

City of Scottsbluff, Nebraska
Monday, February 10, 2014
Regular Meeting

Item NewBiz5

Final Plat Reganis

Final Plat: Block 9, Reganis Subdivision

Applicant: Tim & Virginia Reganis/M.C. Schaff & Assoc.

Owner(s): Tim & Virginia Reganis

Location: North of E. 27th St., & East of Highway 26

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Agricultural
From:	Development Services Department	Property Size:	4.67±
Date:	February 10, 2014		
Subject:	Final Plat – Block 9, Reganis Subdivision		
Location:	North of 27 th Street and East of Hwy 26		

Procedure

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

Public Notice: This item was noticed in the paper and a notice was posted on the property.

Background

The applicant(s), Timothy & Virginia Reganis, represented by M.C. Schaff and Associates, have requested approval of a final plat of Block 9, Reganis Subdivision. The final plat will consist of one parcel of approximately 4.67± acres. The property is situated north of 27th Street, East of Highway 26, and west of Western Nebraska Community College.

The parcel will have access on to the lot from 27th Street; the plat dedicates 50' additional right of way for 27th Street. The lot will be able to access existing water and sewer lines, no extension of public water mains and sewer mains are planned at this time.

The plat was reviewed by the City Public Works Department and also reviewed by Baker and Associates.

Analysis

Staff has reviewed the final plat and recommends the Planning Commission makes positive recommendation of the proposed plat to City Council.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

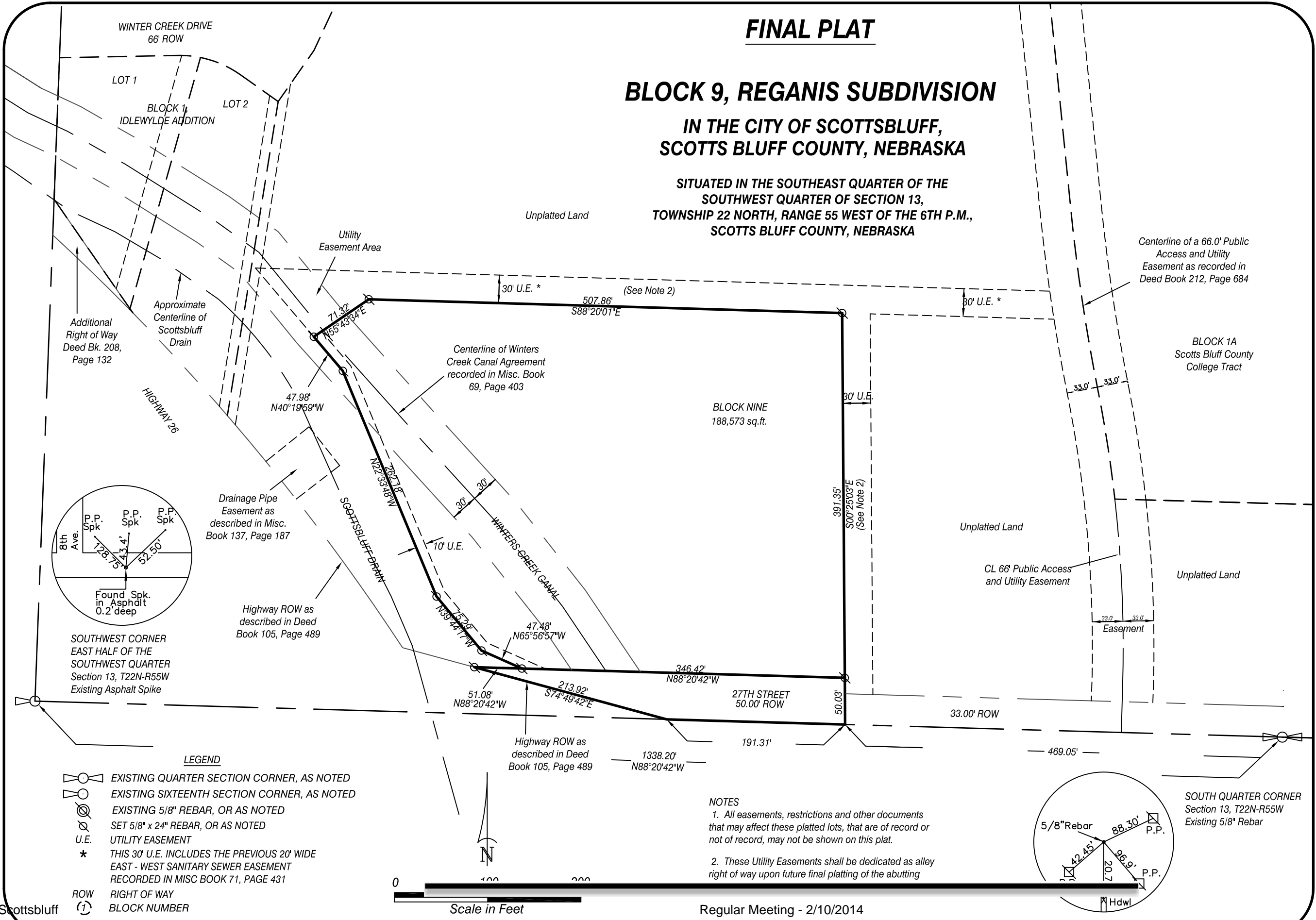
Table

Make the motion to TABLE the final plat of Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

FINAL PLAT

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



OWNER'S STATEMENT

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Timothy G. Reganis and Virginia S. Reganis, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing `Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2014.

Notary Public

My Commission Expires _____

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK NINE, 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, 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 _____, 2014.

Randy Meininger, Mayor

ATTEST:

City Clerk