

# **City of Scottsbluff, Nebraska**

**Monday, October 13, 2014**

**Regular Meeting**

## **Item NewBiz3**

### **Final Plat with ordinance to vacate Cemetery**

*Final Plat: Re-plat of Third Addition Section F Cemetery land*

*Applicant(s): M.C.Schaff & Associates*

*Owner(s): City of Scottsbluff*

*Location: Fairview Cemetery*

Staff Contact: Annie Urdiales

# **SCOTTSBLUFF CITY**

## **PLANNING COMMISSION STAFF REPORT**

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**To:** Planning Commission  
**From:** Development Services Department  
**Date:** October 11, 2014  
**Subject:** Lots A-1 through J-8, Blocks 1 & 2, and Blocks 3 & 4, Columbarium Addition to Fairview Cemetery, a replat of vacated Lots 1-8, Block 263 & Lots 1-8, Block 264, replat # Three of Section F, replat # Two of Section E & F, and part of Section D, all part of Third Addition to Fairview Cemetery City of Scottsbluff, Scotts Bluff County, NE.  
**Location:** East side of 5<sup>th</sup> Avenue and south of 42<sup>nd</sup> Street

**Zoning:** R-1  
**Property Size:** ± acres

### **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), City of Scottsbluff has submitted a plat prepared by M.C. Schaff and Associates. They are replatting an area in Section F which contains 16 cemetery spaces. This area of the cemetery will serve as a columbarium for human remains.

### **Analysis**

Staff has reviewed the plat with the proposed lot line adjustments, and the lots meet the requirements of the R-1 zoning district. The plat will be done with approval of an ordinance to vacate Blocks 263 and 264.

### **RECOMMENDATION**

#### ***Approve***

**Make a POSITIVE RECOMMENDATION** to the City Council to approve a final plat of Lots A-1 through J-8, Blocks 1 & 2, and Blocks 3 & 4, Columbarium Addition to Fairview Cemetery, a replat of vacated Lots 1-8, Block 263 & Lots 1-8, Block 264, replat # Three of Section F, replat # Two of Section E & F, and part of Section D, all part of Third Addition to Fairview Cemetery City of Scottsbluff, Scotts Bluff County, Nebraska with the following condition(s):

#### ***Deny***

**Make a NEGATIVE RECOMMENDATION** to the City Council to disapprove final plat Lots A-1 through J-8, Blocks 1 & 2, and Blocks 3 & 4, Columbarium Addition to Fairview Cemetery, a replat of vacated Lots 1-8, Block 263 & Lots 1-8, Block 264, replat # Three of Section F, replat # Two of Section E & F, and part of Section D, all part of Third Addition to Fairview Cemetery City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

#### ***Table***

**Make the motion to TABLE the final plat of** Lots A-1 through J-8, Blocks 1 & 2, and Blocks 3 & 4, Columbarium Addition to Fairview Cemetery, a replat of vacated Lots 1-8, Block 263 & Lots 1-8, Block 264, replat # Three of Section F, replat # Two of Section E & F, and part of Section D, all part of Third Addition to Fairview Cemetery City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

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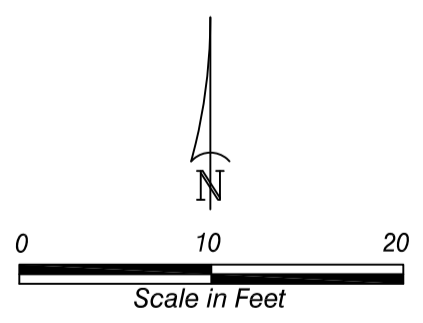
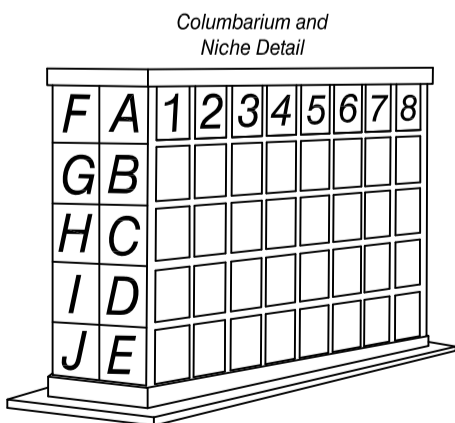
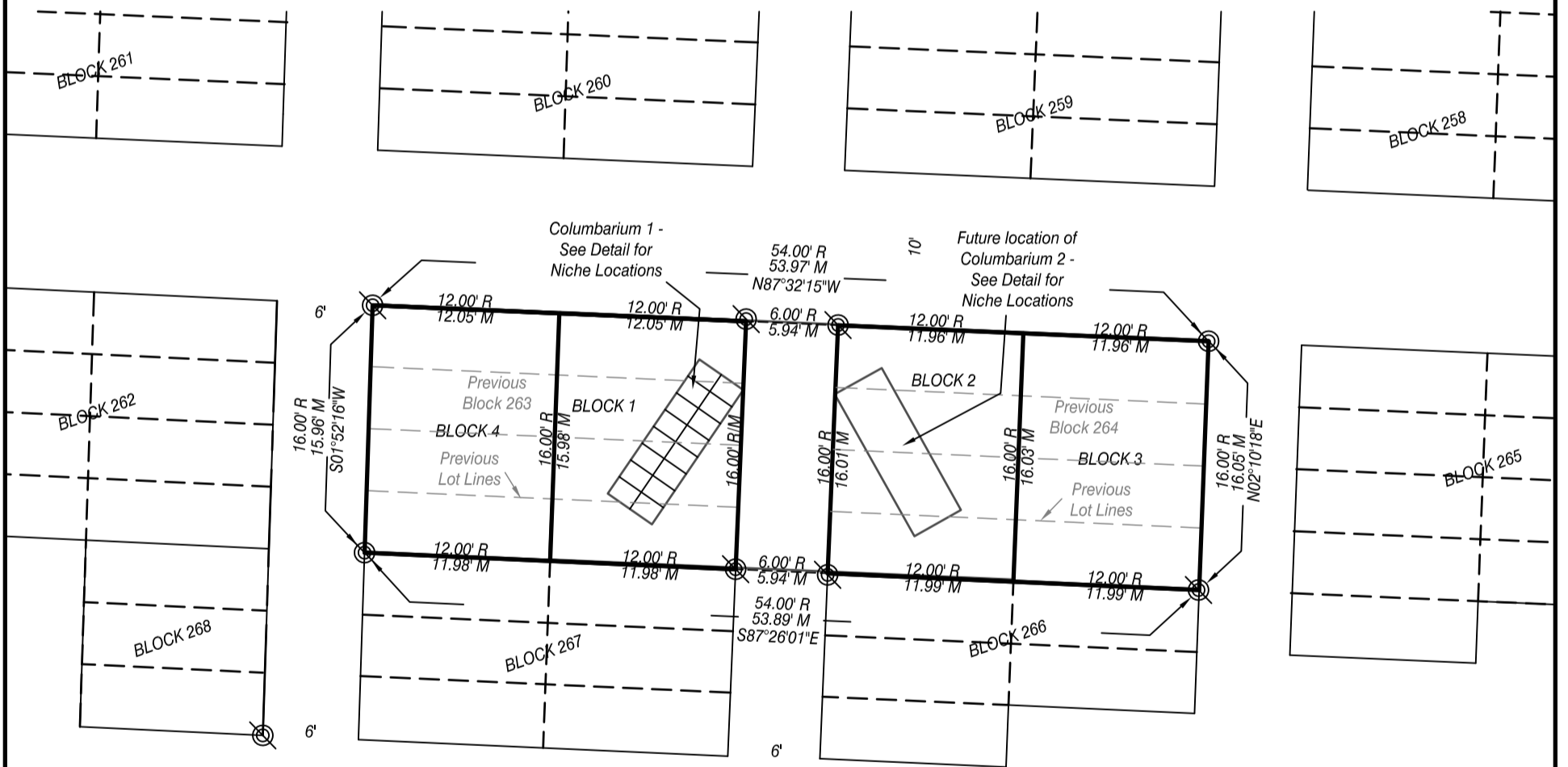
# FINAL PLAT

## LOTS A-1 THROUGH J-8, BLOCKS 1 AND 2, AND BLOCKS 3 AND 4, COLUMBARIUM ADDITION TO FAIRVIEW CEMETERY,

**A REPLAT OF VACATED LOTS 1 THROUGH 8, BLOCK 263  
AND LOTS 1 THROUGH 8, BLOCK 264, REPLAT NO. THREE OF SECTION F,  
REPLAT OF REPLAT NO. TWO OF SECTION E AND F, AND PART OF SECTION D, ALL  
PART OF THIRD ADDITION TO FAIRVIEW CEMETERY**

**AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA**

**SITUATED IN THE NORTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA**



- LEGEND**
- EXISTING 1/2" ROD
  - SET 5/8" x 24" REBAR, OR AS NOTED
  - M MEASURED
  - R RECORD
  - ROW RIGHT OF WAY
  - Ⓛ BLOCK NUMBER

*NOTE: 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.*

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

**AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA VACATING LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 263 AND LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 264, SECTION F, A REPLAT OF PART OF THIRD ADDITION, SECTION F, REPLAT NUMBER 3, WITHIN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.**

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

Section 1. The City of Scottsbluff, Nebraska (“City”) as the owners of the property involved, have requested that the City vacate the following property to allow for a replat:

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 263 and Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 264, Section F, a replat of part of THIRD ADDITION, Section F, Replat Number 3, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

Section 2. The City Council finds that the vacating party is the owner and that it is in the best interests of the City that the property be vacated as requested.

Section 3. Lots 1 through 8, Block 263, and Lots 1 through 8, Block 264, Section F, a replat of part of Third Addition, Section F, Replat Number 3, are hereby vacated to allow for a replat of the property to be used as a columbarium in the City cemetery.

Section 4. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on \_\_\_\_\_, 2014.

Attest:

\_\_\_\_\_ Mayor

\_\_\_\_\_  
City Clerk (Seal)

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney