

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz1

Ag Estate Dwelling

AED: Tract of land in the NE 1/4 of Section 19 T22N R54W

Applicant(s): Good To Grow L LC

Owner(s); Good to Grow LLC

Location: 100398 County Rd 24

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Agricultural
From:	Development Services Department	Property Size:	19.81 ± acres
Date:	April 13, 2015		
Subject:	Tract in NE ¼ of Section 19, T22N R54W		
Location:	N of Highland Rd (County Road L), South of County Road K (27 th St.) & W of County Road 24, in our Extra Territorial Jurisdiction		

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), Good to Grow L.L.C., represented by Paul Harris, is requesting an Agricultural Estate Dwelling plat of property described as a tract of land in the Northeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska. The property is not shown in the Comprehensive Development Plan future land use map. The property is approximately 19.81 acres in size. Properties to the west, south, and north are zoned Agricultural and all located in our Extra Territorial jurisdiction, further east property is in the County's jurisdiction.

Analysis

The property owner is proposing to separate approximately 19.81 acres more or less of the property separating an area to allow for a home and out buildings from the farmland, old structures on the property have been removed. Access into the site will be from the west side of County Road 24 with a 90' access and utility easement provided by airport property. The Development Services staff has reviewed the application and the lot will meet the necessary requirements of an Agricultural Estate Dwelling (AED) in an Agricultural Zoning District.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the AED for property described as a tract of land (19.81 acres) in the NE Quarter of Section 19, Township 22 North, Range 54 West 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 AED for property described as a tract of land (19.81 acres) in the NE Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska for the following reason(s):

Final Plat Request, Page 1

TABLE

Make the motion to TABLE the AED for property described as a tract of land (19.81 acres) in the NE Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska the following reason(s):

TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 25, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE
6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



PROJECT:
HARRIS AEDS 19-22-54
GOOD TO GROW L.L.C.
GERING, NEBRASKA

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

REVISÉ:

AEDS SURVEY

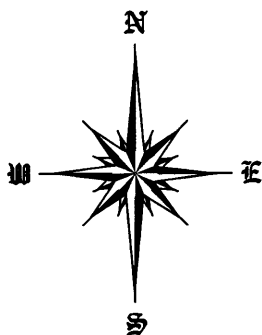
TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP
22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY,
NEBRASKA.

CORNER TIES:

NE CORNER 19-22-54
FOUND $\frac{3}{4}$ " REBAR
S 8.1' TO CL ROAD
SE 38.34' TO BM CAP IN HEADWALL
SW 40.80' TO X IN CONC HEADWALL
NE 17.42' TO STOP SIGN POST
ENE 53.17' TO GAS LINE MARKER

