



SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, November 10, 2014, 6:00 PM
City Hall Council Chambers, 2525 Circle Drive

PLANNING
COMMISSIONERS

BECKY ESTRADA
CHAIRPERSON

ANGIE AGUALLO
VICE CHAIRPERSON

DANA WEBER

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

LINDA REDFERN
ALTERNATE

- 1. WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
- 2. NEBRASKA OPEN MEETINGS ACT:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the back of the council chambers in the west corner.
- 3. ROLL CALL:**
- 4. NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
- 5. CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
- 6. APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
 - A Minutes**
Approve minutes of 10/13/14
- 7. NEW BUSINESS:**
 - A Special Use Permit**
Special Use Permit: Radio Tower
Applicant(s): Lady of Guadalupe Church
Owner(s): Lady of Guadalupe Church
Location: 1131 East 8th Street
 - B Final Plat**
Final Plat: Premier Estates
Applicant: Paul Reed Construction
Owner(s): Judson & Susan Martin
Location: N of 56th St & 1/2 mile W of Ave I
- 8. UNFINISHED BUSINESS:**
 - A Unfinished Business**
Unfinished Business: None
- 9. ADJOURN**

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.

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

Item Appr. Min.1

Minutes

Approve minutes of 10/13/14

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
October 13, 2014
Scottsbluff, Nebraska

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The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, October 13, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on October 3, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Callan Wayman, Angie Aguallo, Jim Zitterkopf, David Gompert, and Becky Estrada. Absent: Dana Weber, Mark Westphal, and Henry Huber. City officials present: Annie Folck, City Planner, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of September 8th, 2014 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. “YEAS”: Wayman, Aguallo, Gompert, Chadwick, and Estrada. “NAYS”: None. ABSTAIN: Zitterkopf. ABSENT: Huber, Westphal, and Weber. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing to review a request for a special permit submitted by Nevco Wireless representing Verizon. The request is for a 198’ monopole type tower and supporting equipment, to be located on City property north of Highway 92 and east of County Road 19. Verizon has signed an agreement with the City of Scottsbluff, which owns the land on which they are placing the tower. This is located in our two mile extra territorial jurisdiction and is zoned A-Agricultural. The tower will be a 198’ monopole structure with no guy wires. It will look like a light standard at a ball field. The tower will be fenced with 6’ chain link fence with two strand barbed wire. There will be a prefab concrete building adjacent to the tower that will house the radio equipment and the compound will have a stoop light for added security.

Representative Jeffrey Skinner for Nevco Wireless was present to answer questions. He stated that they had checked with the FAA and the Nebraska Department of Aeronautics to make sure that the height of the tower was within compliance with regulations. Commissioner Gompert asked what color the pole was, because there have been some issues with cell towers not being visible to crop dusters. Skinner stated that the pole would be stainless steel, and there are no requirements to paint the pole. These towers are only required to be lit at a height of 200’ or more, so at a height of 198’, it is not required to be lit. Gompert asked if it would be possible to put a light on it, and Skinner stated that to do so would cost \$30,000.

Conclusion: A motion was made by Zitterkopf and seconded by Wayman to approve the special use permit to allow a Wireless Communication Facility - 198’ cell tower to Nevco Wireless, d/b/a Verizon Wireless to be located at 100175 County Road 19. “YEAS”: Wayman, Chadwick, Zitterkopf, Aguallo, and Estrada. “NAYS”: Gompert. ABSTAIN: None. ABSENT: Huber, Weber, and Westphal. Motion carried.

57

58 **ITEM 7B:** The Planning Commission opened a public hearing for a request from property owner(s) Steve Herron,
59 represented by M.C. Schaff and Associates for a final plat of Lot 12A, Block 2, Northern Heights Addition and a
60 replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated 20' alley, an addition to the City
61 of Scottsbluff, Scotts Bluff County, Nebraska. The final plat will re-align lot 12A with lots to the west by lining up
62 the south property line and will straighten property line behind the lot.

63

64 Troy Dondelinger and Dennis Sullivan from M.C. Schaff and Associates were in attendance to answer questions.
65 They stated that this would eliminate the alley behind the property, leaving an easement which would then line up
66 with the easement behind the property to the west. The parcels to the south are preliminary platted and will be
67 revised when the lots are final platted. This plat includes an ordinance to vacate lot 12 and part of the 20' alley
68 which will also be submitted to City Council for approval.

69

70 **Conclusion:** A motion was made by Aguallo and seconded by Gompert to approve the final plat of Lot 12A, Block
71 2, Northern Heights Addition, a replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated
72 20' alley, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE ¼ of Section 14,
73 T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska. **"YEAS":** Wayman, Chadwick,
74 Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:** None. **ABSENT:** Huber, Weber, and
75 Westphal. Motion carried.

76

77 **ITEM 7C:** The Planning Commission opened a public hearing for a request from property owner(s) City of
78 Scottsbluff, represented by M.C. Schaff and Associates for a replat of Section F of Fairview Cemetery, to allow for
79 the addition of a columbarium for human remains. This plat will be done with an ordinance to vacate Blocks 263
80 and 264.

81

82 Troy Dondelinger and Dennis Sullivan from M.C. Schaff and Associates were in attendance to answer questions.
83 Dondelinger stated that each shelf in the columbarium would be considered its own lot for recording purposes.
84 Commissioner Gompert asked how many shelves were in each columbarium. Dondelinger stated that there would
85 be 80 in each, with two of them being installed immediately. There may be one more installed in the future that
86 would be identical to the two currently being installed.

87

88 **Conclusion:** A motion was made by Chadwick and seconded by Zitterkopf to approve the final plat of Lots A-1
89 through J-8, Blocks 1 & 2, and Blocks 3 & 4, Columbarium Addition to Fairview Cemetery, a replat of vacated Lots
90 1-8, Block 263 & Lots 108, Block 264, replat # Three of Section F, replat # Two of Section E & F, and part of
91 Section D, all part of Third Addition to Fairview Cemetery, City of Scottsbluff, Scotts Bluff County, Nebraska.
92 **"YEAS":** Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:** None.
93 **ABSENT:** Huber, Weber, and Westphal. Motion carried.

94

95 **ITEM 8. Unfinished Business:** Annie Folck stated that it is time for the annual election of officers. The term
96 lengths for each office are one year, and in the past it has been customary for each officer to serve for three
97 consecutive one-year terms.

98

99 **Conclusion:** A nomination was made by Wayman and seconded by Zitterkopf for Estrada to continue serving as
100 chair. **"YEAS":** Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:**
101 None. **ABSENT:** Huber, Weber, and Westphal. Motion carried.

102

103 A nomination was made by Wayman and seconded by Chadwick for Aguallo to continue serving as vice-char.
104 **"YEAS":** Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:** None.
105 **ABSENT:** Huber, Weber, and Westphal. Motion carried.

106

107 A nomination was made by Estrada and seconded by Wayman for Annie Urdiales to continue serving as secretary.
108 **"YEAS":** Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:** None.
109 **ABSENT:** Huber, Weber, and Westphal. Motion carried.

110

111 Annie Folck also stated that the Panhandle Planning Workshop was held on October 10th, and there was a good
112 turnout. Gompert, Estrada, and Chadwick were all able to attend, and all felt that it was very beneficial to them.

113 Gompert stated that next year it might be helpful if some of the sessions were a little longer. Folck stated that they
114 are hoping to make this an annual event.

