



SCOTTSBLUFF CITY PLANNING COMMISSION AGENDA

Monday, April 13, 2015, 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**
Approval of Minutes 3/9/15
- 7. NEW BUSINESS:**
 - A 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
 - B Final Plat with Ordinance to Vacate**
Final Plat: Lots 3A & 9A, River Run Estates
Applicant(s): Jason Zitterkopf /Baker & Associates
Owner(s): Jason Zitterkopf
Location: W of County Rd 19 South of River Golf Course
 - C Final Plat**
Final Plat: Lots 1 & 2, Block 1, City Central Subdivision
Applicant(s): Galloway & Company
Owner(s): Fourplay LLC
Location: N or 8th St. between Bdwy & Ave B
 - D Rezone City Central Subdivision**
Rezone: Pt of Lots 1 & 2, Block 1, City Central Subdivision
from M-1 Light Manufacturing to C-3 Heavy Commercial
Applicant(s): Galloway & Company
Owner(s): Fourplay L.L.C.
Location: N of 8th St. between Bwy & Ave B
 - E Preliminary Plat Revised Five Oaks Subdivision**
Preliminary Plat: Revised Five Oaks Subdivision 2015
Applicant(s): C & T Holdings/Baker & Associates
Owner(s): C & T Holdings
Location: S of 42nd & E of Hwy 71

2525 CIRCLE DRIVE • SCOTTSBLUFF, NEBRASKA 69361 • (308) 630-6243 • FAX (308) 630-6294

	<p>F Final Plat with Ordinance to Vacate Final Plat: Lots 1 & 2, Block 9, Five Oaks Subdivision with ordinance to vacate & vacation plat Applicant(s): C& T Holdings L.L.C, & Jason/Sami Webb/ Baker & Associates Owner(s): C&T Holdings L.L.C./ Jason & Sami Webb Location: SE Corner of 42nd Street & Avenue I</p> <p>G Rezone Five Oaks Rezone: Part of Lots 1 & 2, Block 9, Five Oaks Applicant(s): C& T Holdings L.L.C. Owner(s): C & T Holdings L.L.C. Location : East 3.2 acres of lots 1 & 2 Blk 9, Five Oaks</p> <p>H Annexation Five Oaks Annexation: Five Oaks Subd (32 acres) Applicant(s): C&T Holdings L.L.C. & Clark Nation L.L.C. Location: S of 42nd Street, E of Hwy 71 to current City Limits</p> <p>8. UNFINISHED BUSINESS:</p> <p>A Unfinished business Unfinished Business: None</p> <p>9. ADJOURN</p>
<p>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.</p>	

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item Appr. Min.1

Minutes

Approval of Minutes 3/9/15

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
March 9, 2015
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, March 9, 2015, 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 February 27, 2015. 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, Jim Zitterkopf, Angie Aguallo, Callan Wayman, David Gompert, Henry Huber, and Becky Estrada. Absent: Mark Westphal and Dana Weber. City officials present: Annie Urdiales, Planning Administrator, 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 bookcase 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 February 9, 2015 were reviewed and approved. A motion was made to accept the minutes by Gompert, and seconded by Huber. "YEAS": Zitterkopf, Chadwick, Aguallo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal and Weber. Motion carried.

NOTE: Commissioner Dana Weber arrived at 6:05 p.m.

ITEM 7A: The Planning Commission opened a public hearing for proposed ordinance text changes in Chapter 25 dealing with Signs and amending 25-6-1.6 setting forth additional restrictions in signs and repealing and removing a portion of 25-6-6. Staff has been working with legal on clearing up some confusion in our sign ordinance, section 25-6-6 currently has two parts a small chart/table with permitted used in different zoning districts and language regarding different requirements for heights, names, and nature of occupancy. The chart/table was removed as this information is already in section 25-6-1.6 and the language was added to the end of 25-6-1.6. This change makes the sign ordinance easier to use for both City Staff and the general public when they look on the City website for information on the City's sign ordinance. Staff will continue to review our code and bring corrections or additions back to the Planning Commission for review.

Conclusion: A motion was made by Gompert and seconded by Zitterkopf to approve the proposed changes to the Sign Code 25-6-1.6 “YEAS”: Weber, Chadwick, Zitterkopf, Aguallo, Gompert, Huber, Wayman, and Estrada. “NAYS”: None. **ABSTAIN:** None. **ABSENT:** Westphal. Motion carried.

ITEM 7B: The Planning Commission opened a public hearing for a proposed ordinance amendment change of Chapter 21, Article 1 in our Subdivision Code, relating to amending or re-platting a final plat, and limiting the number of times a plat can be amended or re-platted (21-1-68).

Staff had previously discussed changing the number of times a final plat can be re-platted or amended. When a property is final platted it is assumed this will be the last time the property will be changed and access and size will be developed as shown on the final plat, but there are times when the original final plat was approved several years back and current circumstances have changed, a new plan may work better with the surrounding development and a change in the layout may be a better fit with the surrounding lots either in size or access onto the property which would be a better fit, a re-plat or amended plat could be filed with the Planning Commission for review and approval with final approval from City Council. In working with the Register of Deeds we have found it is easier for them, title companies, and others to track a property if it is vacated instead of repeatedly re-platted. The George Baltes subdivision is one of the subdivisions that have had several amendments and re-platting making it difficult to research and tract the individual lots as they are sold and resold. Also, when the surveyor replats a lot they have to go back to the very beginning and list this in the title of the plat, this can be quite lengthy when it has been platted and changed several times, and if something is missed has to be done over.

Annie Folck, City Planner, did some research with other cities, The City of Kearney does not allow for any replat and the City of Chadron only allows two. In talking with Jean Bauer at the Register of Deeds on how this could be improved, changing our code to allow a minimum of two re-plats/amendments, seems to be a good fit for the City and if more than two requests for change are made an ordinance to vacate will be required to accompany a new final plat for the requested changes, the ordinance and plat can be done simultaneously.

