# 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 CommissionFrom:Development Services DepartmentDate:February 10, 2014Subject:Final Plat – Block 9, Reganis SubdivisionLocation:North of 27th Street and East of Hwy 26

Zoning: CurrentAgriculturalProperty Size:4.67±

#### **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 27<sup>th</sup> Street, East of Highway 26, and west of Western Nebraska Community College.

The parcel will have access on to the lot from 27<sup>th</sup> Street; the plat dedicates 50' additional right of way for 27<sup>th</sup> 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.

#### <u>Analysis</u>

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 <sup>1</sup>/<sub>4</sub> of the SW <sup>1</sup>/<sub>4</sub> of Section 13, T22N, R55W of the 6<sup>th</sup> P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

Final Plat Request, Page 1

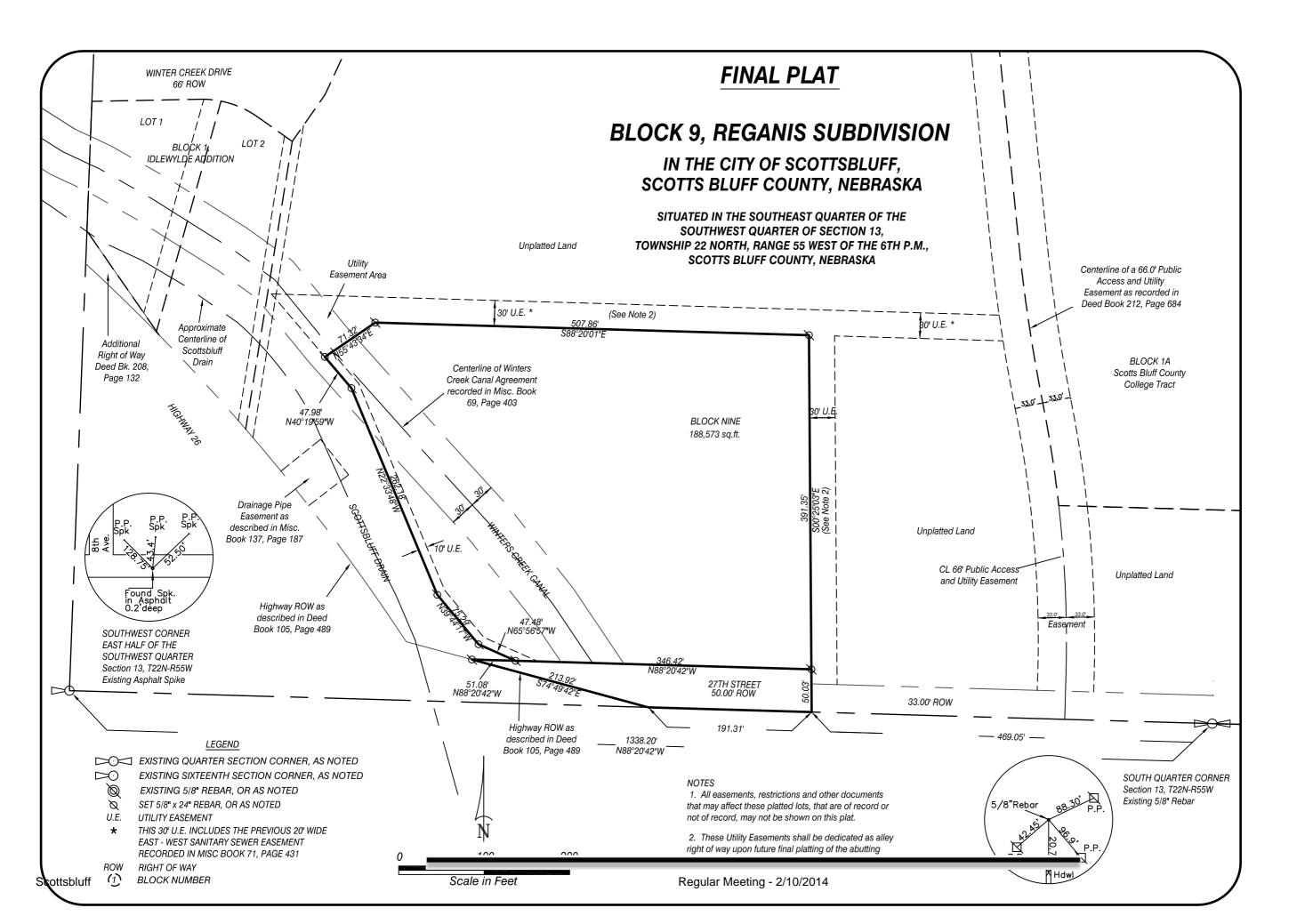
#### Deny

**Make a NEGATIVE RECOMMENDATION to the City Council to disapprove** the final plat of Block 9, Reganis Subdivision situated in the SE <sup>1</sup>/<sub>4</sub> of the SW <sup>1</sup>/<sub>4</sub> of Section 13, T22N, R55W of the 6<sup>th</sup> 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 <sup>1</sup>/<sub>4</sub> of the SW <sup>1</sup>/<sub>4</sub> of Section 13, T22N, R55W of the 6<sup>th</sup> P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

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BLOCK 9, REGANIS SUBDIVISION SCOTTSBLUFF, NEBRASKA SHEET 2 OF 3

### SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a 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, more particularly described as follows:

Commencing at the South Quarter corner of Section 13, thence westerly on the south line of the Southwest Quarter of Section 13, on an assumed bearing of N88°20'42"W, a distance of 469.05 feet, to the Point of Beginning, thence continuing westerly on said south line of the Southwest Quarter of Section 13, bearing N88°20'42"W, a distance of 191.31 feet, to the point of intersection with the northerly right of way line of U.S. Highway 26, as described in Deed Book 105, page 489, thence bearing N74°49' 42"W, on said northerly right of way line, a distance of 213.92 feet, to a point being 50.00 feet north of the south line of the Southwest Quarter of Section 13, as measured perpendicular to said south line of Section 13, thence bearing S88°20'42"E, on a line being 50.00 feet north of and parallel with said south line of Section 13, a distance of 51.08 feet, thence bearing N65°56'57"W, a distance of 47.48 feet, thence bearing N39°44'17"W, a distance of 75.29 feet, thence bearing N22°33'48"W, a distance of 262.18 feet, thence bearing N40°19'59"W, a distance of 47.98 feet, thence bearing N55°43'34"E, a distance of 71.32 feet, thence bearing S88°20'01"E, a distance 507.86 feet, thence bearing S00°25'03"E, a distance of 391.35 feet, to a point being 50.00 feet north of the south line of Section 13, as measured perpendicular to said south line of Section 13.15 feet, to a point being 50.00 feet north of the south line of Section 13, a distance of 391.35 feet, thence bearing S88°20'01"E, a distance 507.86 feet, thence bearing S00°25'03"E, a distance of 391.35 feet, to a point being 50.00 feet north of the south line of Section 13, as measured perpendicular to said south line of Section 13, thence continuing southerly on last described course, bearing S00°25'03"E, a distance of 50.03 feet, to the Point of Beginning, containing an area of 4.67 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014. FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476

### OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land 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, as described in the foregoing `Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as 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,

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the street right of way and easements shown on the accompanying plat for the use and benefit of the public. Dated this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2014.

Owners:

By: Timothy G. Reganis, Husband

By: Virginia S. Reganis, Wife

BLOCK 9, REGANIS SUBDIVISION SCOTTSBLUFF, NEBRASKA SHEET 3 OF 3

### 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.

ATTEST:

Randy Meininger, Mayor

City Clerk