## City of Scottsbluff, Nebraska Monday, August 11, 2014 Regular Meeting

### Item NewBiz3

### **Plat & Dedication**

Final Plat: Plat & Dedication of R-O-W Applicant(s): Western Nebraska CC (M.C. Schaff) Owner(s): Western Nebraska CC Location: E side of 12 Ave from Talisman Dr. to 27th St.

**Staff Contact: Annie Urdiales** 

# SCOTTSBLUFF CITY PLANNING COMMISSION STAFF REPORT

To:Planning CommissionFrom:Development Services DepartmentDate:August 11, 2014Subject:Plat & Dedication of part of 12th AvenueLocation:N of 27th St., east side of WNCC property

Zoning: CurrentC-2 & R-1Property Size:.92±

#### **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), Western Community College, represented by M.C. Schaff and Associates, have requested approval of a plat and dedication of part of 12th Avenue a replat of part of Block 1A, Scotts Bluff County College Tract, in the City of Scottsbluff, NE. This street will serve the Reganis Subdivision to the west and college to the east, this portion of  $12^{th}$  Avenue will extend the street from Talisman Drive south to  $27^{th}$  Street. The final plat consists of approximately  $.92\pm$  acres. The property is situated north of  $27^{th}$  Street, and south of Talisman Drive. This plat is done in conjunction with the previous plat for Winter Creek Drive and the west side of  $12^{th}$  Avenue.

This east side of 12<sup>th</sup> Avenue will be included in the proposed paving district.

#### <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 plat and dedication of part of 12<sup>th</sup> Avenue a replat of Block 1A, Scotts Bluff County College Tract in the City of Scottsbluff, Scotts Bluff County, Nebraska 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, Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the plat and dedication of part 12<sup>th</sup> Avenue a replat of Block 1A, Scotts Bluff County College Tract in the City of

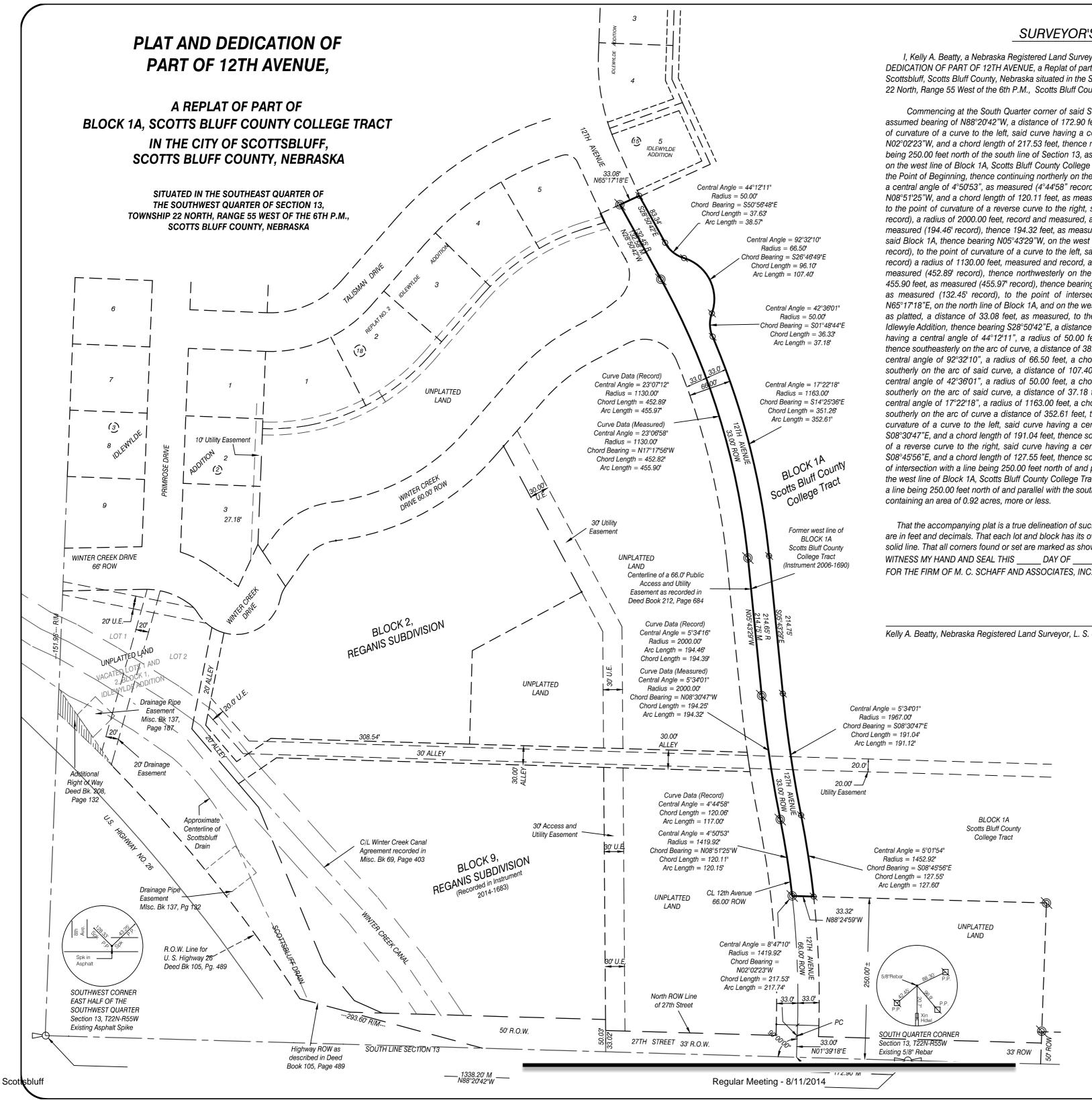
Final Plat Request, Page 1

Scottsbluff, Scotts Bluff County 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, Scotts Bluff County, Nebraska for the following reason(s):

#### Table

**Make the motion to TABLE** the plat and dedication of part of 12<sup>th</sup> Avenue in the a replat of Block 1A, Scotts Bluff County College Tract City of Scottsbluff, Scotts Bluff County, Nebraska 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, Scotts Bluff County, Nebraska for the following reason(s):

Final Plat Request, Page 2



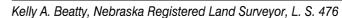
### SURVEYOR'S CERTIFICATE

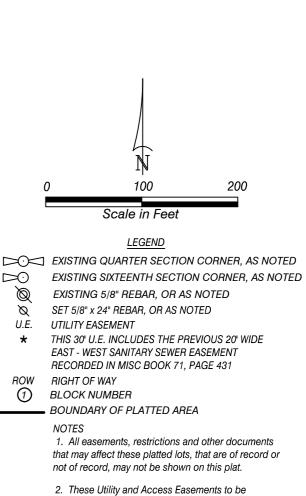
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a PLAT AND DEDICATION OF PART OF 12TH AVENUE, a Replat of part of Block 1A, Scotts Bluff County College Tract in the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the Southeast Quarter 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 said Section 13, thence westerly on the south line of said Section 13, on an assumed bearing of N88°20'42"W, a distance of 172.90 feet, thence bearing N01°39'18"E, a distance of 33.00 feet, to the point of curvature of a curve to the left, said curve having a central angle of 8°47'10", a radius of 1419.92 feet, a chord bearing of N02°02'23"W, and a chord length of 217.53 feet, thence northerly on the arc of said curve, a distance of 217.74 feet, to a point being 250.00 feet north of the south line of Section 13, as measured perpendicular to said south line, and said point also being on the west line of Block 1A, Scotts Bluff County College Tract, as recorded in Instrument 2006-1690, and said point also being the Point of Beginning, thence continuing northerly on the arc of said curve, and on the west line of Block 1A, said curve having a central angle of 4°50'53", as measured (4°44'58" record), a radius of 1419.92 feet, record and measured, a chord bearing of N08°51'25"W, and a chord length of 120.11 feet, as measured (120.06' record), an arc distance of 120.15 feet (117.00' record), to the point of curvature of a reverse curve to the right, said curve having a central angle of 5°34'01", as measured, (5°34'16" record), a radius of 2000.00 feet, record and measured, a chord bearing of N08°30'47"W, and a chord length of 194.25 feet, as measured (194.46' record), thence 194.32 feet, as measured (194.39' record), on the arc of said curve, and on the west line of said Block 1A, thence bearing N05°43'29"W, on the west line of said Block 1A, a distance of 214.75 feet, as measured (214.65' record), to the point of curvature of a curve to the left, said curve having a central angle of 23°06'58", as measured, (23°07'12" record) a radius of 1130.00 feet, measured and record, a chord bearing of N17°17'56"W, and a chord length of 452.82 feet, as measured (452.89' record), thence northwesterly on the arc of said curve, and on the west line of Block 1A, a distance of 455.90 feet, as measured (455.97' record), thence bearing N28°50'42"W, on the west line of Block 1A, a distance of 132.58 feet, as measured (132.45' record), to the point of intersection with the northwest corner of said Block 1A, thence bearing N65°17'18"E, on the north line of Block 1A, and on the westerly extension of the south line of Lot 5, Block 15, Idlewylde Addition, as platted, a distance of 33.08 feet, as measured, to the point of intersection with the southwest corner of Lot 5, Block 15, Idlewyle Addition, thence bearing S28°50'42"E, a distance of 83.34 feet, to the point of curvature of a curve to the left, said curve having a central angle of 44°12'11", a radius of 50.00 feet, a chord bearing of S50°56'48"E, and chord length of 37.63 feet, thence southeasterly on the arc of curve, a distance of 38.57 feet, to the point of a reverse curve to the right, said curve having a central angle of 92°32'10", a radius of 66.50 feet, a chord bearing of S26°46'49"E, and a chord length of 96.10 feet, thence southerly on the arc of said curve, a distance of 107.40 feet, to the point of a reverse curve to the left, said curve having a central angle of 42°36'01", a radius of 50.00 feet, a chord bearing of S01°48'44"E, and a chord length of 36.33 feet, thence southerly on the arc of said curve, a distance of 37.18 feet, to the point of a reverse curve to the right, said curve having a central angle of 17°22'18", a radius of 1163.00 feet, a chord bearing of S14°25'36"E, and a chord length of 351.26 feet, thence southerly on the arc of curve a distance of 352.61 feet, thence bearing S05°43'29"E, a distance of 214.75 feet, to the point of curvature of a curve to the left, said curve having a central angle of 5°34'01", a radius of 1967.00 feet, a chord bearing of S08°30'47"E, and a chord length of 191.04 feet, thence southerly on the arc of said curve, a distance of 191.12 feet, to the point of a reverse curve to the right, said curve having a central angle of 5°01'54", a radius of 1452.92 feet, a chord bearing of S08°45'56"E, and a chord length of 127.55 feet, thence southerly on the arc of said curve, a distance of 127.60 feet, to the point of intersection with a line being 250.00 feet north of and parallel with the south line of Section 13, and said point also being on the west line of Block 1A, Scotts Bluff County College Tract, thence bearing N88°24'59"W, on said west line of Block 1A, and on a line being 250.00 feet north of and parallel with the south line of Section 13, a distance of 33.32 feet, to the Point of Beginning,

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. That all corners found or set are marked as shown.

2014.





dedicated as alley or street right of way upon future final platting of the abutting unplatted land.