

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 Commission	Zoning:	Current C-2 & R-1
From:	Development Services Department	Property Size:	.92±
Date:	August 11, 2014		
Subject:	Plat & Dedication of part of 12 th Avenue		
Location:	N of 27 th St., east side of WNCC property		

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 12th Avenue will extend the street from Talisman Drive south to 27th Street. The final plat consists of approximately .92± acres. The property is situated north of 27th 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 12th Avenue.

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

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 plat and dedication of part of 12th Avenue a replat of Block 1A, Scotts Bluff County College Tract in the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th 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 12th Avenue a replat of Block 1A, Scotts Bluff County College Tract in the City of

Scottsbluff, Scotts Bluff County situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

Table

Make the motion to TABLE the plat and dedication of part of 12th Avenue in the a replat of Block 1A, Scotts Bluff County College Tract City of Scottsbluff, Scotts Bluff County, Nebraska in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

**A REPLAT OF PART OF
BLOCK 1A, SCOTTS BLUFF COUNTY COLLEGE TRACT
IN THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA**

[illegible]

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;

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.

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

FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

0 100 200

Scale in Feet

LEGEND

EXISTING QUARTER SECTION CORNER, AS NOTED

EXISTING SIXTEENTH SECTION CORNER, AS NOTED

EXISTING 5/8" REBAR, OR AS NOTED

SET 5/8" x 24" REBAR, OR AS NOTED

U.E. UTILITY EASEMENT

* THIS 30' U.E. INCLUDES THE PREVIOUS 20' WIDE EAST - WEST SANITARY SEWER EASEMENT RECORDED IN MISC BOOK 71, PAGE 431

ROW RIGHT OF WAY

① BLOCK NUMBER

BORDERED BY PLATTED AREA

NOTES

1. All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.
2. These Utility and Access Easements to be dedicated as alley or street right of way upon future final platting of the abutting unplatted land.