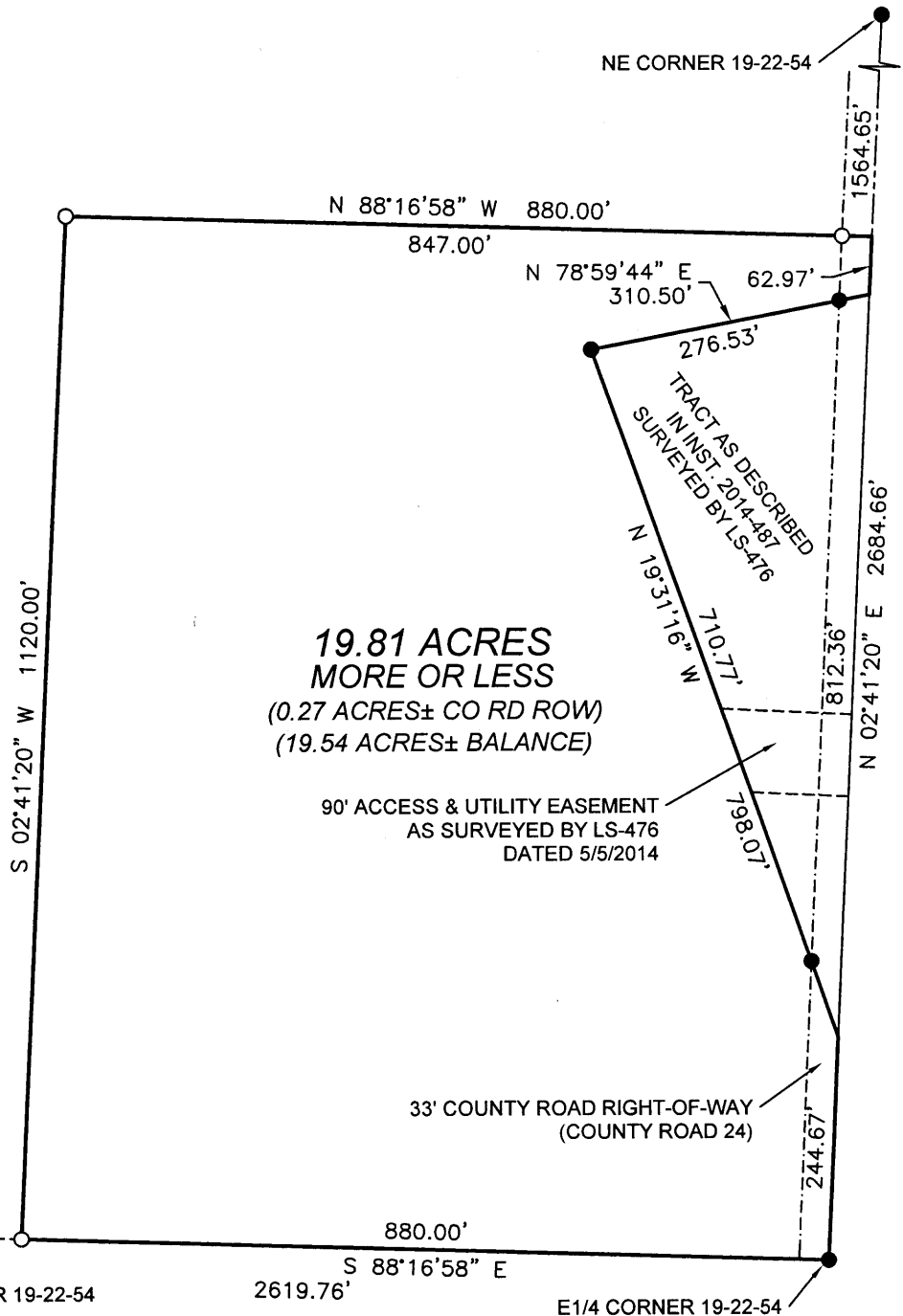
E $\frac{1}{4}$ CORNER 19-22-54
FOUND $\frac{3}{4}$ " REBAR
E 38.6' TO CL ROAD
N 6.01' TO BRACE POST
S 2.66' TO BRACE POST
E 66.54' TO SPIKE WOOD POST

C $\frac{1}{4}$ CORNER 19-22-54
FOUND $\frac{3}{4}$ " REBAR
STEEL POST ON NORTH SIDE
W 45.7' TO CL TRAIL ROAD
W 22.49' TO GATE STEM



SCALE 1"=200'

●=CORNER FOUND
○=CORNER SET
5/8"x24" REBAR W/PVC CAP



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

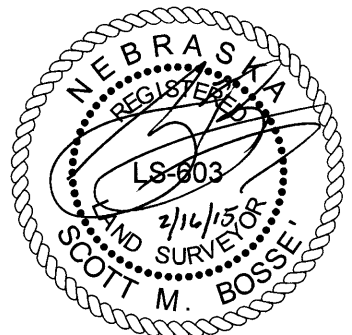
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE, ON THE EAST LINE OF SAID SECTION, N02°41'20"E FOR A DISTANCE OF 244.67 FEET; THENCE, ON N19°31'16"W FOR A DISTANCE OF 798.07 FEET; THENCE, N78°59'44"E TO A POINT OF INTERSECTION WITH SAID EAST LINE, BEING A DISTANCE OF 310.50 FEET; THENCE, ON SAID EAST LINE, N02°41'20"E FOR A DISTANCE OF 62.97 FEET; THENCE, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, N88°16'58"E FOR A DISTANCE OF 880.00 FEET; THENCE, PARALLEL WITH THE SAID EAST LINE, S02°41'20"W TO A POINT OF INTERSECTION WITH THE SAID SOUTH LINE, BEING A DISTANCE OF 1120.00 FEET; THENCE, ON SAID SOUTH LINE, S88°16'58"E FOR A DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 19.81 ACRES, MORE OR LESS, OF WHICH 0.27 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION 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 BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 16TH day of FEBRUARY, 2015.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SHEET
1 OF 1

PROJECT:
HARRIS AEDS 19-22-54
GOOD TO GROW L.L.C.
GERING, NEBRASKA

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=200'

Date: FEBRUARY 16, 2015

Drawn By: SMB

REVISED: