

City of Scottsbluff, Nebraska

Monday, March 11, 2024

Regular Meeting

Item Pub Hear2

Planning Commission to conduct a Public Hearing to consider the Preliminary and Final Plats of Lots 1-2, Block 1, Seth Raymond Subdivision, a tract of unplatted land located in Section 11, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska.

Staff Contact:



City of Scottsbluff
Subdivision Application
Permit Identifier 2024-14SD

Type: Final Plat

Applicant Name	Survey Dept MC Schaff (Gregg Schilz)	Applicant Address	818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska
Applicant Email	survey@mcschaff.com	Applicant Phone	3086351926
Contact Name	Daniel Raymond	Contact Address	210570 W 42nd St
Contact Email		Contact Phone	3086318930

Subdivision Information

Proposed Name of Subdivision Seth Raymond Subdivision

General Location/Address 210570 W 42ND ST

Legal Description see attached

Current Zoning District(s) Ag

Total Area (square feet or acre) 7.73 Acres

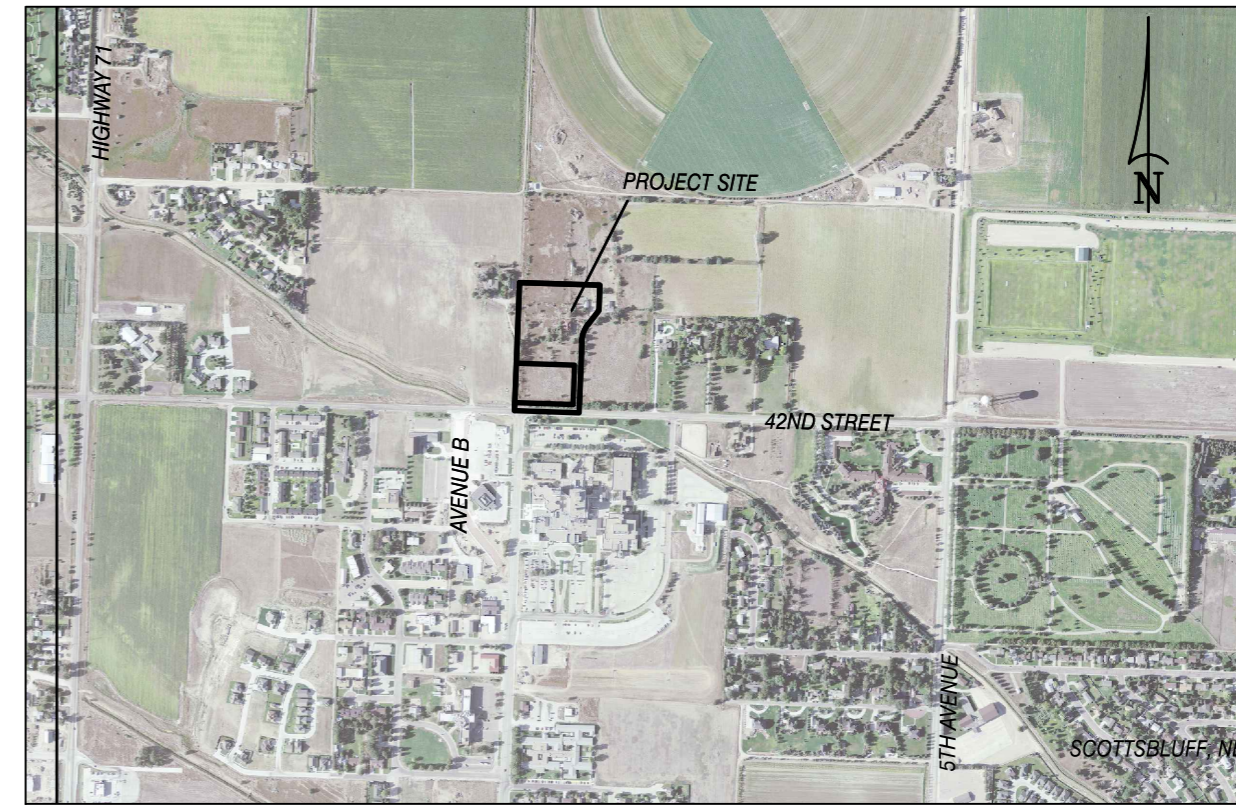
Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Same as Prelim Plat Application

PRELIMINARY PLAT LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, THENCE ON THE NORTH-SOUTH CENTERLINE OF SECTION 11, ON AN ASSUMED BEARING OF N02°17'59"E, A DISTANCE OF 789.28 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, THENCE BEARING S02°17'59"W, ON A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S19°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON A LINE BEING PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 437.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON SAID LINE, BEARING N88°12'08"W, A DISTANCE OF 399.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 7.73 ACRES, MORE OR LESS.

AND LOT 2, BLOCK 1, SETH RAYMOND SUBDIVISION WILL HAVE A 40 FOOT ACCESS EASEMENT TO 42ND STREET ON THE EAST EDGE OF SAID LOT 2, AS PLATTED, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY NEBRASKA, THENCE EASTERLY ON THE SOUTH LINE OF SAID SECTION 11, ON AN ASSUMED BEARING OF S88°12'08"E, A DISTANCE OF 399.36 FEET, THENCE BEARING N02°17'59"E, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SETH RAYMOND SUBDIVISION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ON THE EAST LINE OF SAID LOT 1, BEARING N02°17'59"E, A DISTANCE OF 242.44 FEET, THENCE BEARING N88°12'08"W, A DISTANCE OF 40 FEET, THENCE BEARING S02°17'59"W, A DISTANCE OF 242.44 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING AN AREA OF 0.22 ACRES, MORE OR LESS.

GENERAL NOTES

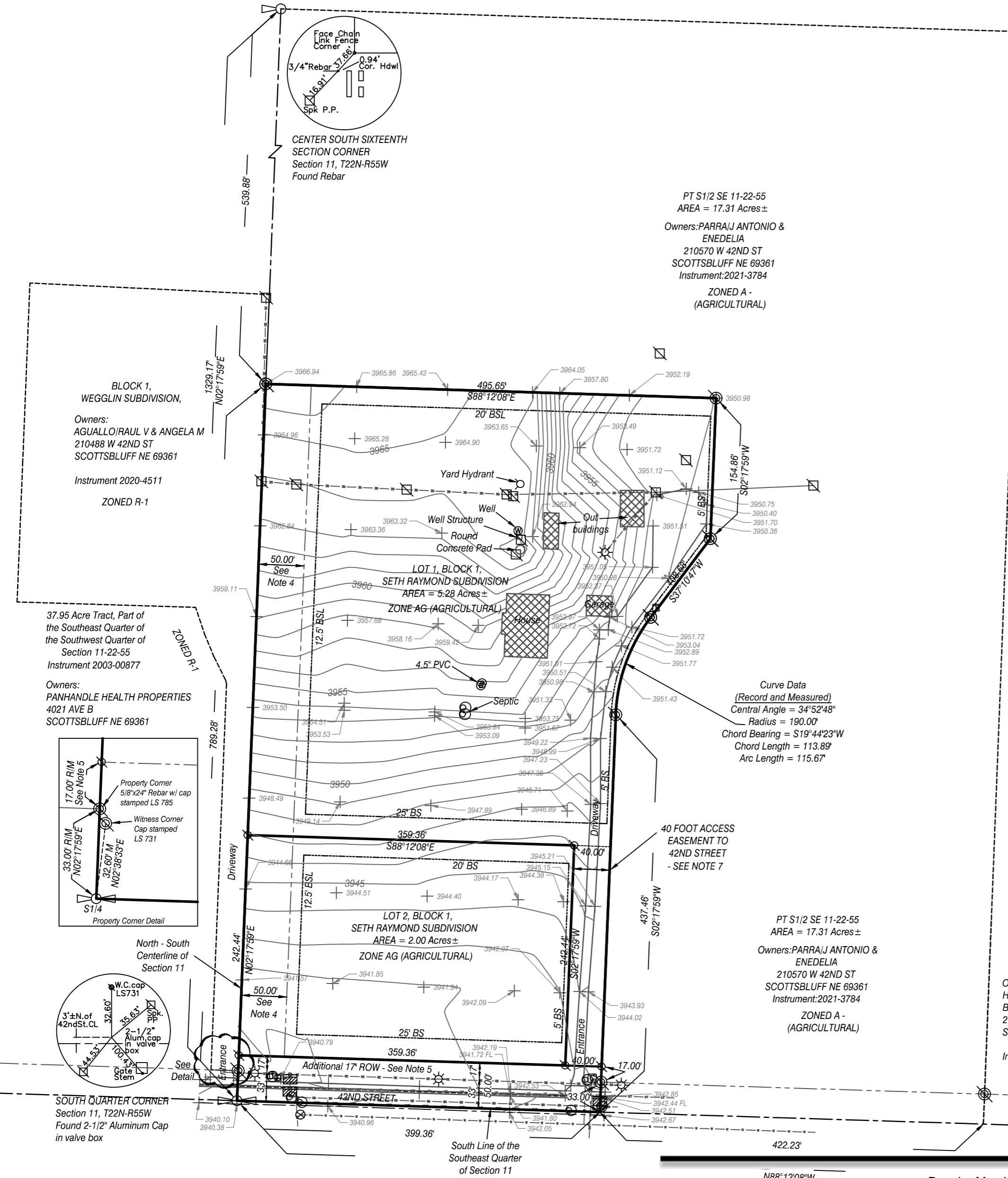
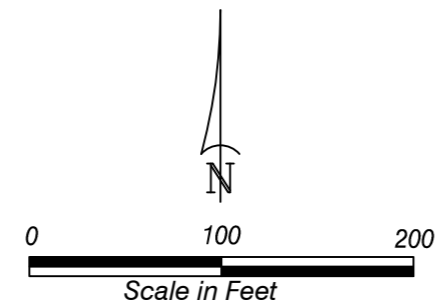
- UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATES FROM THE NEBRASKA ONE CALL SYSTEM, PREVIOUS SURVEYS, ON-SITE OBSERVATION AND INFORMATION FROM UTILITY COMPANIES AND MAPS, AND MAY OR MAY NOT REPRESENT THE TRUE LOCATION OF SHOWN UTILITY, OR THE PRESENCE OF ALL BURIED EXISTING UTILITIES.
- FLOOD PLAIN INFORMATION: THIS PROPERTY IS LOCATED IN THE FLOOD PLAIN ZONE C, AS SHOWN ON FIRM MAP, COMMUNITY PANEL NO. 310206-0005-C, EFFECTIVE DATE JUNE 15, 1979, ZONE C REFERS TO AREA OF MINIMUM FLOODING.
- ZONING INFORMATION: PROPOSED ZONING FOR LOTS 1 AND 2 IS R-1 (SINGLE FAMILY), CURRENTLY ZONED AG, IN THE CITY OF SCOTTSBLUFF, NEBRASKA. THE BUILDING SETBACK REQUIREMENTS AS PER ZONING DESIGNATION IS AS FOLLOWS:

SETBACK REQUIREMENTS FOR ZONE R-1(SINGLE FAMILY)
FRONT YARD SETBACK - 25 FEET
SIDE STREET SETBACK - 15 FEET
REAR YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 5 FEET

THE MAXIMUM HEIGHT OF BUILDING ALLOWED - 35 FEET
(SOURCE: SCOTTSBLUFF MUNICIPAL CODE SECTION 25-3-11)
- SPECIAL RIGHT OF WAY LINE ZONING, ARTICLE 11, SECTION 25-11 (Ord. 3639,2000),
- THE CITY OF SCOTTSBLUFF REQUESTS 17' ADDITIONAL FEET OF 42ND STREET RIGHT-OF-WAY IN ADDITION TO THE EXISTING 33.00 FEET AS SHOWN ON PLAT. 50 FOOT TOTAL RIGHT OF WAY TO BE DEDICATED PER THIS PLAT 6,789 SF ±, 0.15 ACRES ±. 42ND STREET 33.00 FOOT RIGHT OF WAY AREA IS 0.30 Acres ±.
- LOT 1 IS CURRENTLY SERVED BY PRIVATE WELL AND SEPTIC SYSTEM. LOT 1 WILL NEED TO BE CONNECTED TO THE CITY SEWER SYSTEM WITHIN FIVE YEARS OF ANNEXATION OR WHEN THE SEPTIC SYSTEM FAILS, WHICHEVER COMES SOONER. LOT 2, BLOCK 1 SETH RAYMOND SUBDIVISION WILL BE SERVED BY CITY SERVICES.
- ACCESS TO 42ND STREET FROM LOT 2 WILL BE VIA THE 40 FOOT ACCESS EASEMENT.

LEGEND

	EXISTING SECTION CORNER, AS NOTED		BOLLARD
	EXISTING QUARTER SECTION CORNER, AS NOTED		TELEPHONE MARKER
	EXISTING SIXTEENTH SECTION CORNER, AS NOTED		MANHOLE, AS NOTED
	EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED		PROPERTY LINE
	SET 5/8" X 24" REBAR		UTILITY EASEMENT
	POWER POLE		SANITARY SEWER LINE
	YARD HYDRANT		STORM SEWER LINE
	WATER VALVE		WATER LINE
	GAS METER		GAS LINE
	WELL		OVERHEAD ELECTRIC
	LIGHT POLE		UNDERGROUND TELEPHONE
	ELECTRICAL BOX		BUILDING SETBACK LINE
	TELEPHONE PEDESTAL		UNDERGROUND ELECTRIC
	RECORD		EXISTING FENCELINE
	MEASURED		BUILDING
	RIGHT OF WAY		
	UTILITY EASEMENT		
	BUILDING SETBACK LINE		



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: LOTS 1 AND 2, BLOCK 1,
SETH RAYMOND SUB.
SITUATED IN S1/2 OF SEQ
SECTION 11, T22N-R55W
SCOTTS BLUFF COUNTY**

CLIENT: JOHN RAYMOND

**PROJECT NUMBER:
RM230312-00**
**PROJECT DATE:
DECEMBER 15, 2023**
**PROJECT MGR:
DPS**
**PROJECT TEAM:
GS-TD**

SEAL	
DATE	REVISION

SHEET 1 OF 1
P-1

PROPERTY OWNER:
DANIEL RAYMOND
210570 W. 42ND STREET
SCOTTSBLUFF, NE 69361

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: February 29, 2024 For Hearing of: March 11, 2024



I. GENERAL INFORMATION

- A. **Applicant:** Daniel Raymond
210570 W 42nd Street
Scottsbluff, NE 69361

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

- C. **Proposal:** Preliminary Plat and Final Plat, Lots 1-2, Block 1, Seth Raymond Subdivision

- D. **Legal Description:** See Preliminary Plat

- E. **Location:** 210570 W. 42nd Street

- F. **Existing Zoning & Land Use:** A – Agricultural and Acreage

- G. **Proposed Zoning:** R-1 Single-Family Residential

- H. **Size of Site:** Approximately 7.73 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	A Agricultural	Farmland
East	Residential	A Agricultural	Acreage and Farmland
South	Avenue B & Hospital Campus	O&P Office and Professional	Regional West Medical Center
West	Avenue B & Hospital Campus	R-1A Single-Family Residential	Acreage

B. Relevant Case History

1. Land is currently an AEDS which was approved in 2019.

III. ANALYSIS

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

B. Traffic & Access:

1. Access to the subdivision will be via 42nd Street.
2. An access easement on the flagpole portion Lot 1 will serve as the access to 42nd Street for both Lot 1 and Lot 2.
 - i. The City will not allow for an additional curb cut due to 42nd Street being an arterial street.
3. 50' of right-of-way will be dedicated for 42nd Street.
4. A 50' special right-of-way along the west edge of the subdivision will be platted in the event Avenue B is continued along the quarter section line.

C. Utilities:

1. Water, sewer, and stormwater mains are located in the right-of-way of 42nd Street.
2. Lot 1 is currently served by city water and has a septic system.
 - i. Per §18-2-1, annexed premises must connect to city sewer within 1 year of annexation; or
 - ii. The City Council may extend the time of connecting to city sewer based on a time frame and/or situation.
 1. Development
3. Lot 2 will be served by both city water and sewer.

IV. STAFF COMMENTS

- A.** Regarding the connection of Lot 1 to city sewer, the Development Services and Public Works Departments propose a 5-year extension or when the septic system fails; whichever occurs sooner. The owner of Lot 1 will have 1 year to connect to city sewer in the event the septic system fails.
- B.** Per §25-3-23 (S), quarter section lines which do not have a street established shall have street setbacks applied to the part of the tract which abuts the quarter section line. The quarter section line shall be treated as a 100' wide street.
- C.** 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 Residential, and the subdivision and proposed rezone comply with the plan.
2. The minimum lot size requirement for the R-1 zoning district is 12,000 square feet, and the smallest proposed lot is 2 acres.
3. Both lots have the minimum 20' of public road frontage

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

1. None

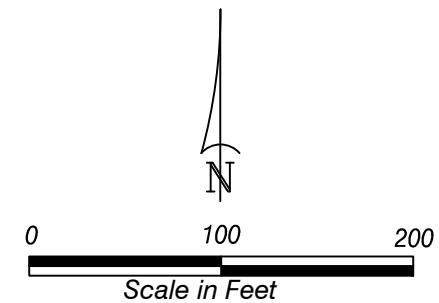
VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission make a positive recommendation on approval of the preliminary plat and final plat for Lots 1 and 2, Block 1, Seth Raymond Subdivision on the condition the City Council approves the extension for Lot 1 to connect to city sewer.

FINAL PLAT LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

PT S1/2 SE 11-22-55
AREA = 17.31 Acres±



LEGEND

	EXISTING SECTION CORNER, AS NOTED
	EXISTING QUARTER SECTION CORNER, AS NOTED
	EXISTING SIXTEENTH SECTION CORNER, AS NOTED
	EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED SET 5/8"x24" REBAR
R	RECORD
M	MEASURED
ROW	RIGHT OF WAY

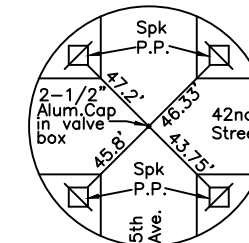
Curve Data
(Record and Measured)
Central Angle = 34°52'48"
Radius = 190.00'
Chord Bearing = S19°44'23"W
Chord Length = 113.89'
Arc Length = 115.67'

NOTES:

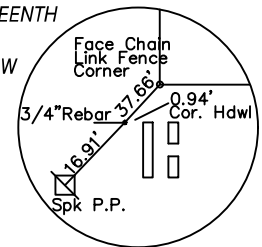
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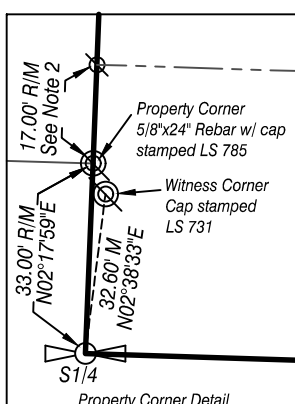
BLOCK 1,
TAYLOR SUBDIVISION,



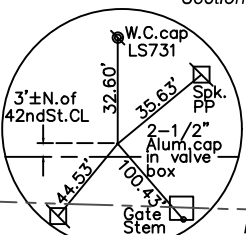
SOUTHEAST CORNER
Section 11, T22N-R55W
2-1/2" Aluminum Cap in
valve box



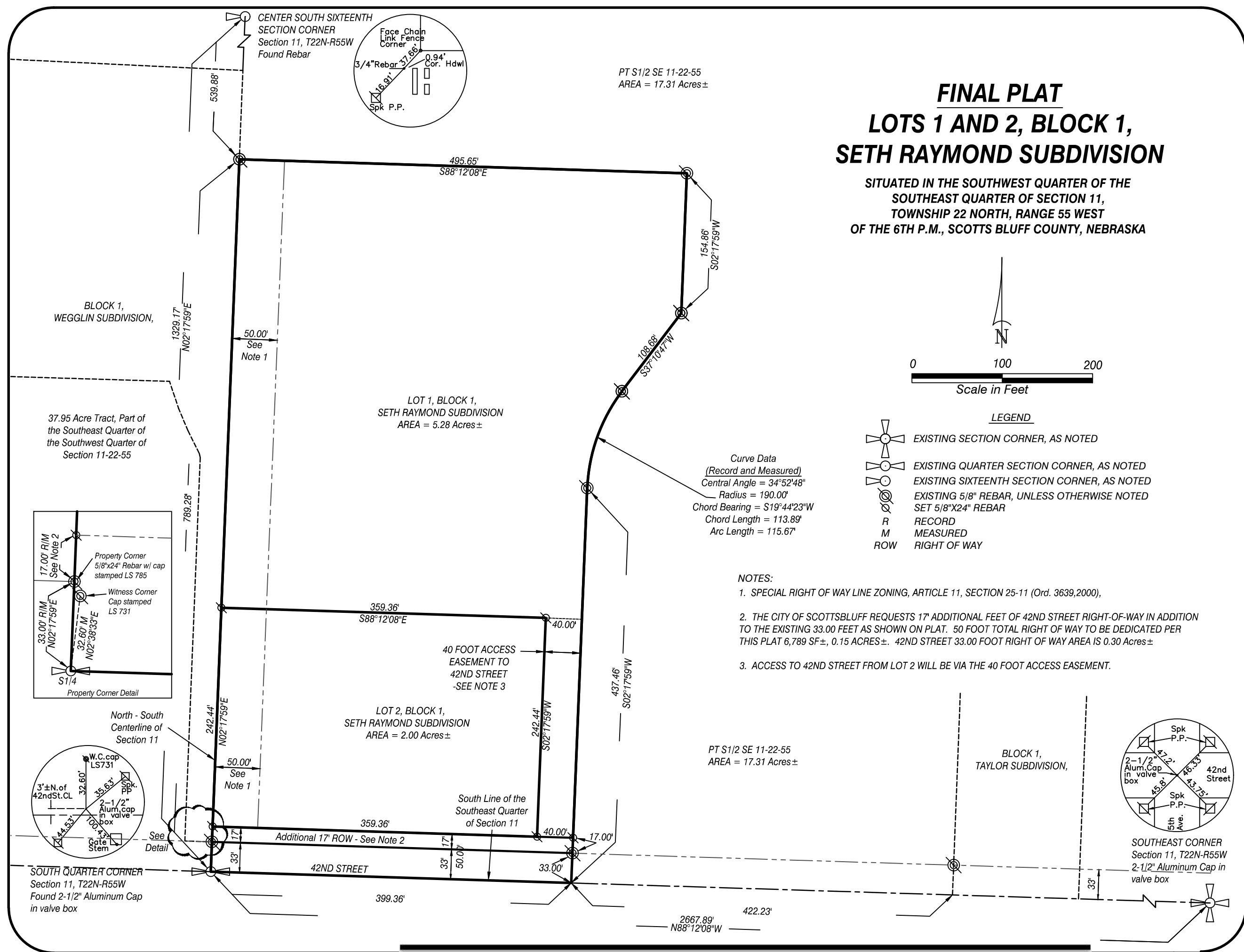
CENTER SOUTH SIXTEENTH
SECTION CORNER
Section 11, T22N-R55W
Found Rebar



North - South
Centerline of
Section 11



SOUTH QUARTER CORNER
Section 11, T22N-R55W
Found 2-1/2" Aluminum Cap
in valve box



SURVEYOR'S CERTIFICATE

I, GREGG M. SCHILZ, NEBRASKA REGISTERED LAND SURVEYOR NO. 785, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, THENCE ON THE NORTH-SOUTH CENTERLINE OF SECTION 11, ON AN ASSUMED BEARING OF N02°17'59"E, A DISTANCE OF 789.28 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, THENCE BEARING S02°17'59"W, ON A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S19°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON A LINE BEING PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 437.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON SAID LINE, BEARING N88°12'08"W, A DISTANCE OF 399.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 7.73 ACRES, MORE OR LESS.

AND LOT 2, BLOCK 1, SETH RAYMOND SUBDIVISION WILL HAVE A 40 FOOT ACCESS EASEMENT TO 42ND STREET ON THE EAST EDGE OF SAID LOT 2, AS PLATTED, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY NEBRASKA, THENCE EASTERLY ON THE SOUTH LINE OF SAID SECTION 11, ON AN ASSUMED BEARING OF S88°12'08"E, A DISTANCE OF 399.36 FEET, THENCE BEARING N02°17'59"E, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SETH RAYMOND SUBDIVISION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ON THE EAST LINE OF SAID LOT 1, BEARING N02°17'59"E, A DISTANCE OF 242.44 FEET, THENCE BEARING N88°12'08"W, A DISTANCE OF 40 FEET, THENCE BEARING S02°17'59"W, A DISTANCE OF 242.44 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING AN AREA OF 0.22 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 SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz, Nebraska Registered Land Surveyor, L.S. 785

LOTS 1 AND 2, BLOCK 1,
SETH RAYMOND SUBDIVISION,
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3
JOB# RM230312-00

OWNER'S STATEMENT

I, THE UNDERSIGNED, BEING THE OWNER OF A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, 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 LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, 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 OWNER, I HEREBY DEDICATE THE STREETS, EASEMENTS AND RIGHT OF WAYS AS SHOWN ON THE PLAT FOR THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2024.

OWNER:

BY: DANIEL E. RAYMOND

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DANIEL E. RAYMOND, OWNER, 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 _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ANNEXATION APPROVAL AND ACCEPTANCE

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSSLUFF, NEBRASKA THE REAL ESTATE WHICH IS PLATTED AS LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA, PURSUANT TO SECTION 19-916 OF THE NEBRASKA REVISED STATUTES SHALL BE INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA SHALL BE AND BECOME PART OF SAID CITY FOR ALL PURPOSES WHATSOEVER, THAT THE INHABITANTS OF SAID ADDITION SHALL BE ENTITLED TO ALL THE RIGHTS AND PRIVILEGES, SHALL BE SUBJECT TO ALL THE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF SCOTTSSLUFF, NEBRASKA.

BE IT FURTHER RESOLVED THAT THE INCLUSION AS LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA, WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSSLUFF, NEBRASKA IS SUBJECT TO THE FINAL PLAT BEING FILED WITH THE SCOTTSSLUFF COUNTY REGISTER OF DEEDS

PASSED AND APPROVED THIS _____ DAY OF _____ 2024.

Mayor: Jeanne McKerrigan

ATTEST: _____
City Clerk

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Scottssluff, Scotts Bluff County, Nebraska, by resolution duly passed

this _____ day of _____, 2024.

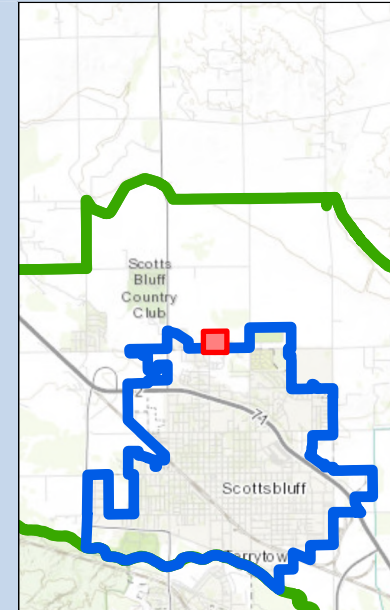
Mayor: Jeanne McKerrigan

ATTEST: _____
City Clerk

SETH RAYMOND SUBDIVISION

REPLAT AND REZONE FROM A to R-1

Aerial Overview



Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels

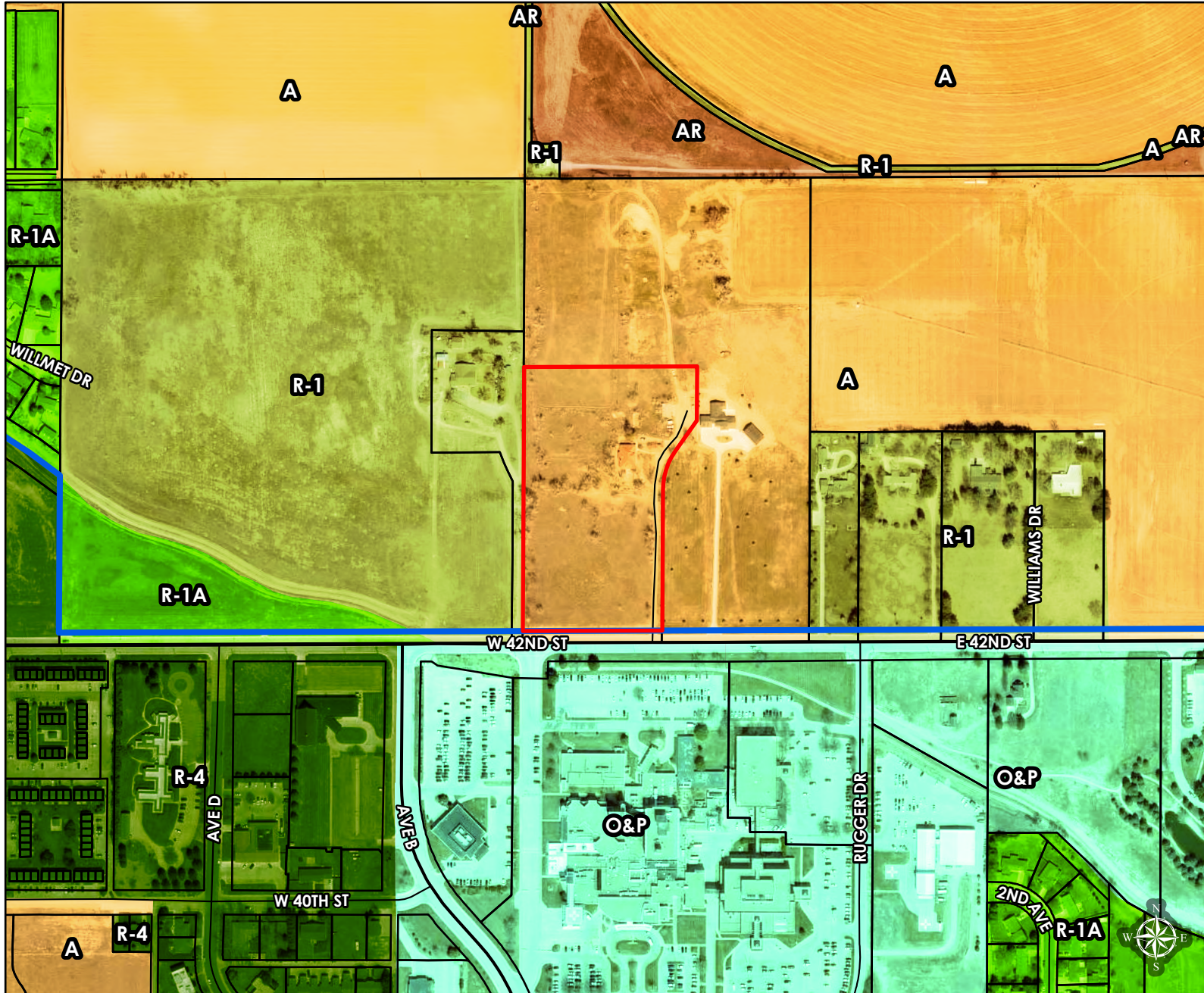
Taylor Stephens
 City of Scottsbluff GIS
 Created on 2/26/2024
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

