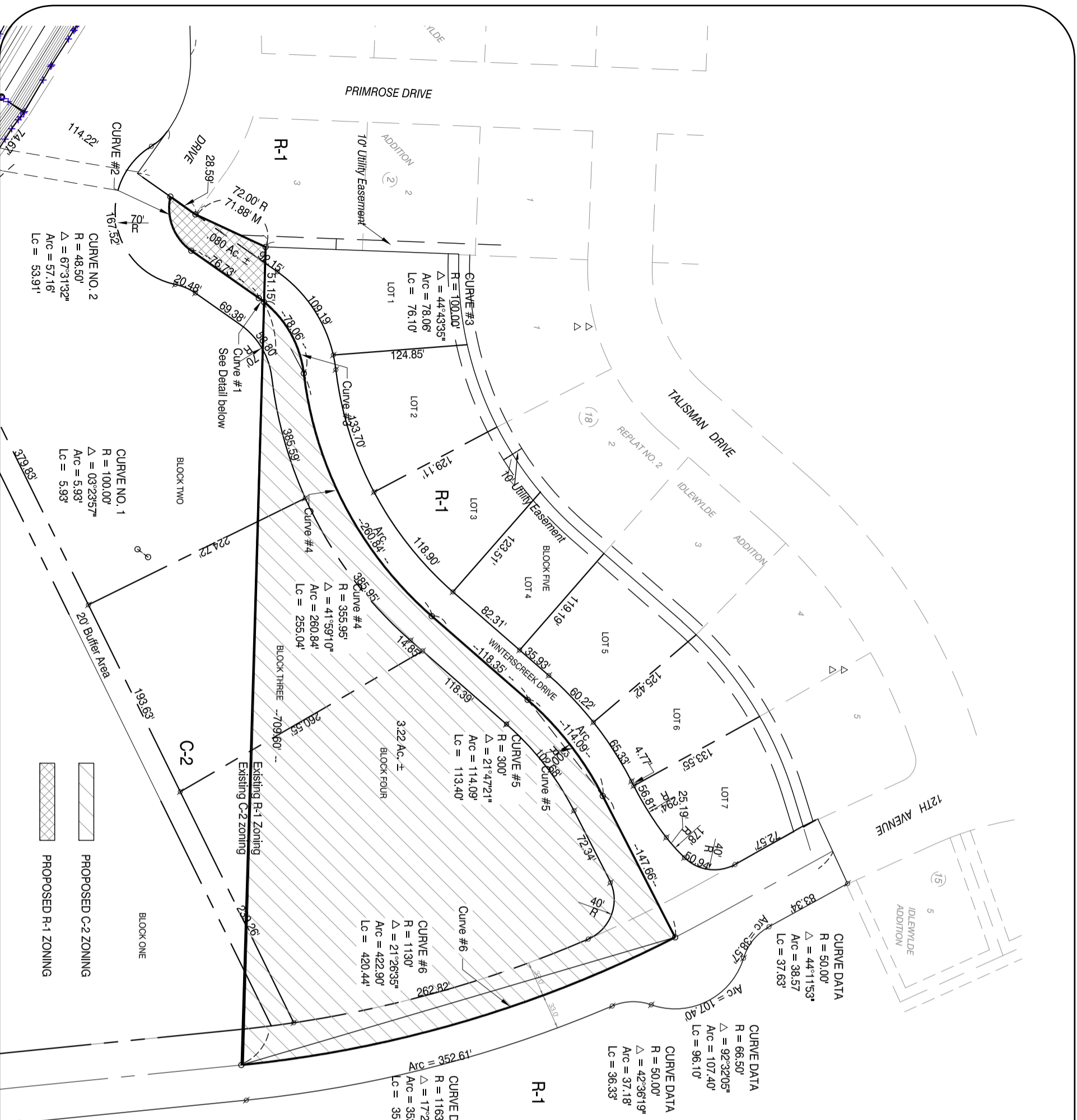


City of Scottsbluff, Nebraska
Monday, December 2, 2013
Regular Meeting

Item Pub. Hear.2

Council to conduct a Public Hearing as advertised for this date at 6:05 p.m. regarding the zone change requests for the Reganis Subdivision.

Staff Contact: Annie Urdiales



Rezoned from C-2 to R-1

Legal Description

Beginning at the southeast corner of Lot 3, Block 2, Idlewilde Addition, in the City of Scottsbluff, Scotts Bluff County, Nebraska, thence northeasterly on the east line of said Lot 3, Block 2, a distance of 71.88 feet, as measured to a 5/8" rebar (72.00' record), thence a deflection angle right 66°47'36", a distance of 51.15 feet, to the point of intersection with a non-tangent curve to the left, said curve having a central angle of 03°29'57", a radius of 100.00 feet, a chord length of 5.93 feet, and a deflection angle right 125°04'24" from last described course to chord of this curve, thence southwesterly on the arc of said curve a distance of 5.93 feet, thence a deflection angle left 01°41'59" from chord of last described curve, a distance of 76.73 feet to point of curvature of a curve to the right, said curve having a central angle of 67°31'32", a radius of 48.50 feet, a chord length of 53.91 feet, and a deflection angle right 33°45'46", from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 57.16 feet, to the point of intersection with the west end of Winter Creek Drive, thence a deflection angle right 146°19'37" from chord of last described curve, and on the west end of the Winter Creek Drive, as platted, a distance of 28.59 feet, to the Point of Beginning, containing an area of 0.80 acres, more or less.

Rezoned from R-1 to C-2

Legal Description

Commencing at the southeast corner of Lot 3, Block 2, Idlewilde Addition in the City of Scottsbluff, Scotts Bluff County, Nebraska, thence northeasterly on the east line of said Lot 3, Block 2, a distance of 71.88 feet, as measured to a 5/8" rebar (72.00' record), thence a deflection angle right 66°47'36", a distance of 51.15 feet, to the Point of Beginning, thence continuing easterly on last described course, a distance of 709.60 feet, to the point of intersection with the west line of a tract of land described in Deed Book 212, page 684, and said line also being the west line of Block 1A, Scotts Bluff County College Tract, as platted and recorded in Instrument 2006-1690, and said point being on a non-tangent curve to left, said curve having a central angle of 21°26'35", a radius of 1130.00 feet, a chord length of 420.44 feet, and a deflection angle left 108°05'24", from last described course to chord of this curve, thence northwesterly on the arc of said curve, and on the west line of said tract described in Deed Book 212, page 684, and being on the west line of Block 1A, a distance of 422.90 feet, thence a deflection angle left 100°43'17" from chord of last described curve, a distance of 147.66 feet, to the point of last described curve, a distance of 21°47'21", a radius of 300.00 feet, a chord length of 113.40 feet, and a deflection angle left 10°53'40", from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 114.09 feet, thence a deflection angle left 10°53'40" from chord of last described curve, a distance of 118.35 feet, to the point of curvature of curve to the right, said curve having a central angle of 41°59'10", a radius of 355.95 feet, a chord length of 255.04 feet, and a deflection angle right 21°06'25", from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 260.84 feet, to the point of a reverse curve to the left, said curve having a central angle of 44°43'35", a radius of 100.00 feet, a chord length of 76.10 feet, and a deflection angle left of 01°22'12", from chord of last described curve to chord of this curve, thence southwesterly on the arc of said curve, a distance of 78.06 feet, to the Point of Beginning, containing an area of 3.22 acres, more or less.

<p>PROJECT: PRELIMINARY PLAT REGANIS SUBDIVISION SCOTTSBLUFF, NEBRASKA PROPOSED ZONING</p> <p>CLIENT: TIM REGANIS</p>	<p style="text-align: center;">M. C. SCHAFF & ASSOCIATES, INC.</p> <p style="text-align: center;">818 SOUTH BELTLINE HIGHWAY EAST SCOTTSBLUFF, NEBRASKA 69361</p> <hr/> <p style="text-align: center; font-size: small;">ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM</p>
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PROJECT NUMBER: RM130010-00	PROJECT DATE: OCT 11, 2013	PROJECT MGR: K.B.
PROJECT TEAM:		
DATE	REVISION	

SHEET 1 OF 1

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