

# **City of Scottsbluff, Nebraska**

**Monday, December 2, 2013**

**Regular Meeting**

## **Item Pub. Hear.4**

**Consider the Ordinance rezoning of 3.22 acres from R-1 Residential to C-2 Neighborhood and Retail Commercial.**

**Staff Contact: Annie Urdiales**

# ORDINANCE RECORD

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT REAL ESTATE Commencing at the southeast corner of Lot 3, Block 2, Idlewylde 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 curvature of curve to the left, said curve having a central angle 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, WHICH IS CURRENTLY ZONED AS R-1, WILL NOW BE INCLUDED IN THE C-2 NEIGHBORHOOD AND RETAIL COMMERCIAL ZONE, AND REPEALING PRIOR SECTION 25-1-4.

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

Section 1. Section 25-1-4 of the Municipal Code is amended to provide as follows:

25-1-4. Zones; location; maps. The boundaries of the zoning districts created in this chapter are shown on the zoning district map which is made a part of this municipal code. The zoning district map and all information shown thereon shall have the same force and effect as if fully set forth and described herein. The official zoning district map shall be identified by the signature of the Mayor, attested by the City Clerk under the following statement:

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this \_\_\_\_\_ day of December, 2013.

Section 2. Previously existing Section 25-1-4 and all other Ordinances and parts of Ordinances in conflict with this Ordinance, are repealed. Provided, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

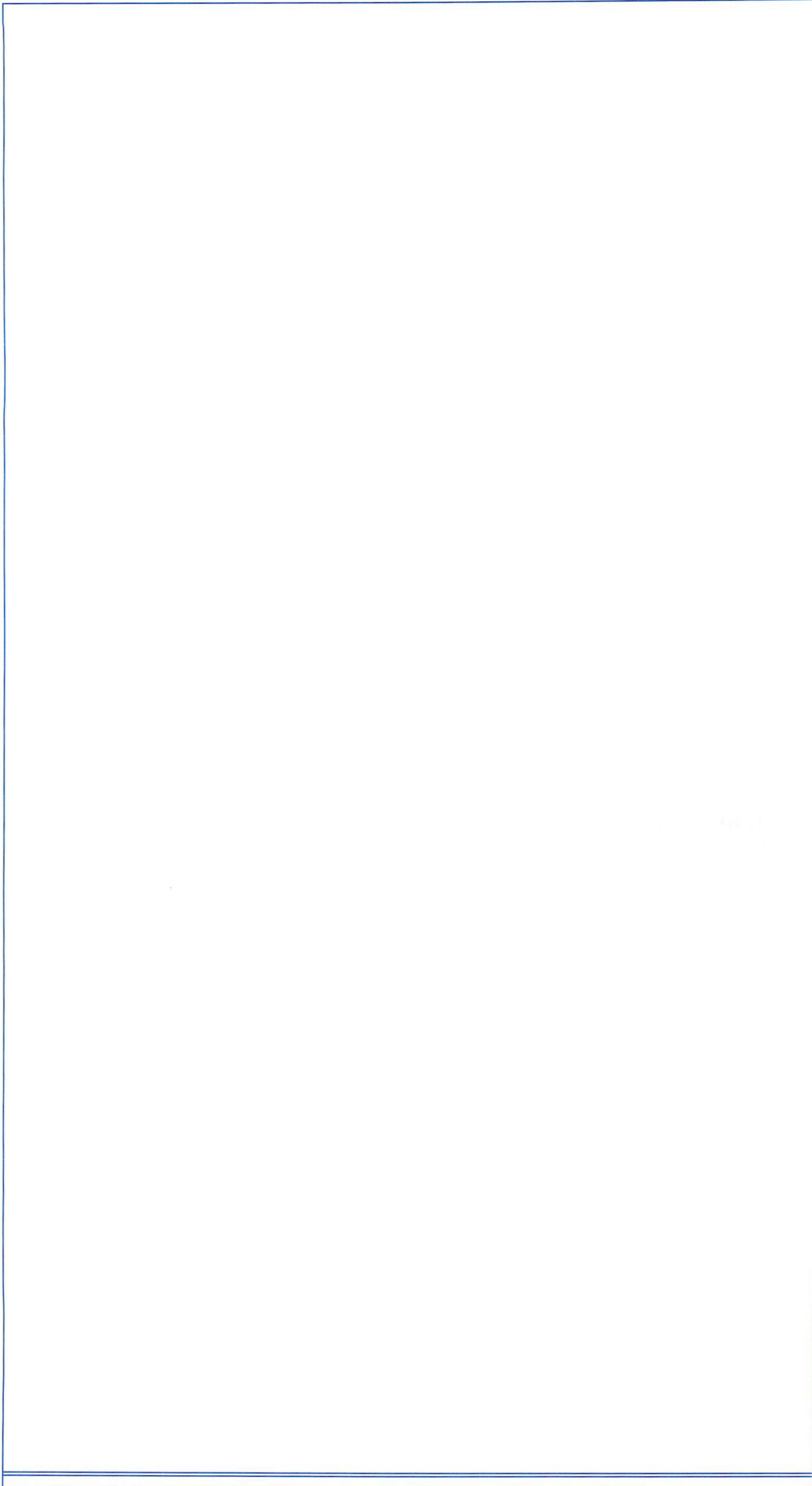
PASSED AND APPROVED on December \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(Seal)



**ORDINANCE RECORD**