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.

SETH RAYMOND SUBDIVISION

REPLAT AND REZONE FROM A to R-1

Zoning Overview



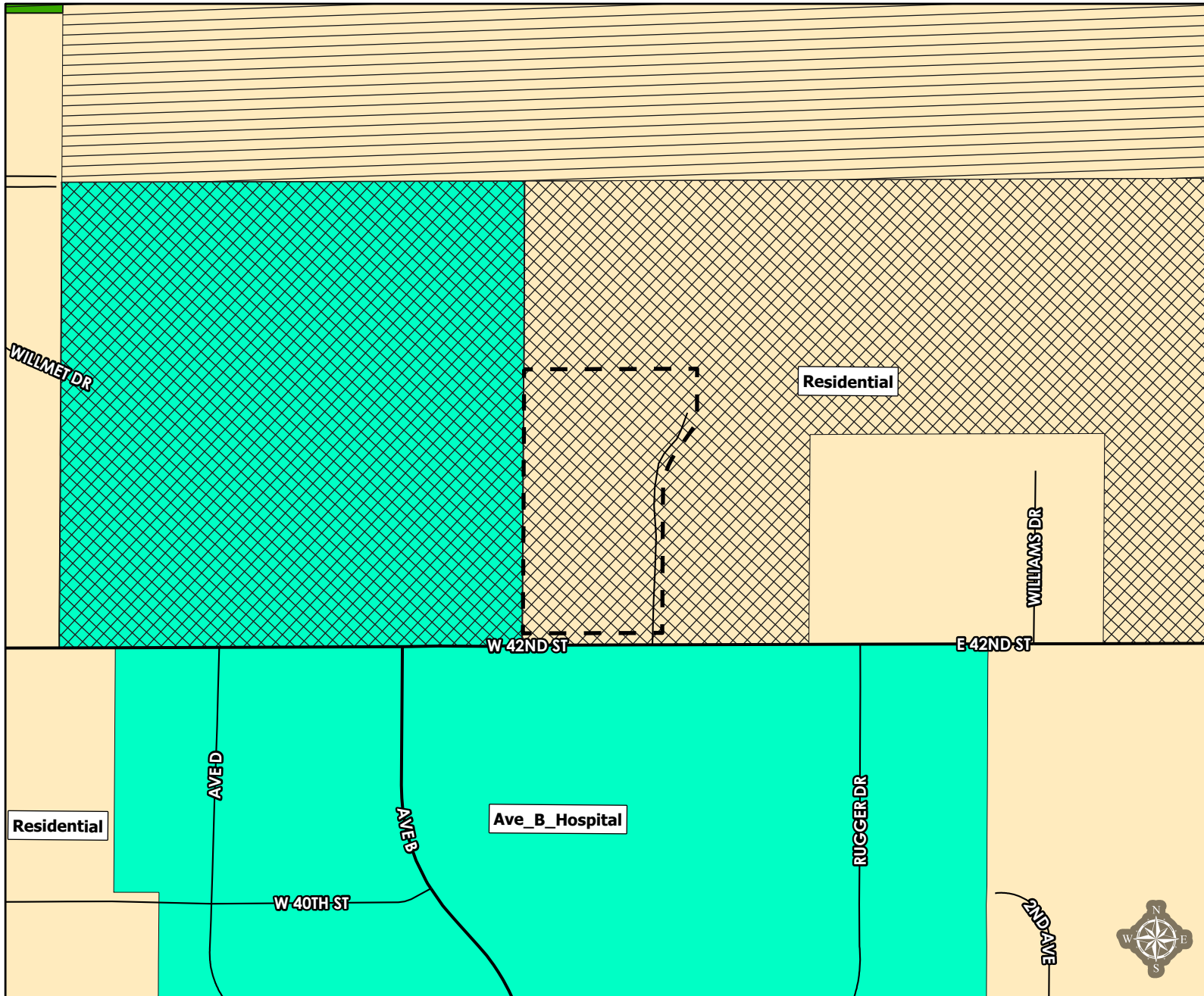
- Property Location(s)
- Corporate Limits
- Extended Jurisdiction
- Street Centerlines
- Highway
- Main Road
- Residential/Rural
- Official City Zoning
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light 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
- Parcels

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SETH RAYMOND SUBDIVISION

REPLAT AND REZONE FROM A to R-1



- 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)

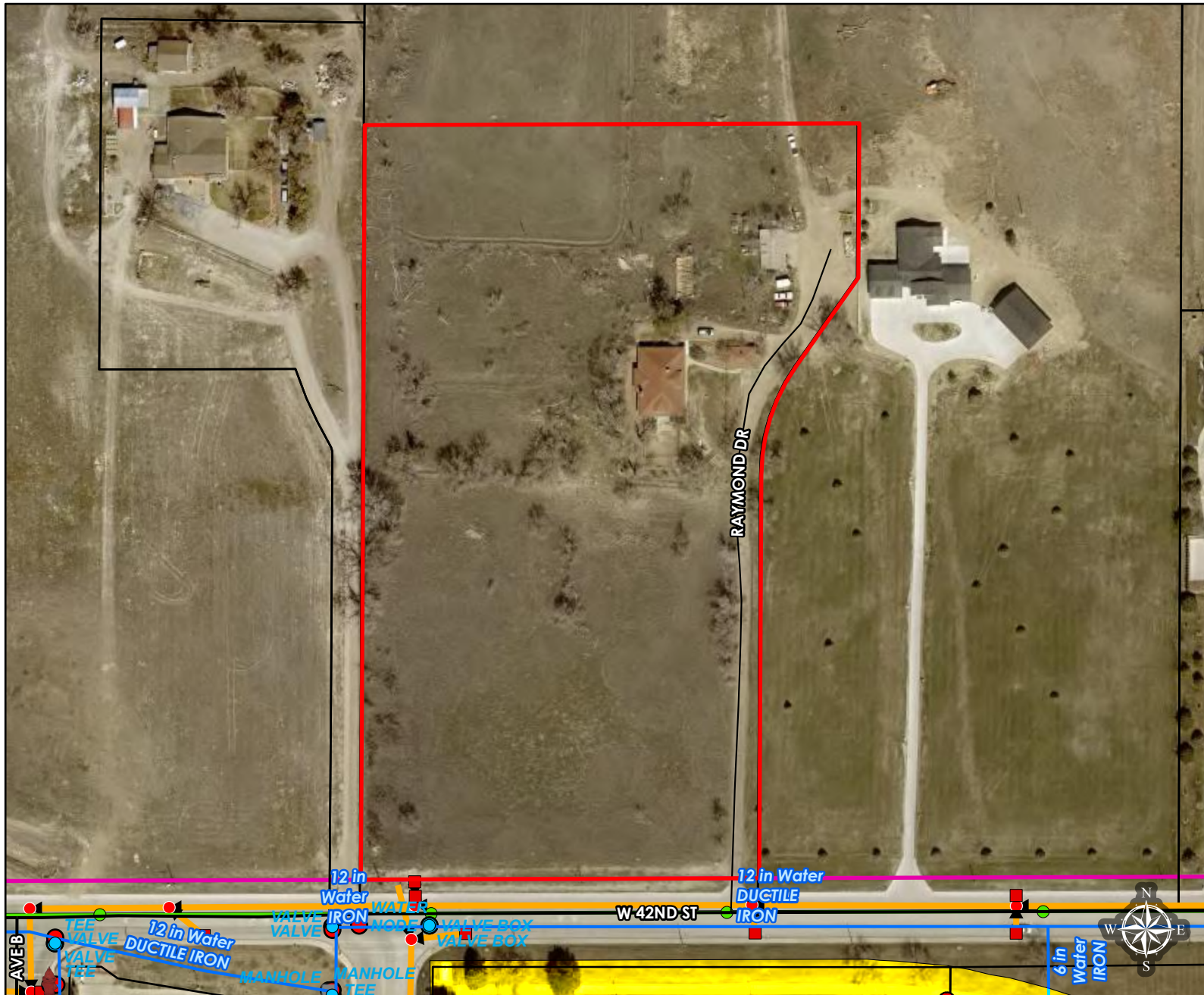
Taylor Stephens
 City of Scottsbluff GIS
 Created on 2/26/2024
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

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.

SETH RAYMOND SUBDIVISION

REPLAT AND REZONE FROM A to R-1

Utilities Overview



- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Proposed Property
- Parcels
- Corporate Limits
- Water_Lines
- Easements

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