Carl Gilbert, a surveyor for Baker & Associates addressed the Planning Commission; he wants to make sure that the request to vacate will be allowed for smaller partial vacations of final plats. Working on preliminary and final plats can be a challenge when many changes have been made the vacation plat or ordinance allows for a clean process. This can help developers to pre-plan better and have less re-plats in the future development. The Planning Commission asked if the cost of a re-plat would be prohibitive to the developer this would depend on the type of development. A survey can cost anywhere from \$500 to \$5,000 depending on the factors.

The City can check with legal to make sure partial vacates are allowed, the City wants to work with the developers, surveyors, and the register of deeds and will work on making the process easier.

Conclusion: A motion was made by Weber and seconded by Chadwick to make a positive recommendation to City Council to approve the proposed ordinance amendment changes of Chapter 21, Article 1 Amending Sections 21-1-68 of the City’s Subdivision Code relating to the number of times a plat may be re-platted, limiting the number to two. “YEAS”: Weber, Chadwick, Zitterkopf, Aguallo, Gompert, Huber, and Estrada. “NAYS”: Wayman. **ABSTAIN:** None. **ABSENT:** Westphal. Motion carried.

ITEM 7C. The Planning Commission reviewed a proposed ordinance text change in the City’s Chapter 20 Obstruction Code. More and more we are receiving requests for Block parties, usually during Holidays or other special events. Annie Folck has been working with Police Chief, Kevin Spencer on

102 setting guidelines for Block parties. The permit will be checked and approved by the Police Department
103 the permit will require that the need to notify all the neighbors, use proper barricades (provided by
104 Transportation Dept.), no alcohol on the public street, sales of any items will be prohibited, no open fires,
105 and emergency access will be available at all times. Time limits of 10:00 p.m. during week days and
106 12:00 midnight on holidays and weekends.

107
108 The Planning Commission had concerns about emergency access, want to make sure they are not using
109 vehicles as barricades and the area is kept clear in case of an emergency. Also, asked if there was any
110 language on clean up. A \$250 fine will be imposed if the applicant does not clean up after the party and
111 the City have to come in and clean up.

112
113 **ITEM 8. Unfinished Business:** Updated the Planning Commission on the comprehensive development
114 plan. Taking Request for bids for extension of utilities, where to put in future water and sewer lines, the
115 Army Core of Engineers is also working on a study for the City's floodplain these two items will help
116 plan where physical limitations are and we will be able to plan for future development of the City.
117 PADD is also working on some of the demographics' of the City everything we hope will be ready in
118 October and these will all be incorporated into our comprehensive development plan.

119
120 There being no further business, a motion to adjourn was made by Weber and seconded by Gompert. The
121 meeting was adjourned at 6.40 p.m. "YEAS": Gompert, Wayman, Weber, Chadwick, Zitterkopf,
122 Aguillo, Huber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal. Motion
123 carried.

124
125
126 _____
127 Becky Estrada, Chairperson

128
129 Attest: _____
130 Annie Urdiales

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

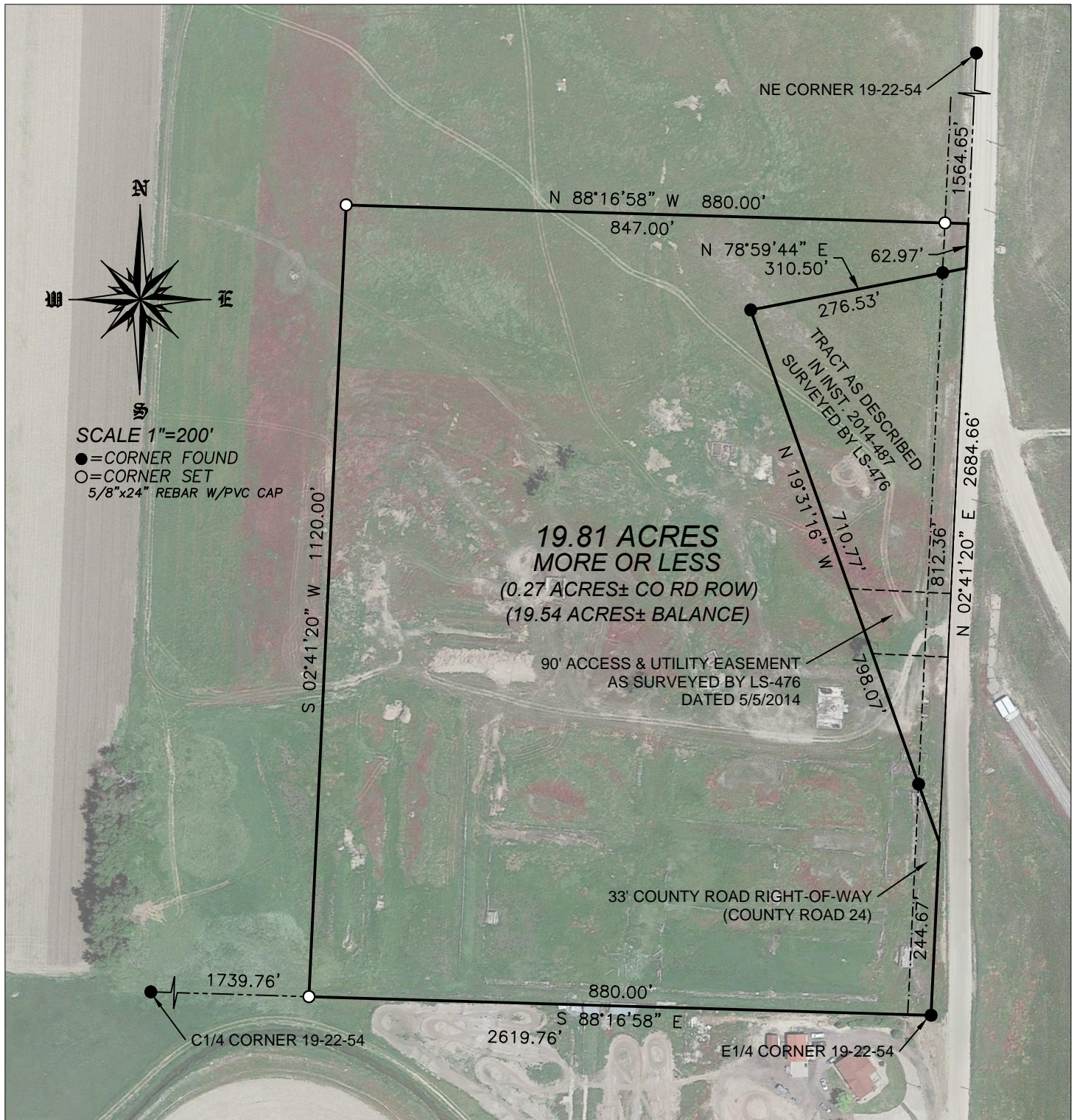
Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the AED for property described as a tract of land (19.81 acres) in the NE Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska for the following reason(s):

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.



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

Dwn By SMB

REVISÉ:

AEDS SURVEY

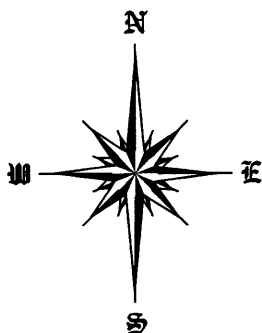
TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP
22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY,
NEBRASKA.

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

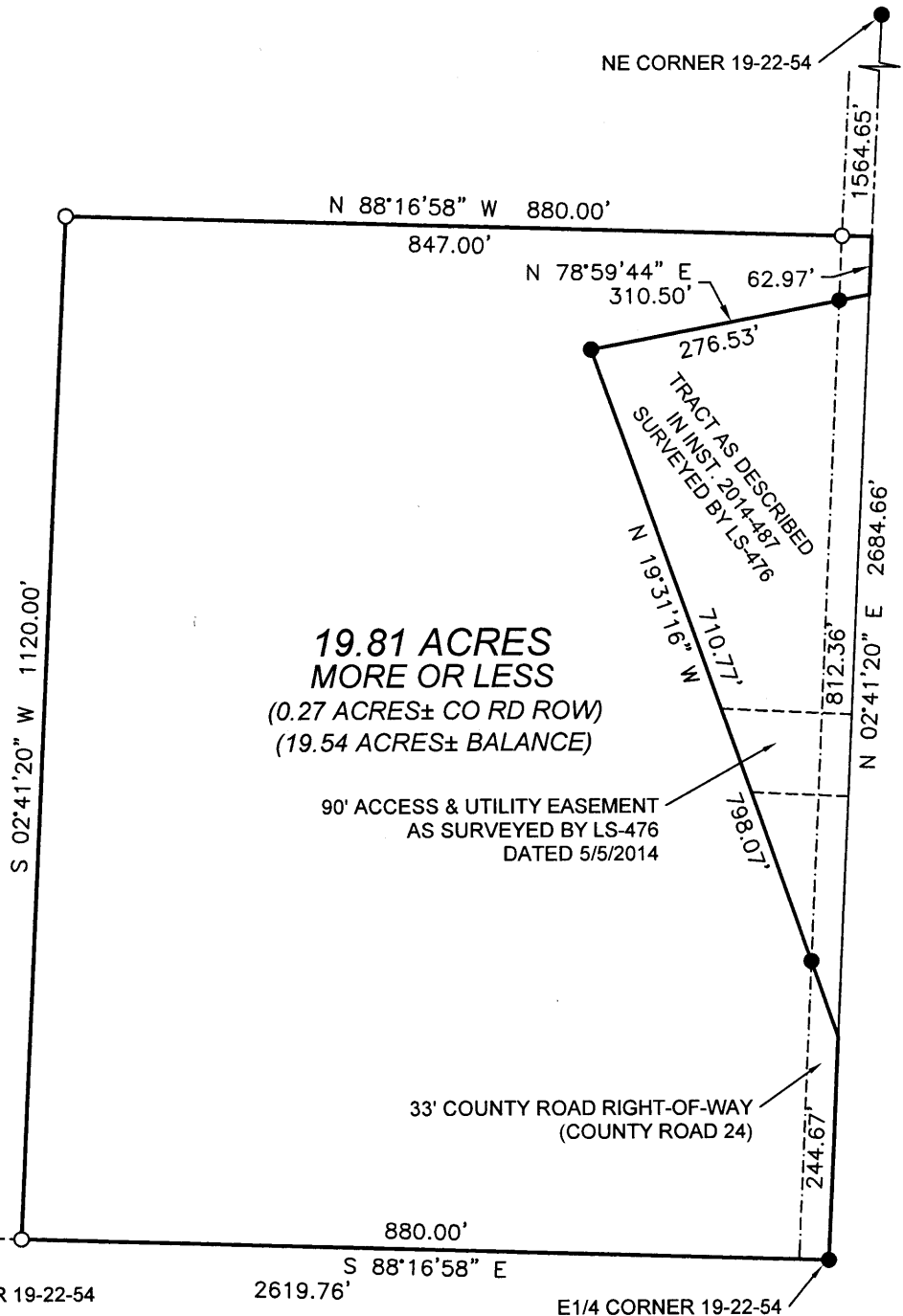
E $\frac{1}{4}$ CORNER 19-22-54
FOUND $\frac{3}{4}$ " REBAR
E 38.6' TO CL ROAD
N 6.01' TO BRACE POST
S 2.66' TO BRACE POST
E 66.54' TO SPIKE WOOD POST

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:

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz2

Final Plat with Ordinance to Vacate

Final Plat: Lots 3A & 9A, River Run Estates

Applicant(s): Jason Zitterkopf /Baker & Associates

Owner(s): Jason Zitterkopf

Location: W of County Rd 19 South of River Golf Course

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: April 13, 2015
Subject: Final Plat Lots 3A & 9A, of Amended River Run Estates with Vacate Plat & Ordinance to Vacate
Location: W County Road 19 & N of Pleasant Drive

Zoning: R-1B
Property Size: 7.84± acres
Lots/Units: Two

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), Jason Zitterkopf, represented by Baker & Associates has requested a final plat of Lots 3A & 9A, amended River Run Estates Subdivision a replat of lots 3 and 4, Block 1 River run Estates Subdivision and Lot 9, Block 1, River Run Estates, and lot 10, amended River Run Estates and unplatted lands situated in the NE ¼ of Section 17, T22N, R55W of the 6th P.M., Scotts Bluff County. These parcels are located in our extra territorial jurisdiction. The properties are situated north of Pleasant Drive, West of County Road 19, and East of Mallard Drive. This final plat includes a vacation plat with an ordinance to vacate Lot 4, Block 2, River Run Estates and part of Mallard Drive. Surrounding properties are zoned R-1B, east of County Road 19 the area is zoned A - agricultural.

The lots are currently vacant, Mr. Zitterkopf is creating two lots out of four, lot 3A (3.7 acres) will be accessed off County Road 19 and Lot 3A will be accessed from Mallard Road on the south end. The area that is being vacated is to the north end of Mallard Drive. Lot 4, Block 2, is owned by the City of Gering which owns approximately 55± acres to the west Lot 4 is approximately 1 acre, this area owned by Gering will not be developed as this is their well site. Properties platted to the north are accessed off of County Road 19 to the east and Woodland Road to the north. Lot 9A (4.14 acres) includes a turnaround at their access off of Mallard Drive. Scotts Bluff County, City of Gering, along with City staff reviewed the final plat with ordinance to vacate and agreed on access off of County Road 19, and portion of Mallard Road to be vacated, the final plat meets the zoning requirements of the R-1B zoning district.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve final plat of Lots 3A, and 9A, of amended River Run Estates Subdivision and Lot 9, Block 1, River Run Estates, and lot 10, amended River Run Estates and unplatted lands situated in the NE ¼ of Section 17, T22N,

Final Plat with ordinance to vacate, Page 1

R55W of the 6th P.M., Scotts Bluff County, with vacation plat and ordinance to vacate subject to the following condition(s):

1.

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove final plat of Lots 3A, and 9A, of amended River Run Estates Subdivision and Lot 9, Block 1, River Run Estates, and lot 10, amended River Run Estates and unplatted lands situated in the NE ¼ of Section 17, T22N, R55W of the 6th P.M., Scotts Bluff County, with vacation plat and ordinance to vacate for the following reason(s):

Table

Make the motion to TABLE the request for final plat of Lots 3A, and 9A, of amended River Run Estates Subdivision and Lot 9, Block 1, River Run Estates, and lot 10, amended River Run Estates and unplatted lands situated in the NE ¼ of Section 17, T22N, R55W of the 6th P.M., Scotts Bluff County, with vacation plat and ordinance to vacate for the following reason(s):

<div>FINAL PLAT</div> <div>OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1, AMENDED RIVER RUN ESTATES SUBDIVISION AND THE UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA</div>	Sheet Revisions			<div><div><div>Baker</div><div>Associates</div><div>Inc.</div></div><div>www.baker-eng.com</div><div>Engineers * Architects * Surveyors</div><div>COPYRIGHT</div></div>	Land Survey			
	Date	Description	Initials		Title Sheet			
	01-12-15	STARTED FIELD SURVEY	AM		Baker Project Number: 6294-001-14			
	03-05-15	DRAFTED SURVEY	CJG		Project Location: Scotts Bluff County, Nebraska			
					Client: Zitterkopf			
					Project Code	Last Mod. Date	Subset	Sheet No.
					6294	03-05-2015	1 of 2	1

PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1 AMENDED RIVER RUN ESTATES SUBDIVISION, AND THE PORTION OF UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEY NOTES

1. BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS, HOWEVER NO TITLE COMPANY OR PROFESSIONAL TITLE SEARCH WAS PERFORMED ON THE SUBJECT PROPERTY.

2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST QUARTER OF SAID SECTION 17, BEING A GRID BEARING OF NORTH 02°14'22" EAST A DISTANCE OF 2642.35 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

SCOTTSBLUFF CITY COUNCIL APPROVAL STATEMENT:

FINAL OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1 AMENDED RIVER RUN ESTATES SUBDIVISION, AND THE PORTION OF UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS DAY OF , 2015.

BY: RANDY MEININGER, MAYOR (SEAL)

ATTESTED: CITY CLERK

SCOTTS BLUFF COUNTY APPROVAL:

FINAL PLAT OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1 AMENDED RIVER RUN ESTATES SUBDIVISION, AND THE PORTION OF UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY ADMINISTRATIVE REVIEW BY THE SCOTTS BLUFF COUNTY ROADS DEPARTMENT FOR THE ROAD ACCESS FOR COUNTY ROAD 19, AS DEPICITED BY THE 30' ACCESS EASEMENT SHOWN HEREON. THIS DAY OF , 2015.

ROBERT BENNETT (SCOTTS BLUFF COUNTY ROADS)

ATTEST: CLERK

INDEX OF SHEETS

PAGE 1 TITLE SHEET

PAGE 2 PLAN SHEET

OWNER'S STATEMENT:

I, THE UNDERSIGNED, BEING THE OWNER OF THE REAL ESTATE DESCRIBED IN THE FOREGOING "PROPERTY DESCRIPTION" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS:

FINAL PLAT OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1 AMENDED RIVER RUN ESTATES SUBDIVISION, AND THE PORTION OF UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING PLAT IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATE:

OWNER: JASON A ZITTERKOPF

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)) ss. COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JASON A ZITTERKOPF, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF , 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS DOCUMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS DAY OF , 2015.

CARL JOHN GILBERT NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731 FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC. PHONE : 308-632-3123

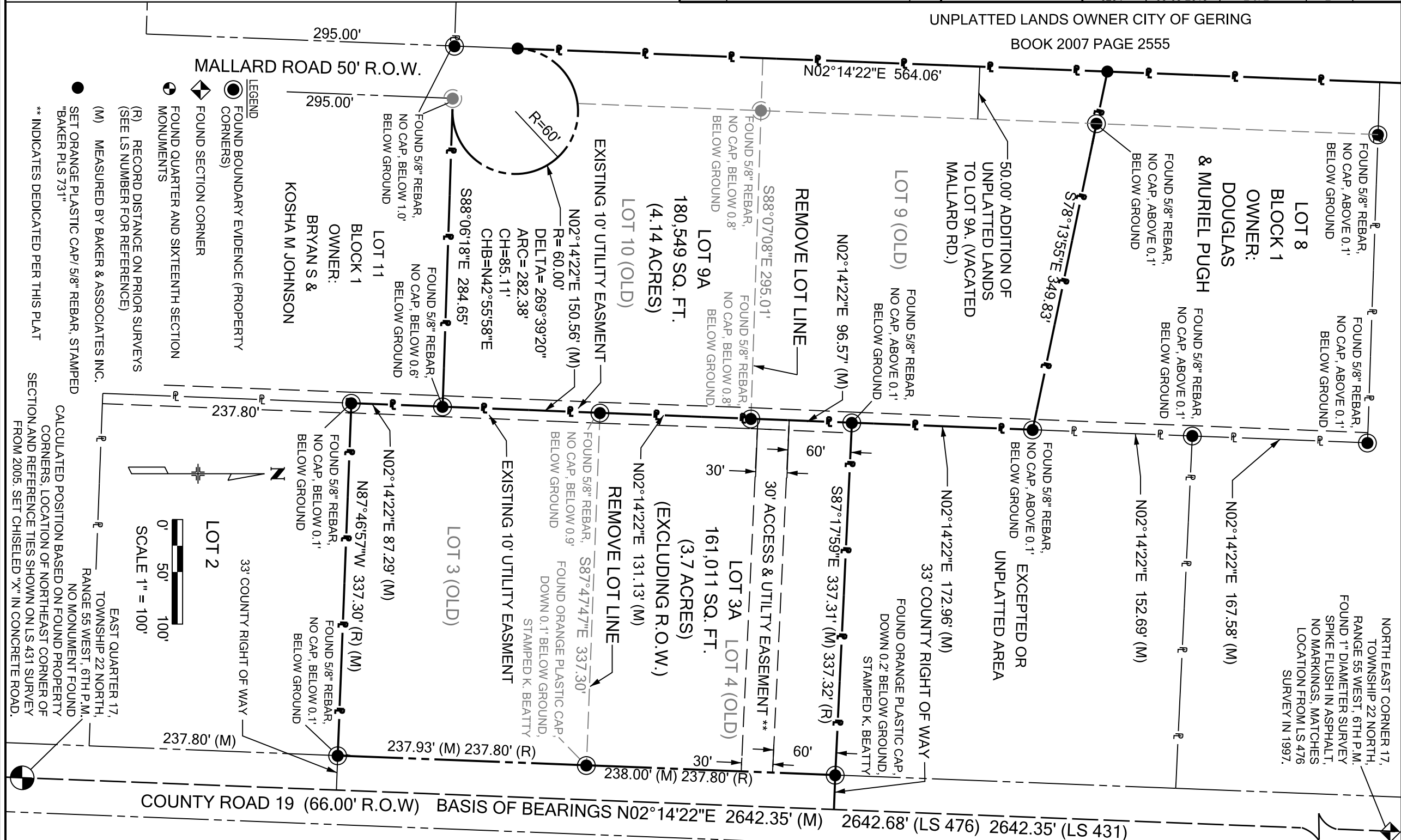
OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1, AMENDED RIVER RUN ESTATES SUBDIVISION AND THE UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA

Date	Description	Initial
01-12-15	STARTED FIELD SURVEY	AM
03-05-15	DRAFTED SURVEY	CJC



Plan Sheet

Baker Project Number: 6294-001-14				
Project Location: Scotts Bluff County, Nebraska				
Client: Zitterkopf				
Project Code	Last Mod. Date	Subset	Sheet No.	
6294	03-05-2015	2 of 2	2	



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, VACATING LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., IN SCOTTS BLUFF COUNTY, NEBRASKA.

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

Section 1. The owners of the property involved have requested the City of Scottsbluff vacate the following property to allow for a replat:

Lot 4, Block 2 of River Run Estates Subdivision and a portion of Mallard Road, all situated in Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th Principal Meridian, in Scotts Bluff County, Nebraska. The portion of Mallard Road being more particularly described as follows: Commencing at the East Quarter of Section 17, Township 22 North, Range 55 West, of the 6th Principal Meridian, whence the Northeast corner of said Section 17, bears North 02°14'22" East, a distance of 2642.35 feet, thence North 35°45'14" West, a distance of 1161.64 feet to a point on the West right of way line of Mallard Road, said point also being the point of beginning; thence along said west right of way line of Mallard Road, North 02°14'22" East, a distance of 1,202.67 feet to a point on the South right of way line of Woodline Road; thence along said South right of way line of Woodline Road, South 89°23'19" East a distance of 50.02 feet to a point on the East right of way line of Mallard Road; thence continuing along said East right of way line of Mallard Road; South 02°14'22" West, a distance of 1,203.80 feet; thence North 88°05'35" West, a distance of 50.00 feet, more or less, to the point of beginning. The above described parcel contains 60,162 sq. ft. (1.38 acres), more or less.

As more fully set forth in the vacation plat, marked as Exhibit "A", to this Ordinance and incorporated by this reference.

Section 2. The City Council finds that the requesting parties are the Owners and that it is in the best interest of the City that the property be vacated as requested.

Section 3. Lot 4, Block 2 of River Run Estates Subdivision and a portion of Mallard Road, all situated in the Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th p.m., in Scotts Bluff County, Nebraska, are hereby vacated to allow for a replat of the property.

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

PASSED AND APPROVED on _____, 2015.

Mayor

ATTEST:

City Clerk (Seal)

APPROVED TO FORM:

FOR LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD, ALL
SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
01-12-15	STARTED FIELD SURVEY	AM
03-05-15	DRAFTED SURVEY	CJG



Land Survey

Title Sheet

Baker Project Number: 6294-001-14

Project Location: Scotts Bluff County, Nebraska

Client: Zitterkopf

Project Code	Last Mod. Date	Subset	Sheet No.
6294	03-05-2015	1 of 2	1

PAGE 1	TITLE SHEET
PAGE 2	PLAN SHEET



PROJECT VICINITY MAP

VACATION PLAT FOR LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD AS DESCRIBED, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTT'S BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTT'SBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS DAY OF _____, 2015.

BY: _____
RANDY MEININGER, CITY OF SCOTTSBLUFF MAYOR (SEAL)

ATTESTED: _____
CITY CLERK

LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA.

THE PORTION OF MALLARD ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE NORTHEAST CORNER OF SAID SECTION 17, BEARS NORTH 02°14'22" EAST, A DISTANCE OF 2642.35 FEET, THENCE NORTH 35°45'14" WEST, A DISTANCE OF 1161.64 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MALLARD ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MALLARD ROAD,
NORTH 02°14'22" EAST, A DISTANCE OF 1,202.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WOODLINE ROAD;
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF WOODLINE ROAD,
SOUTH 89°23'19" EAST, A DISTANCE OF 50.02 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MALLARD ROAD;
THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF MALLARD ROAD; SOUTH 02°14'22" WEST, A DISTANCE OF 1,203.80 FEET;
THENCE NORTH 88°05'35" WEST, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 60.162 SQ. FT. (1.38 ACRES). MORE OR LESS.

OWNER'S STATEMENT FOR RIGHT OF WAY VACATION:
THE CITY OF GERING, CURRENT OWNER OF SAID LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION HEREBY VACATES SAID LOT BACK TO UNPLATTED LANDS. THE CITY OF GERING ALSO DEDICATES THE WEST HALF (25') OF THE MALLARD ROAD RIGHT OF WAY TO BE VACATED AS DESCRIBED HEREON TO THE ADJOINING LOTS ALONG THE EAST SIDE OF MALLARD ROAD THAT IS TO BE VACATED. THIS DEDICATION WAS APPROVED BY THE CITY ADMINISTRATOR AND MAYOR OF THE CITY OF GERING, NEBRASKA.

LANE DANIELZUK
CITY OF GERING ADMINISTRATOR

ATTEST: _____
CLERK

TONY KAUFMAN
CITY OF GERING MAYOR

ATTEST: _____
CLERK

1. BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS, HOWEVER NO TITLE COMPANY OR PROFESSIONAL TITLE SEARCH WAS PERFORMED ON THE SUBJECT PROPERTY.

2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST QUARTER OF SAID SECTION 17, BEING A GRID BEARING OF NORTH 02°14'22" EAST A DISTANCE OF 2642.35 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS DOCUMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2015.

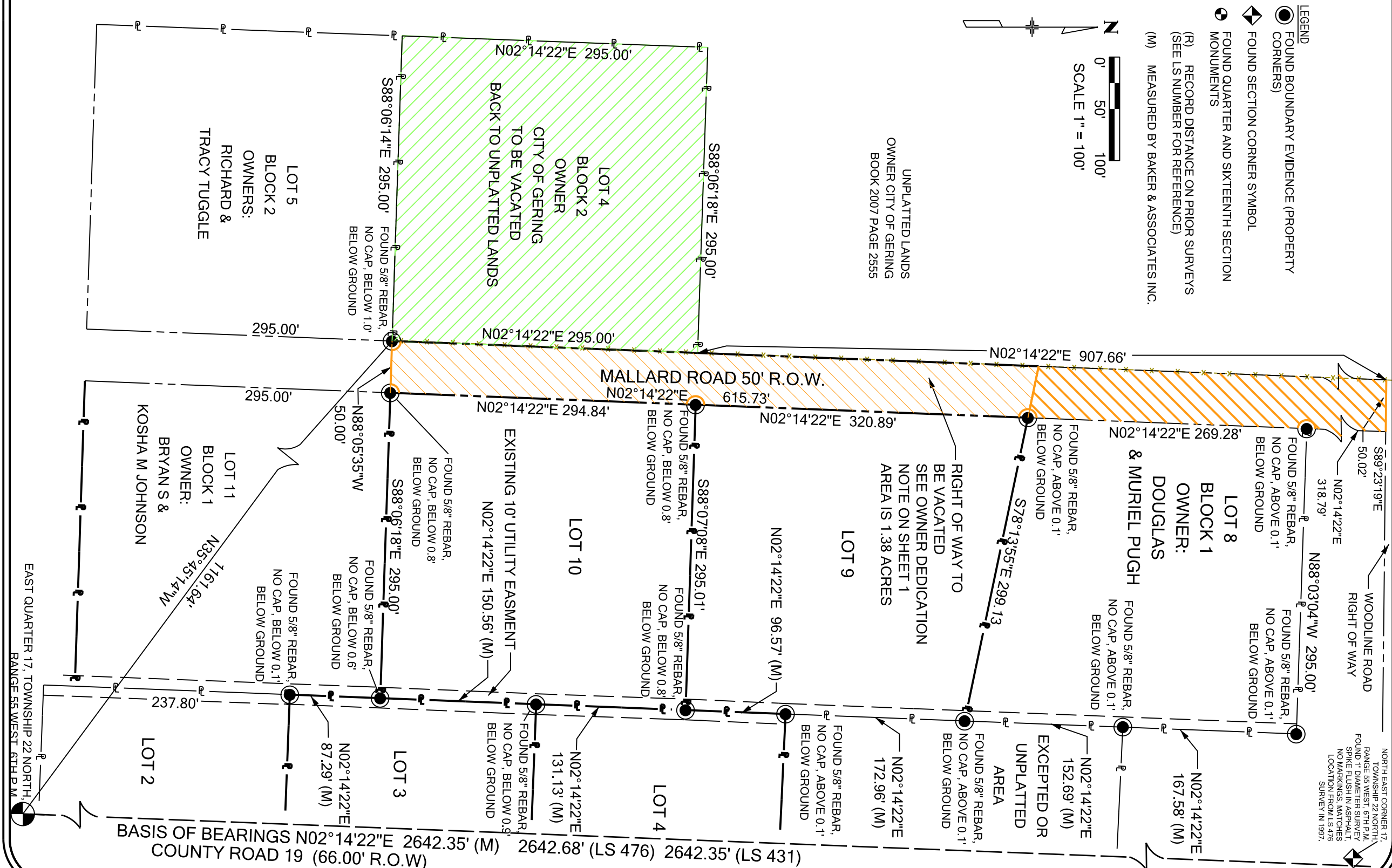
CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
[REDACTED]-3123

FOR LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD, ALL
SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initial
01-12-15	STARTED FIELD SURVEY	AM
03-05-15	DRAFTED SURVEY	CJC



Land Survey			
Plan Sheet			
Baker Project Number: 6294-001-14			
Project Location: Scotts Bluff County, Nebraska			
Client: Zitterkopf			
Project Code	Last Mod. Date	Subset	Sheet No.
6294	03-05-2015	2	2 of 2



City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz3

Final Plat

Final Plat: Lots 1 & 2, Block 1, City Central Subdivision

Applicant(s): Galloway & Company

Owner(s): Fourplay LLC

Location: N or 8th St. between Bdwy & Ave B

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Agricultural
From:	Development Services Department	Property Size:	13.67± acres
Date:	April 13, 2015		
Subject:	Final Plat –Lots 1 & 2, Block 1, City Central Subdivision		
Location:	N of 8th St. W of Broadway		

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), Galloway & Company, Inc., representing property owners, Fourplay, LLC, have requested approval of a final plat of Lots 1 & 2, Block 1, City Central Subdivision, a replat of Block 3, Farmland Industries Subdivision and tax lots 17 & 45, and a part of tax lots 18 & 44, situated in the NW ¼ of the NE ¼ of Section 26, T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, NE. The final plat two lots; lot one consists of approximately 7.8± acres and lot 2 is approximately 6.03 ± acres. Lot one is zoned M-1 Light Manufacturing and Lot 2, is zoned M-1 Light Manufacturing and C-3 Heavy commercial. The applicants have submitted a rezone request along with the final plat and would like both lots to be zoned C-3 Heavy commercial. This is consistent with our comprehensive development plan. Properties to the north and south are zoned C-3, properties to the east and west are zone M-1, our goal is to have these properties eventually changed to C-3. A rezone of both lots has also been requested.

This replat will allow for commercial development of the property. Existing infrastructure is in place. No extension of public water mains and sewer mains are planned at this time.

The plat was reviewed by the City Staff, Public Works Department, and the City Consultants, M.C. Schaff and Associates. The final plat meets the zoning district guideline and staff 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 final plat of Lots 1 & 2, Block 1, City Central Subdivision a replat of Block 3, Farmland Industries subdivision and Tax lots 17

Final Plat Request, Page 1

& 45, and a part of Tax lots 18 & 44 situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, 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 final plat of Lots 1 & 2, Block 1, City Central Subdivision a replat of Block 3, Farmland Industries subdivision and Tax lots 17 & 45, and a part of Tax lots 18 & 44 situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

Table

Make the motion to TABLE the final plat of Lots 1 & 2, Block 1, City Central Subdivision a replat of Block 3, Farmland Industries subdivision and Tax lots 17 & 45, and a part of Tax lots 18 & 44 situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

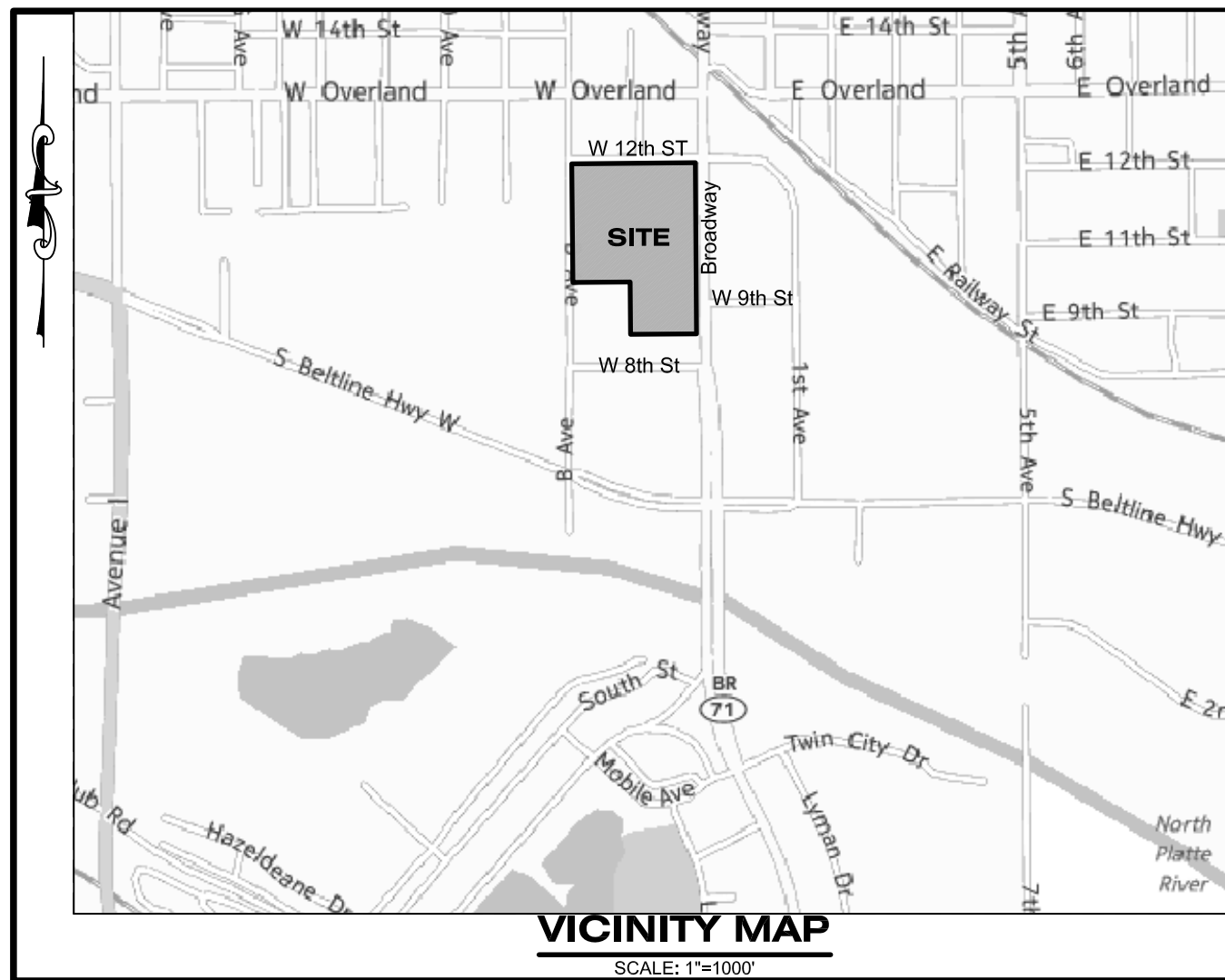
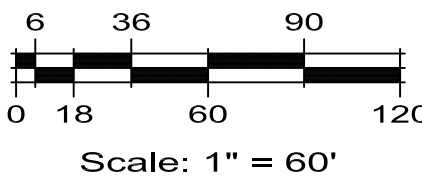
CITY CENTRAL SUBDIVISION