115

116 There being no further business, a motion to adjourn was made by Gompert and seconded by Aguallo. The meeting
117 was adjourned at 6:30 p.m. **“YEAS”**: Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **“NAYS”**:
118 None. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

119

120

121

122 _____
Becky Estrada, Chairperson

123

124 Attest: _____

125 Annie Folck

City of Scottsbluff, Nebraska

Monday, November 10, 2014

Regular Meeting

Item NewBiz1

Special Use Permit

Special Use Permit: Radio Tower

Applicant(s): Lady of Guadalupe Church

Owner(s): Lady of Guadalupe Church

Location: 1131 East 8th Street

Staff Contact: Annie Urdiales



*SCOTTSBLUFF
PLANNING COMMISSION
Staff Report*

To:	Planning Commission	Zoning:	R-1A
From:	Development Services Department	Property Size:	n/a
Date:	November 10, 2014	# Lots/Units:	n/a
Subject:	Special Permit Request – Our Lady of Guadalupe Church		
Location:	1131 East 8 th Street		

Background: The applicant(s), Our Lady of Guadalupe Church represented by Lee Trautman, authorized agent, have requested a (conditional) special use permit to allow for a 65' radio tower and supporting equipment. Towers are a permitted use in Residential zoning districts with approval of a special use permit through the Planning Commission. Our Lady of Guadalupe Catholic Church along with St. Agnes Catholic Church helped to organize Valley Catholic Radio to support its educational mission. The radio tower and antenna will be placed at 1131 East 8th Street which is part of the Guadalupe Center; there is a vacant building on the lot that was previously used for boxing, the communication facility will generally fit in with the community oriented facilities that the church offers in this neighborhood.

The tower design is in accordance with the approved national standard with a fixed base. The Engineer has checked and the property is in compliance with FAA requirements. We have asked that the tower be fenced with 6' chain link fence with two strand barbed wire. The barbed wire can be added as part of their special use permit, as this type of fence is not typically allowed in residential zones. The vacant building on the lot will be used for additional radio equipment and station offices.

Analysis: The property is zoned Residential and the applicant has submitted all proper paper work for the permit. The surrounding properties are also zoned Residential and surrounding property owners have been notified. If special permit is approved a complete set of plans will be submitted to Development Services and reviewed when the building permit is applied for.

Please note that per 25-13-9 that a building permit must be issued within one year of approval of the Special Use Permit or the Permit expires and per 25-13-11 that the Permit may not be transferred with change of ownership of the land.

Lot Sizes: This residential lot 20 is 50' x 136'; the church owns three lots to the west and nine lots to the north of 1131 East 8th Street. A site plan showing layout of the tower is attached.

Staff Recommendation: Approve a Special Use Permit to allow for a cell tower supporting equipment in an Residential zoning district with the condition that a fence is built around the tower/antenna.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for a Radio Tower and supporting equipment at 1131 East 8th Street located in a Residential zoning district subject to the following condition(s): fence be erected around tower

Deny

Make a motion to disapprove the special use permit to allow for a Radio Tower and supporting equipment at 1131 East 8th Street located in a Residential zoning district, for the following reason(s):

Table

Make a motion to TABLE the special use per for a Radio Tower and supporting equipment at 1131 East 8th Street located in a Residential zoning district for the following reason(s):



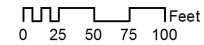
PLOT PLAN

Lot 20, Block 3
 Second Orchard
 Place Addition
 Section 25 T.22N, R.55W.

Zoning: R-1A

- Proposed Radio Antenna
- Dimension
- 300' Property Radius
- Proposed Lot
- Parcel
- Parcels within 300' Radius

1 inch = 100 feet



Imagery Source: US Army Corps of Engineers, 2012
 Parcel Source: Scotts Bluff County, 2010



M.C. Schaff & Associates, Inc.
 818 S Beltline Hwy E
 Scottsbluff, NE 69361

Path: G:\Jobs\15B100002 City Planning & Zoning\GIS\Our Lady of Guadalupe Church Radio Tower\Our Lady of Guadalupe Church Radio Tower - Plot Map for Permit Special Application.mxd

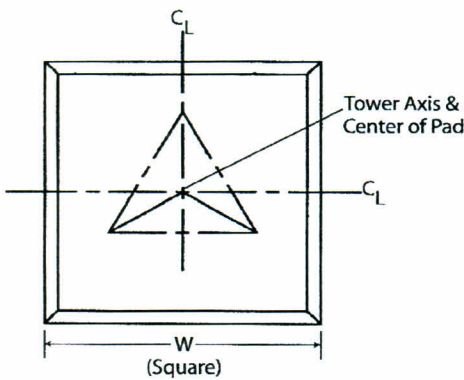
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DESIGN NOTES

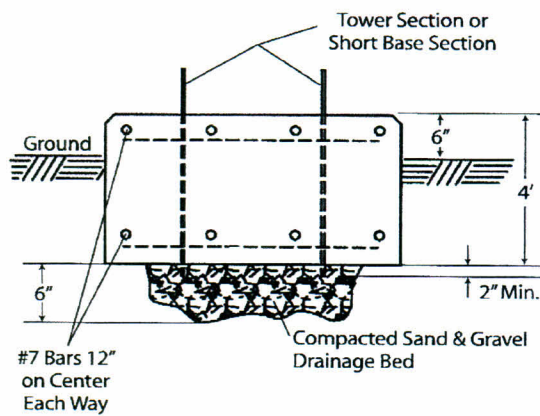
1. Tower designs are in accordance with approved national standard ANSI/EIA-222-F.
2. All towers must have "fixed" bases. Pinned bases may not be used.
3. Designs assume transmission lines symmetrically placed as follows:
 - 25G Tower - One 5/8" Line on each face (Total =3)
 - 45G Tower - One 7/8" Line on each face (Total = 3 @ 7/8" & 3 @ 1/2")
 - 55G & 65G Towers - Two 7/8" Lines on each face (Total =6)
4. Antennas and mounts assumed symmetrically placed at tower apex.
5. Allowable antenna areas assume all round antenna members.
6. Allowable flat-plate antenna areas, based on EIA RS-222-C, may be obtained by multiplying areas shown by 0.6.
7. For wind speeds with ice, the areas shown include 1/2" radial ice. Antenna areas without ice must not exceed the areas shown for the no ice condition.

FOUNDATION INFORMATION



PLAN VIEW

Tower	Overturning Moment (FT. LBS.)	Max. Allow Shear (LBS.)	Width	Concrete Required (Cu. Yds.)
25G	6,800	700	4' - 0"	2.4
45G	12,800	1,600	5' - 3"	4.1
55G	22,900	1,600	6' - 0"	5.3
65G	49,600	3,800	7' - 9"	8.9



ELEVATION VIEW



City of Scottsbluff, Nebraska

Monday, November 10, 2014

Regular Meeting

Item NewBiz2

Final Plat

Final Plat: Premier Estates

Applicant: Paul Reed Construction

Owner(s): Judson & Susan Martin

Location: N of 56th St & 1/2 mile W of Ave I

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	R-1B
From:	Development Services Department	Property Size:	40.96 acres
Date:	September 8, 2014		
Subject:	Final Plat – Premier Estates Blocks 1 & 2		
Location:	N of W 56 th Street & W of Hwy 71		

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), Paul Reed Construction, representing property owners Judson & Susan Martin, are requesting approval of a final plat for Lots 1-9, Block 2, and Lots 1-3, Block 2, Premier Estates. This area includes twelve lots which are approximately a little over three acres each. The property owners have recently re-zoned the property from Agricultural to R-1A - Rural Residential. These parcels are located north west of the Scottsbluff Country Club. Access onto the parcels will be from County Road H (56th St.) a private road serving the twelve proposed lots.

Analysis

Staff and the City Consultants have reviewed the final plat; the plat meets the requirements of the R-1A zoning district. The requested changes and additions from the preliminary plat include: the street meet City Streets and Standards, right of way widths and easements, curves and tangents, and a drainage requirements for the development. If a PUD – Planned Unit Development is planned a special use permit will need to be applied for and approved by the Planning Commission. A PUD allows waivers for some of these city standards.

Lot Sizes

The parcel size of these lots will meet requirements for the R-1B Rural Residential (three acres) the lots will be serviced with water wells and septic systems.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve final plat of Lots 1-9, Block 1 and Lots 1-3, Block 2, Premier Estates subject to the following condition(s):

1. **Approved Drainage Report.**
2. **Meet right of way and easements for City Standards of City subdivision code.**

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove final plat of Lots 1-9, Block 1 and Lots 1-3 Block 2, Premier Estates site approval for the following reason(s):

Table

Make the motion to TABLE the final plat of Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates approval for the following reason(s):

FINAL PLAT

LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTIONS:

TRACT 1: A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, N02°09'14"E FOR A DISTANCE OF 1354.11 FEET; THENCE, N88°57'35"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, BEING A DISTANCE OF 1317.47 FEET; THENCE, ALONG SAID WEST LINE, S02°02'23"W TO THE SOUTHWEST CORNER OF THE SAID EAST HALF, BEING A DISTANCE OF 1357.65 FEET; THENCE, ON THE SOUTH LINE OF SAID SECTION, S89°06'58"E FOR A DISTANCE OF 1314.84 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 40.96 ACRES, MORE OR LESS, OF WHICH 1.00 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

OWNER'S STATEMENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPLE MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "LEGAL DESCRIPTION" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS AND ALSO DEDICATE THE EASEMENTS AND RIGHT-OF-WAY TO THE BENEFIT OF THE PUBLIC AS SHOWN ON THE ACCOMPANYING PLAT.

SUSAN K. MARTIN, CO-TRUSTEE
SUSAN KAY MARTIN TRUST UNDER AGREEMENT
DATED APRIL 2, 2009, INCLUDING ANY
AMENDMENTS MADE THERTO

JUDSON C. MARTIN, CO-TRUSTEE
SUSAN KAY MARTIN TRUST UNDER AGREEMENT
DATED APRIL 2, 2009, INCLUDING ANY
AMENDMENTS MADE THERTO

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME SUSAN K. MARTIN AND JUDSON C. MARTIN, AS CO-TRUSTEES, OF THE SUSAN KAY MARTIN TRUST UNDER AGREEMENT DATED APRIL 2, 2009, INCLUDING ANY AMENDMENTS MADE THERTO, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT AND DEDICATION" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS _____ DAY OF _____, 2014.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY,

NEBRASKA, BY RESOLUTION DATED THIS _____ DAY OF _____, 2014.

RANDY MEININGER, MAYOR

ATTEST:
CINDY DICKINSON, CITY CLERK

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RANDY MEININGER, MAYOR OF THE CITY OF SCOTTSBLUFF, NEBRASKA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "APPROVAL AND ACCEPTANCE" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS _____ DAY OF _____, 2014.

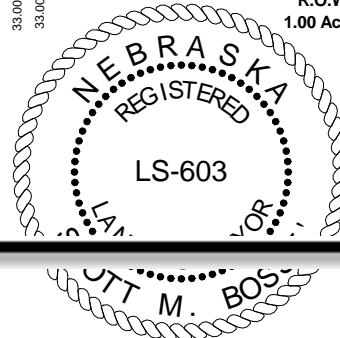
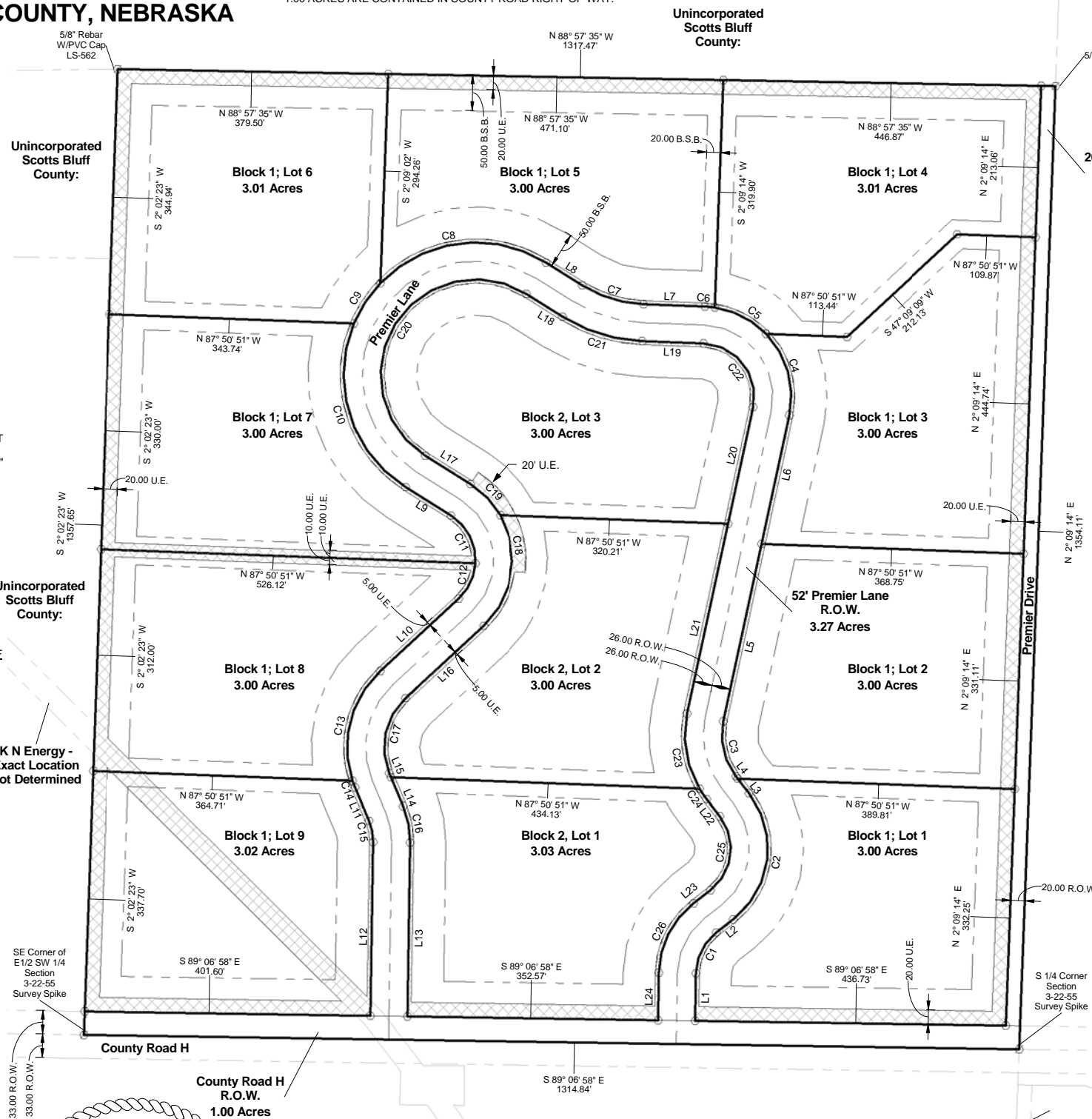
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HERBY CERTIFY THAT I HAVE SURVEYED THE TRACTS OF LAND DESCRIBED IN THE "LEGAL DESCRIPTIONS" AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARIES ARE DEPICTED BY A THICKENED SOLID LINE.

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

SCOTT M. BOSSE
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



Regular Meeting - 11/10/2014

Mark	N/S	Bearing	E/W	Chord Distance
L1	N	0° 53' 02"	E	67.00
L2	N	52° 09' 09"	E	30.00
L3	N	37° 50' 51"	W	25.86
L4	N	37° 50' 51"	W	4.14
L5	N	12° 09' 09"	E	255.07
L6	N	12° 09' 09"	E	184.93
L7	N	87° 50' 51"	W	86.00
L8	N	57° 50' 51"	W	60.00
L9	S	57° 50' 51"	E	75.00
L10	S	47° 09' 09"	W	150.00
L11	S	22° 50' 51"	E	50.00
L12	S	0° 53' 02"	W	244.48
L13	N	0° 53' 02"	E	244.48
L14	N	22° 50' 51"	W	43.86
L15	N	22° 50' 51"	W	6.14
L16	N	47° 09' 09"	E	150.00
L17	N	57° 50' 51"	W	75.00
L18	S	57° 50' 51"	E	60.00
L19	S	87° 50' 51"	E	86.00
L20	S	12° 09' 09"	W	167.05
L21	S	12° 09' 09"	W	272.95
L22	S	37° 50' 51"	E	30.00
L23	S	52° 09' 09"	W	30.00
L24	S	0° 53' 02"	W	67.00

