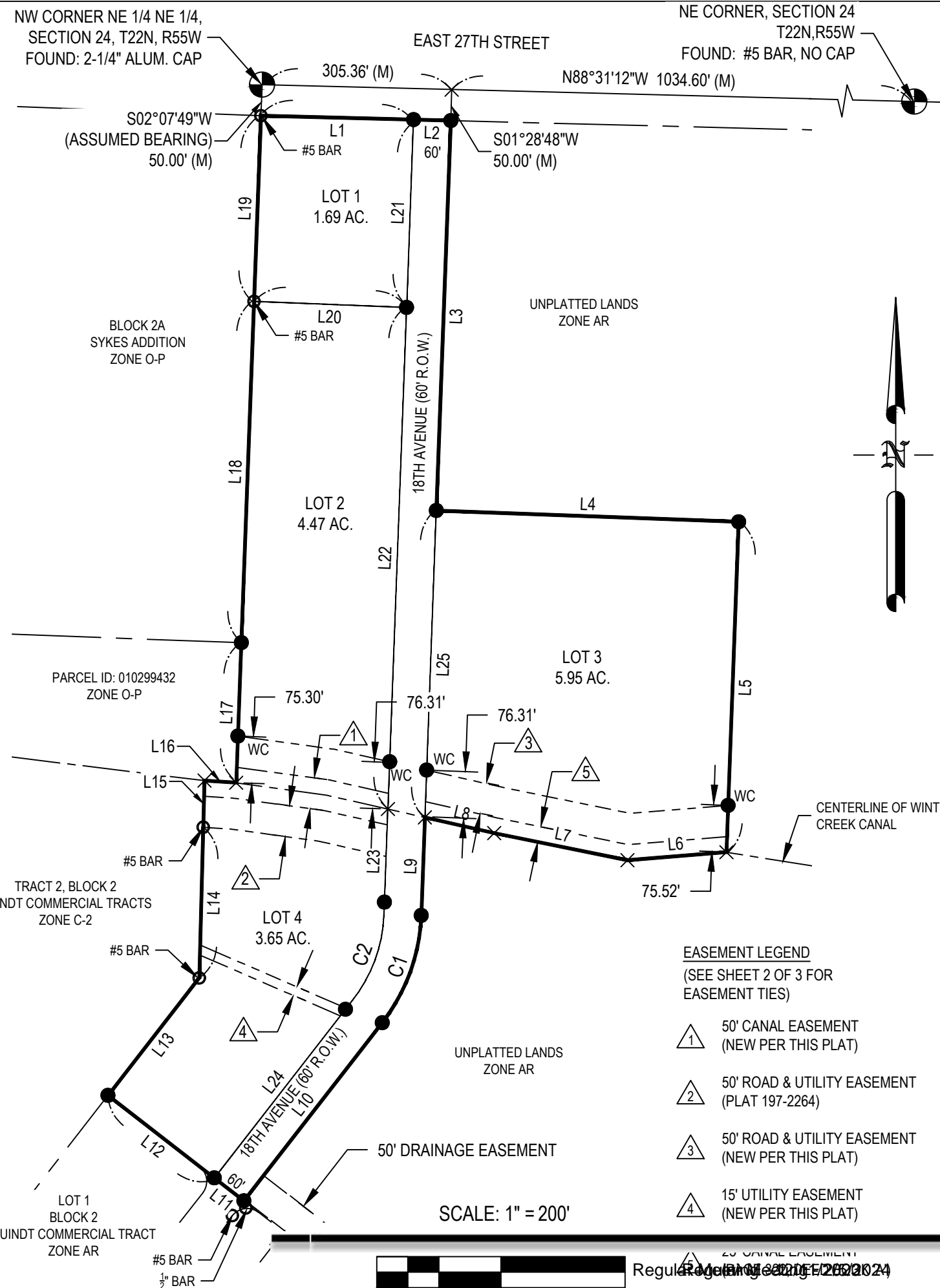
Baker & Associates, Inc.
November 2023

§ 21-1-39 DRAINAGE SYSTEM; REQUIRED; STANDARDS.

- (A) An adequate system to control the adverse impacts associated with increased stormwater runoff shall be constructed.
 - (B) The minimum stormwater controls shall require that all developments provide management measures necessary to maintain the post-developed peak discharge at a level that is equal to or less than the pre-developed peak discharge for the design storm. The (m) year storm is defined as a storm event which, over a long period of time, will be equaled or exceeded on the average of once every (m) years.
 - (C) Site specific facilities shall be designed to restrict stormwater discharge to that generated from the pre-developed site during a five-year storm. The facilities shall be designed to limit the Q5 discharge up through the ten-year storm event. The facility shall be designed to prevent uncontrolled overflow for storms having a frequency of 25 years or less.
 - (D) Regional facilities shall be designed to allow a maximum controlled discharge of Q5 pre-development through the 25-year storm. The minimum uncontrolled overflow should be based on the 100-year storm.
 - (E) Site grading and drainage for all sites shall be designed to prevent stormwater from outside of the design area from entering the area.
 - (F) All conveyance systems for proposed projects shall be analyzed, designed, and constructed for existing tributary off-site runoff and developed on-site runoff from the proposed project. Conveyance systems in residential areas shall be designed to carry a two-year intensity storm. A ten-year intensity storm shall be used to check the hydraulic grade of the pipe system. The hydraulic grade line shall be limited to five inches of water in the gutter.
 - (G) In commercial and industrial areas, the design storm intensity shall be a storm of five-year frequency, the check intensity for hydraulic grade calculations shall be a ten-year frequency with the hydraulic grade limited to the gutter elevation.
- (Ord. 3669, passed - -2001)

§ 21-1-40 PLANNED UNIT DEVELOPMENT; WAIVER; MODIFICATION.

- Anything in the preceding sections of this article to the contrary notwithstanding, if a proposed subdivision comprises, or is wholly comprised within, an area with respect to which the Planning Commission shall have issued a special permit authorizing a planned unit development as provided in Article 9 of Chapter 25 of this code, the City Council may, with respect to such subdivision, or a part thereof, waive or modify the requirements in this article concerning the design of streets, street right-of-way width, width of construction of streets, length of streets, length or width of blocks, design of cul-de-sacs, necessity or location of curb, gutter and sidewalks, type of construction of streets and sidewalks, utilities design, and public facilities design.
- (Ord. 1116, passed 2-25-1957; Ord. 2489, passed - -1979)
- § 21-1-41 ADDITIONAL REGULATIONS; CITY COUNCIL AUTHORITY; CONFORMANCE REQUIRED.**
- The City Council, prior to approving a proposed subdivision, may impose requirements set forth in the foregoing sections of this article, and compliance with such additional requirements shall also be necessary to warrant approval of the subdivision. Provided, notwithstanding the fact that a proposed subdivision may comply with the requirements set forth in the foregoing sections of this article, the City Council may refuse to approve it if, in the judgment of the City Council, platting and development of the site for the purposes or in the manner proposed, or for other reasons, would not be in the public interest.
- (Ord. 1116, passed 2-25-1957; Ord. 1225, passed - -1959)



LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION SHEET 1 OF 3
AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Parcel Line Table		
Line #	Length	Direction
L1	245.93	N88° 31' 12"W
L2	60.00	N88° 31' 12"W
L3	629.04	N2° 07' 44"E
L4	487.50	N87° 52' 16"W
L5	533.01	N2° 07' 44"E
L6	160.05	N85° 23' 05"E
L7	219.08	S78° 29' 55"E
L8	114.37	S77° 13' 56"E
L9	158.19	N2° 07' 44"E
L10	363.58	N37° 49' 32"E
L11	60.17	S52° 10' 28"E
L12	216.98	S52° 10' 28"E
L13	240.00	S37° 49' 32"W

Parcel Line Table		
Line #	Length	Direction
L14	243.04	S1° 30' 21"W
L15	75.00	S1° 30' 21"W
L16	51.13	N86° 05' 51"W
L17	225.96	S2° 07' 30"W
L18	550.50	S2° 07' 30"W
L19	299.58	S2° 08' 11"W
L20	245.95	N87° 44' 01"W
L21	302.95	N2° 07' 45"E
L22	809.16	N2° 07' 44"E
L23	169.46	N2° 07' 46"E
L24	363.58	N37° 51' 05"E
L25	495.02	S2° 07' 44"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	186.91	300.00	35.70	N19° 58' 38"E	183.90
C2	149.52	240.00	35.70	N19° 58' 38"E	147.12

- EASEMENT LEGEND**
(SEE SHEET 2 OF 3 FOR EASEMENT TIES)
- △ 1 50' CANAL EASEMENT (NEW PER THIS PLAT)
 - △ 2 50' ROAD & UTILITY EASEMENT (PLAT 197-2264)
 - △ 3 50' ROAD & UTILITY EASEMENT (NEW PER THIS PLAT)
 - △ 4 15' UTILITY EASEMENT (NEW PER THIS PLAT)

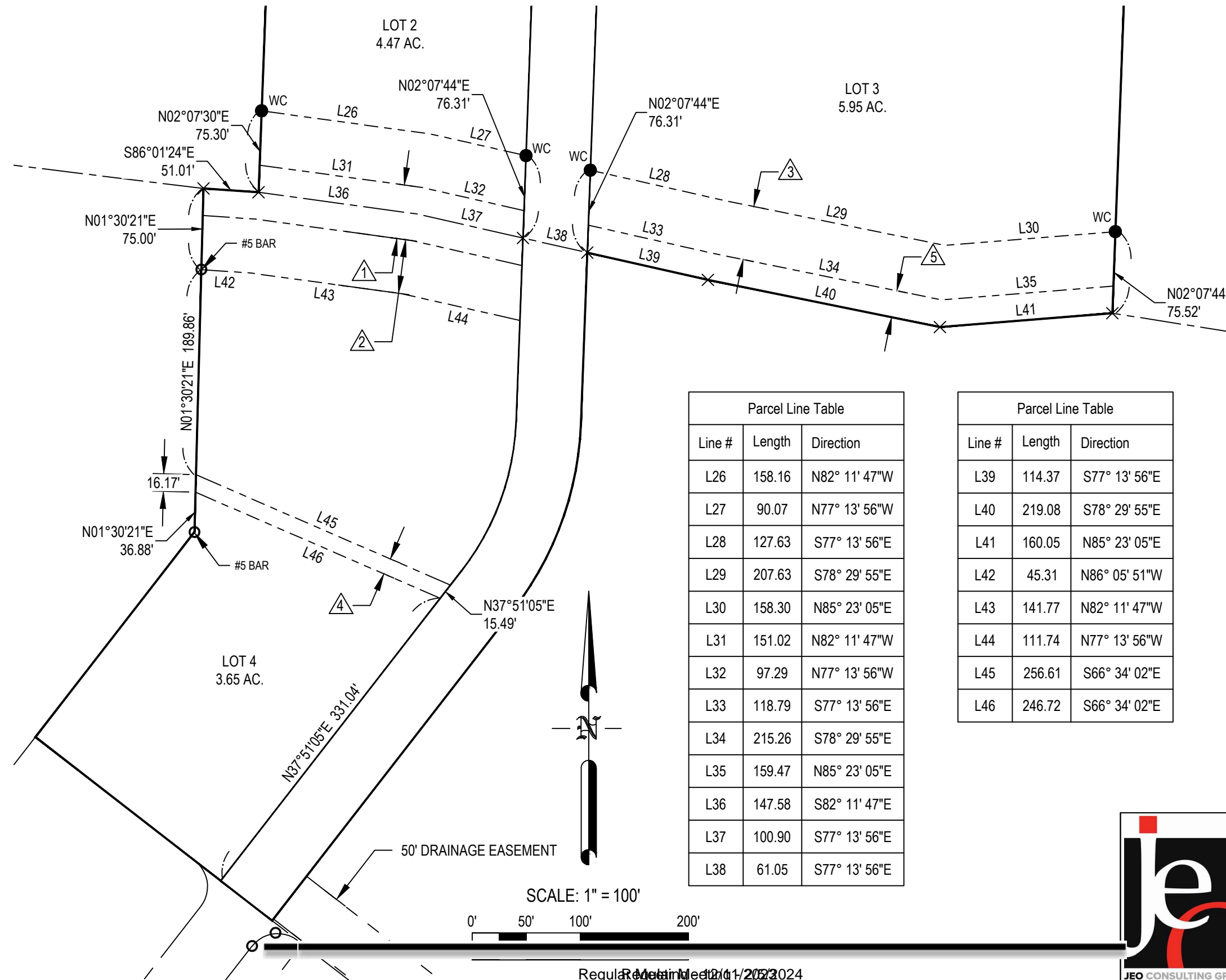
- SURVEY LEGEND**
- (M) = MEASURED DISTANCE
 - = FOUND PROPERTY CORNER (AS NOTED)
 - = SET PROPERTY CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
 - WC = SET WITNESS CORNER 5/8" x 24" REBAR WITH PLASTIC CAP
 - × = TEMPORARY POINT



120 EAST 16TH STREET, SUITE 'A'
SCOTTSBLUFF, NEBRASKA 69361
PHONE: (308) 632-3123
DECEMBER 1, 2023

LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION
AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE
 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

SHEET 2 OF 3



EASEMENT LEGEND

- △ 1 50' CANAL EASEMENT (NEW PER THIS PLAT)
- △ 2 50' ROAD & UTILITY EASEMENT (PLAT 197-2264)
- △ 3 50' ROAD & UTILITY EASEMENT (NEW PER THIS PLAT)
- △ 4 15' UTILITY EASEMENT (NEW PER THIS PLAT)
- △ 5 25' CANAL EASEMENT (PAGE 322, DEED BOOK 'A')
- △ 6 20' SANITARY SEWER EASEMENT (MISC. BOOK 89, PAGE 177)

SURVEY LEGEND

- (M) = MEASURED DISTANCE
- = FOUND PROPERTY CORNER (AS NOTED)
- = SET PROPERTY CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
- WC = SET WITNESS CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
- × = TEMPORARY POINT

Parcel Line Table		
Line #	Length	Direction
L26	158.16	N82° 11' 47"W
L27	90.07	N77° 13' 56"W
L28	127.63	S77° 13' 56"E
L29	207.63	S78° 29' 55"E
L30	158.30	N85° 23' 05"E
L31	151.02	N82° 11' 47"W
L32	97.29	N77° 13' 56"W
L33	118.79	S77° 13' 56"E
L34	215.26	S78° 29' 55"E
L35	159.47	N85° 23' 05"E
L36	147.58	S82° 11' 47"E
L37	100.90	S77° 13' 56"E
L38	61.05	S77° 13' 56"E

Parcel Line Table		
Line #	Length	Direction
L39	114.37	S77° 13' 56"E
L40	219.08	S78° 29' 55"E
L41	160.05	N85° 23' 05"E
L42	45.31	N86° 05' 51"W
L43	141.77	N82° 11' 47"W
L44	111.74	N77° 13' 56"W
L45	256.61	S66° 34' 02"E
L46	246.72	S66° 34' 02"E



120 EAST 16TH STREET, SUITE 'A'
 SCOTTSBLUFF, NEBRASKA 69361
 PHONE: (308) 632-3123

DECEMBER 1, 2023

LEGAL DESCRIPTION - TRIPLE PEAKS SUBDIVISION

A TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S 02°07'49" W (ASSUMED BEARING), A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF BLOCK 2A, SYKES ADDITION, AND THE POINT OF BEGINNING; THENCE S 88°31'12" E ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 305.93 FEET; THENCE S 2°07'44" W A DISTANCE OF 629.04 FEET; THENCE S 87°52'16" E A DISTANCE OF 487.50 FEET; THENCE S 2°07'44" W A DISTANCE OF 533.01 FEET TO THE CENTERLINE OF WINTER CREEK CANAL; THENCE S85°23'05" W ON SAID CENTERLINE A DISTANCE OF 160.05 FEET; THENCE N 78°29'55" W CONTINUING ON SAID CENTERLINE, A DISTANCE OF 219.08 FEET; THENCE N 77°13'56" W CONTINUING ON SAID CENTERLINE A DISTANCE OF 114.37 FEET; THENCE S 2°07'44" W, A DISTANCE OF 158.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.91 FEET, THE CHORD OF SAID CURVE BEARS S 19°58'38" W, A DISTANCE OF 183.90 FEET; THENCE S 37°49'32" W, A DISTANCE OF 363.58 FEET TO THE NORTH LINE OF QUINDT COMMERCIAL TRACTS; THENCE N 52°10'28" W ON SAID NORTH LINE, A DISTANCE OF 277.14 FEET ,TO A POINT ON THE EASTERLY LINE OF TRACT 2, OF SAID QUINDT COMMERCIAL TRACTS; THENCE N 37°49'32" E ON SAID EASTERLY LINE, A DISTANCE OF 240.00 FEET; THENCE N 1°30'21" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 318.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE S 86°05'51" E ON SAID CENTERLINE, A DISTANCE OF 51.13 FEET TO THE SOUTHEAST CORNER OF BLOCK 4, OF SYKES ADDITION; THENCE N 2°07'30" E ON THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 225.96 FEET TO THE SOUTHEAST CORNER OF BLOCK 2A, OF SAID SYKES ADDITION, A REPLAT OF BLOCKS 2 AND 3, SYKES ADDITION; THENCE CONTINUING N 2°07'30" E ON THE EAST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 550.50 FEET; THENCE N 2°08'11" E, CONTINUING ON SAID EAST LINE, A DISTANCE OF 299.58 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 793,679.99 SQUARE FEET, OR 18.22 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

JOSHUA D. BORCHERS, LS 766

OWNER'S STATEMENT AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOTS 1, 2 AND 3, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: DEIDRA BRUNER

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DEIDRA BRUNER, KNOWN TO ME 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 NOTARIAL SEAL THIS DAY OF , 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION
AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S STATEMENT AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOT 4, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: WILBER L. QUINDT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME WILBER L. QUINDT, KNOWN TO ME 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 NOTARIAL SEAL THIS DAY OF , 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION 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 , 2023.

BY: JEANNE MCKERRIGAN, MAYOR

ATTESTED:

CITY CLERK



120 EAST 16TH STREET, SUITE 'A'
SCOTTSBLUFF, NEBRASKA 69361

PHONE: (308) 632-3123

DECEMBER 1, 2023

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: December 5, 2023

For Hearing of: December 11, 2023



I. GENERAL INFORMATION

- A. Applicant: Deidra Bruner
3302 Verbena Place
Scottsbluff, NE 69361
- B. Property
Owner: Wilbert Quindt Living Trust & Vicki Quindt Trust
429 W Lakeshore Drive
Lincoln, NE 68528
- C. Proposal: Preliminary Plat and Final, Lots 1-4, Block 1, Triple Peaks Subdivision
- D. Legal Description: See Preliminary Plat
- E. Location: Tract of land south of E. 27th Street and east of SWBC building
- F. Existing Zoning & Land Use: AR Agricultural Residential – Farmland

Size of Site: Approximately 18.22 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	R-1A Single Family Residential	Church and Single-Family Dwellings
East	Residential	A - Agricultural	Farmland
South	Highway 26 Commercial	AR – Agricultural Residential	Farmland
West	WNCC and Surrounding Area	O-P Office and Professional / C-2 Neighborhood and Retail Commercial	Commercial Buildings (SWBC Building and Target)

B. Relevant Case History

1. Planning Commission made a positive recommendation on Approval of Rezone to O-P District on November 13, 2023

2. Planning Commission tabled the preliminary plat on November 13, 2023 in order for staff to further review stormwater drainage in the subdivision (south of the canal)

III. **ANALYSIS**

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as WNCC and Surrounding Area.

B. Traffic & Access:

1. Access to the subdivision will be via 27th Street and the newly proposed 18th Avenue.
2. Intersections for 26th Street and 23rd Street are shown.
3. A cross-section of 18th Avenue is included in the plat.

C. Utilities:

1. Water mains will be located in 18th Avenue Right-of-Way and Utility Easements on Lot 2 and Lot 4.
2. Sewer mains will be/ is located in 18th Avenue Right-of-Way and Canal Utility/Access Easement
3. A Stormwater Main will be located in the Canal Utility/Access Easement on Lot 4 which will drain 18th Avenue (north of the canal) into the City-owned retention pond south of the SWBC building.
4. A stormwater easement will be dedicated on the unplatted land northeast of Staples which 18th Avenue (south of the canal) will drain into.

IV. **STAFF COMMENTS**

- A. A Developer's Agreement/Contract for Public Improvements will be necessary as part of the Final Plat. Staff and the Applicant are currently working on this
- B. The drainage study for the subdivision is included with the preliminary plat.
- C. A letter of understanding is included which states the Winters Creek Canal Company will allow 18th Avenue to cross the Winters Creek Canal.
- D. The subdivision will be annexed into the corporate limits of the City.
- E. An ordinance will be necessary to change the name of Easton Drive to 18th Avenue. The City requested the street be named 18th Avenue.
- F. The subdivision will be annexed into the City of Scottsbluff.

V. **FINDINGS OF FACT**

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

1. The Comprehensive Plan identifies the area as WNCC and Surrounding Areas and the proposed subdivision is intended to be commercial which aligns with the future land use map.
2. The minimum lot size requirement for the O-P zoning district is 7,000 square feet, and the smallest proposed lot is 1.69 acres.

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

1. None

VI. STAFF RECCOMENDATION

- A.** Staff recommends Planning Commission make a positive recommendation on approval of the preliminary plat and final plat for Lots 1-4, Block 1, Triple Peaks Subdivision, on the condition the City Council finds the contract for public improvements acceptable.

RESOLUTION NO. 24-__

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

WHEREAS, BE IT RESOLVED, the Final Plat of Lots 1, 2, 3, and 4, Block 1, Triple Peaks Subdivision as Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, dated February 5, 2024 duly made, acknowledged and certified, is approved. Approval is made on the condition that a Contract for Public Improvements be signed by the Owner and approved by the City Council for construction of a street, curb, sidewalk, water, sanitary sewer and storm sewer mains as improvements and providing a payment or performance bond to secure the cost of the construction. The Mayor is authorized to sign the Final Plat on behalf of the City of Scottsbluff, Nebraska. Such Final Plat and related documents are ordered to be filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 5th day of February, 2024.

Mayor

ATTEST: _____

City Clerk

Contract for Public Improvements

This Contract for Public Improvements (“Agreement”) is made on _____, 2024 among the City of Scottsbluff, Nebraska, a Municipal Corporation, (the “City”); Bruner Bunch, LLC, a Nebraska Limited Liability Company (the “Developer”); and Wilbert L. Quindt and Vicki S. Quindt, Trustees of the Wilbert L. Quindt Living Trust, dated March 4, 2014 and Vicki S. Quindt and Wilbert L. Quindt, Trustees of the Vicki S. Quindt Living Trust, dated March 4, 2014 (together, “Quindts”). The Developer and Quindts are referred to together in this Agreement as the “Owners.”

1. In this Agreement, “Triple Peaks Subdivision” means the proposed subdivision:

Lots 1 through 4, Block 1, Triple Peaks Subdivision, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.
2. The Developer owns Lots 1, 2 and 3, Block 1 of Triple Peaks Subdivision (the “Bruner Property”).
3. Quindts own Lot 4, Block 1 of Triple Peaks Subdivision (“Lot 4”). Quindts also own Tract 1, Block 2, Quindt Commercial Tracts (Replat), an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (the “Quindt Property”).
4. The City requires certain public improvements to be constructed as a condition of the City’s approval of Triple Peaks Subdivision. This Agreement is the parties’ agreement regarding the construction of those improvements
5. By December 1, 2025, the Developer will construct the public improvements shown on the proposed plat of Triple Peaks Subdivision and as listed on Exhibit A of this Agreement, including the street (18th Avenue), curb, sidewalk, and water, sanitary sewer, and storm sewer mains (the “Improvements”). The quantities described on Exhibit A may change when the final plans and specifications are approved. The Developer must pay for the cost of all of these Improvements.
6. The Developer must construct the Improvements according to the City’s ordinances and codes and plans and specifications approved by the City, which approval will not be unreasonably withheld.
7. All of the Improvements will become the property of the City immediately upon the City Council’s acceptance of the Improvements. The Developer warrants the Improvements for a period of one year after the date the City Council’s accepts the Improvements.
8. If the Developer fails to construct the Improvements, the City may construct the Improvements. The Developer shall, upon the City’s demand, reimburse the City for all of the City’s costs of constructing the Improvements.

9. To secure the Developer's obligations in this Agreement, the Developer will provide security consistent with the policies established by the City. The estimated cost of the Improvements is \$1,600,000.00. The parties contemplate that the Developer will enter into a contract for the construction of the Improvements. The actual cost of the Improvements will be determined by the provisions of such contract. The security furnished by the Developer will be for the entire amount of the actual cost of the Improvements. If the security furnished by the Developer is a performance/payment bond or letter of credit, the performance/payment bond or letter of credit shall provide that upon demand by the City, the City shall be paid all sums which the City is entitled to collect from the Developer under this Agreement to construct the Improvements. If the sums collected by the City under the performance/payment bond or letter of credit are not sufficient to satisfy the Developer's liability to the City, the Developer will remain liable for the balance.
10. The City may, at its option, assess all or any part of the unreimbursed cost of the Improvements against the Bruner Property. When any installment of special assessments is unpaid for a period of six (6) months after it becomes delinquent, the City may mail written notice to the Developer and demand that the Developer pay such installment. If the Developer fails to do so within thirty (30) days after such notice is mailed, the City may proceed by appropriate action to enforce the Developer's liability as described in this section. In any such action, the City shall not be limited to the installments that are currently due, but shall be entitled to collect the City's entire cost of the Improvements, plus interest, less sums previously paid. Quindts are not responsible for unreimbursed costs of the Improvements and no lien will be filed against Lot 4 or the Quindt Property by the City in connection with such unreimbursed costs. Any notice under this section shall be deemed given if sent by certified U.S. mail, postage prepaid, to the Developer at the following address:

Bruner Bunch, LLC
c/o Deidra Bruner
3302 Verbena Drive
Scottsbluff, NE 69361

11. Any forbearance by the City to exercise any right granted to it in this Agreement shall not be considered a waiver of the City's rights.
12. The Owners agree to participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve Triple Peaks Subdivision and the Quindt Property as provided for in this Agreement. This paragraph will not be deemed a waiver of an 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 property.
13. This Agreement shall run with the land in the Triple Peaks Subdivision and the Quindt Property and shall bind the parties and their respective successors in interest.
14. 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 Agreement has been executed. The Developer will reimburse the City for the costs of filing this Memorandum of Contract.

By signing below, the parties signify their agreement to the terms of this Agreement.

CITY OF SCOTTSBLUFF, NEBRASKA

Jeanne McKerrigan, Mayor

Dated: _____, 2024

Attest:

City Clerk

Bruner Bunch, LLC

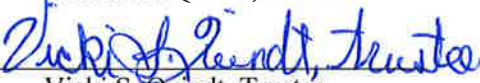
By: 
Deidra Bruner

Title: Owner

Dated: 1-30-2024, 2024


Wilbert L. Quindt Living Trust,
dated March 4, 2014

By: 
Wilbert L. Quindt, Trustee

By: 
Vicki S. Quindt, Trustee

Dated: 1/26, 2024

Vicki S. Quindt Living Trust
dated March 4, 2014

By: 
Vicki S. Quindt, Trustee

By: 
Wilbert L. Quindt, Trustee

Dated: 1/26, 2024

WATER	6" Water Main	141	327	168	116	246	.998 L.F.
	8" Water Main	1140	74	658			1872 L.F.
	Fire Hydrants	4	2				6 EA.
	Connection To Existing	2					2 EA.
	90 Bend	1					1 EA.
	8" x 8" Tee	1					1 EA.
	8" x 6" Tee	1					1 EA.
SANITARY SEWER	8" Sewer Main	400	460	87	431	56	1827 L.F.
	Manhole	3	2			61	5 EA.
STORM SEWER	18" Main	327	36				363 L.F.
	Inlets	2					2 EA.
	6' culvert	86					86 L.F.
	Headwalls	2					2 EA.
STREET	8" P.C.C.	70915					70915 S.F.
CURB	30" P.C.C.	2163	667	967	687		4484 L.F.
SIDEWALK	5" P.C.C.	10037	2890	3844	2722		19493 S.F.



MEMORANDUM OF CONTRACT

The City of Scottsbluff, Nebraska, a Municipal Corporation; Bruner Bunch, LLC, a Nebraska Limited Liability Company; and Wilbert L. Quindt and Vicki S. Quindt, Trustees of the Wilbert L. Quindt Living Trust, dated March 4, 2014 and Vicki S. Quindt and Wilbert L. Quindt, Trustees of the Vicki S. Quindt Living Trust, dated March 4, 2014 give notice that they have executed a Contract for Public Improvements dated _____, 2024. This contract involves the following described real estate:

Lots 1 through 4, Block 1, Triple Peaks Subdivision an Addition to the City of Scottsbluff, Scottsbluff, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska and

Tract 1, Block 2, Quindt Commercial Tracts (Replat), an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska

The contract generally provides for the development of a portion of the real estate described above including the construction of improvements including street, curb, sidewalk, and water, storm sewer and sanitary sewer mains. Parties interested in the real estate described above should inform themselves concerning the details of this contract.

[The next page is the signature page]

City of Scottsbluff, Nebraska

By _____
Jeanne McKerrigan, Mayor

Bruner Bunch, LLC, a Nebraska Limited Liability Company

By Deidra Bruner
Deidra Bruner

Title: Owner

Wilbert L. Quindt Living Trust, dated March 4, 2014

By: Wilbert L. Quindt, Trustee
Wilbert L. Quindt, Trustee

By: Vicki S. Quindt, Trustee
Vicki S. Quindt, Trustee

Vicki S. Quindt Living Trust, dated March 4, 2014

By: Vicki S. Quindt, Trustee
Vicki S. Quindt, Trustee

By: Wilbert L. Quindt, Trustee
Wilbert L. Quindt, Trustee

STATE OF NEBRASKA; COUNTY OF SCOTTS BLUFF ss.

The foregoing Memorandum of Contract was acknowledged before me this ____ day of _____, 2024 by Jeanne McKerrigan, the Mayor of the City of Scottsbluff, Nebraska, after being duly authorized and on behalf of the City.

Notary Public

STATE OF NEBRASKA; COUNTY OF SCOTTS BLUFF ss.

The foregoing Memorandum of Contract was acknowledged before me this 30 day of January, 2024 by Deidra Bruner, the owner [title] of Bruner Bunch, LLC, a Nebraska Limited Liability Company, on behalf of the Company.



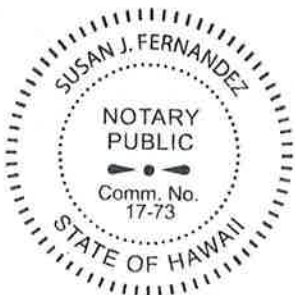
Notary Public

STATE OF Hawaii; COUNTY OF Mau ss.

The foregoing Memorandum of Contract was acknowledged before me this 26th day of January, 2024 by Wilbert L. Quindt and Vicki S. Quindt as Trustees of the Wilbert L. Quindt Living Trust, dated March 4, 2014 and as Trustees of the Vicki S. Quindt Living Trust, dated March 4, 2014.

Susan J. Fernandez
Notary Public

My Commission Expires: 03/19/2025



Doc Date: 1/26/2024 # Pages: 3
Notary Name: Susan J. Fernandez Circuit
Doc Description: Memorandum of Contract (Stamp or Seal)
Notary Signature: Susan J. Fernandez Date: 1/26/2024