Mark	Radius	Arc Length	Chord Distance	N/S	Bearing	E/W	Delta
C1	74.00	66.22	64.03	N	26° 31' 06"	E	51° 16' 07"
C2	126.00	197.92	178.19	N	7° 09' 09"	E	90° 00' 00"
C3	94.00	82.03	79.45	N	12° 50' 51"	W	50° 00' 00"
C4	126.00	123.30	118.44	N	15° 52' 54"	W	56° 04' 06"
C5	126.00	82.62	81.17	N	62° 42' 19"	W	37° 34' 43"
C6	126.00	13.99	13.98	N	84° 40' 01"	W	6° 21' 10"
C7	174.00	91.11	90.07	N	72° 50' 51"	W	30° 00' 00"
C8	186.00	254.51	235.11	S	82° 57' 09"	W	78° 24' 00"
C9	186.00	68.17	67.79	S	33° 15' 08"	W	21° 00' 02"
C10	186.00	261.65	240.60	S	17° 32' 52"	E	80° 35' 58"
C11	74.00	79.39	75.63	S	27° 06' 54"	E	61° 27' 55"
C12	74.00	56.23	54.88	S	25° 23' 06"	W	43° 32' 05"
C13	146.00	168.12	158.98	S	14° 09' 54"	W	65° 58' 30"
C14	146.00	10.26	10.25	S	20° 50' 06"	E	4° 01' 30"
C15	74.00	30.65	30.43	S	10° 58' 54"	E	23° 43' 53"
C16	126.00	52.19	51.82	N	10° 58' 54"	W	23° 43' 53"
C17	94.00	114.84	107.83	N	12° 09' 09"	E	70° 00' 00"
C18	126.00	169.69	157.15	N	8° 34' 15"	E	77° 09' 47"
C19	126.00	61.22	60.62	N	43° 55' 45"	W	27° 50' 13"
C20	134.00	420.97	268.00	N	32° 09' 09"	E	180° 00' 00"
C21	226.00	188.33	116.99	S	72° 50' 51"	E	30° 00' 00"
C22	74.00	129.15	113.37	S	37° 50' 51"	E	100° 00' 00"
C23	146.00	109.95	107.37	S	9° 25' 21"	E	43° 09' 01"
C24	146.00	17.45	17.44	S	34° 25' 21"	E	6° 50' 59"
C25	74.00	116.24	104.65	S	7° 09' 09"	W	90° 00' 00"
C26	126.00	112.75	109.02	S	26° 31' 06"	W	51° 16' 07"



Developer:
Paul Reed Construction & Supply, Inc.
2970 N 10th Street
Gering, NE 69341
Phone: (308) 635-2213
Fax: (308) 635-0182
www.paulreedconstruction.com
Surveyor:
Accustar Surveying
30601 CR 17
Mitchell, NE 69357
Phone: (308) 631-0737
www.acustarsurveying.com

Project Address:
County Of Scottsbluff
Township: 22N Range: 55W
Section: 3 Quarter: SW
1/4 Quarter: SE
Latitude: 41° 54' 16"N
Longitude: 103° 41' 16"W
General Elevation: 3980 Feet

No.	Description	Date
1	Preliminary Plat	8/08/2014
2	Preliminary Plat Resubmit	9/02/2014
3	Final Plat	10/20/2014

Adam L. Reed
LOTS 1-9, BLOCK 1 AND
LOTS 1-3, BLOCK 2,
PREMIER ESTATES

FINAL PLAT

Project number XXXX-2014
Date 10/20/2014
Drawn by SJC
Checked by SJC

Scale 1.0
Page 13 / 16
As indicated

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

Item Unfin. Biz1

Unfinished Business

Unfinished Business: None

Staff Contact: Annie Urdiales