FINAL PLAT OF LOTS 1 & 2, BLOCK 1, CITY CENTRAL SUBDIVISION
A REPLAT OF BLOCK 3, FARMLAND INDUSTRIES SUBDIVISION AND TAX LOTS 17 & 45 AND A PART OF TAX LOTS 18 & 44
SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF, STATE OF NEBRASKA

SHEET 1 OF 1

LEGEND

---	SUBDIVISION LINE
---	LOT LINE
---	ADJACENT PROPERTY
---	EASEMENT CENTER LINE
---	EASEMENT LINE
•	FOUND MONUMENT AS DESCRIBED
▲	SET 5/8"x24" REBAR & 2" ALUMINUM CAP L.S. NO. 615 UNLESS NOTED OTHERWISE
(INSTRUMENT NO.)	INSTRUMENT NUMBER
(BK, ~ PG.)	BOOK-PAGE
R.O.W.	RIGHT-OF-WAY
L.S.	LAND SURVEYOR
NO.	NUMBER
°	DEGREES
'	MINUTES/FEET
"	SECONDS
N	NORTH
S	SOUTH
E	EAST
W	WEST



GENERAL NOTES:

- THIS SURVEY WAS BASED ON TITLE COMMITMENT FILE NUMBER NE1424538 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2014 AT 8:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "C", "B" & "AO" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 310206 005 C LAST REVISED JUNE 15, 1979. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION. THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM SAID FEMA MAP AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION.
- BEARINGS ARE BASED ON THE NORTH LINE BLOCK 3, FARMLAND INDUSTRIES SUBDIVISION BEARING S87°57'21"E AS DEFINED IN THE U.S. STATE PLANE COORDINATE SYSTEM 1983 NEBRASKA ZONE 2600 AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- ALL UNITS ARE U.S. SURVEY FEET.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF BLOCK 3, FARMLAND INDUSTRIES SUBDIVISION, TAX LOT 17, TAX LOT 45 AND A PART OF TAX LOTS 18 & 44, CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF, STATE OF NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3, FARMLAND INDUSTRIES SUBDIVISION, SAID POINT LYING ON THE WESTERLY R.O.W. LINE OF BROADWAY AVENUE; THENCE S02°09'37"W ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 981.52 FEET TO THE INTERSECTION OF SAID WESTERLY R.O.W. LINE AND THE NORTHERLY R.O.W. LINE OF WEST 8TH STREET; THENCE N87°50'14"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 378.34 FEET; THENCE N02°08'46"E A DISTANCE OF 300.11 FEET; THENCE N87°52'21"W A DISTANCE OF 328.74 FEET TO THE EASTERLY R.O.W. LINE OF AVENUE B; THENCE N01°58'13"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 680.15 FEET TO THE INTERSECTION OF SAID EASTERLY R.O.W. LINE AND THE SOUTHERLY LINE OF A 25 FOOT ALLEY; THENCE S87°57'21"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 709.41 FEET TO THE POINT OF BEGINNING.

CONTAINING (595,698 SQUARE FEET, MORE OR LESS) 13.6753 ACRES, HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "CITY CENTRAL SUBDIVISION"; AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF SCOTTSBLUFF, NEBRASKA, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:

FOUR PLAY, LLC

BY: _____

PRINT NAME & TITLE _____

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
2015 A.D. BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____.

MARK S. JOHANNES
NEBRASKA R.L.S. NO. 615
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

CLERK AND RECORDER:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SCOTTS BLUFF COUNTY, NEBRASKA, ON THIS _____ DAY OF _____, 2015 AD, AT _____ O'CLOCK __M.

COUNTY CLERK AND RECORDER _____

DEPUTY _____

BOOK NO. _____

PAGE NO. _____

INSTRUMENT NO. _____

ENGINEERING SERVICE COMPANY ENGINEERS - SURVEYORS - PLANNERS Creative Solutions Since 1954 1300 South Potomac Street, Suite 126, Aurora, Colorado 80012 Office (303) 337-1393 Fax (303) 337-7481 www.engineerserviceco.com		
Drawer No.: E-750	Date of Preparation: 03/12/2015	Date of Last Revision: 03/27/2015

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz4

Rezone City Central Subdivision

Rezone: Pt of Lots 1 & 2, Block 1, City Central Subdivision

from M-1 Light Manufacturing to C-3 Heavy Commercial

Applicant(s): Galloway & Company

Owner(s): Fourplay L.L.C.

Location: N of 8th St. between Bwy & Ave B

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	M-1
From:	Development Services Department	Property Size:	13.68 acres ±
Date:	April 13, 2015	# Lots/Units:	2
Subject:	Rezone parcels from M-1 to C-3		
Location:	N of 8 th Street Between Broadway & Ave B.		

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), Galloway & Company, representing Fourplay LLC, has requested a rezone for proposed Lots 1, & 2, Block 1, City Central Subdivision situated in part of the NW¼ of the NE ¼ of Section 26 T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County Nebraska. The parcels are situated north of 8th Street between Broadway and Avenue B. The applicant is requesting a change from M-1 Light Manufacturing to C-3 Heavy Commercial; this change will bring the proposed lots into one zoning district, if left as is Lot 2 will be split between the two districts. Lot 1 is zoned M-2 the change to C-3 will bring the two lots into one zoning district C-3 Heavy Commercial. The surrounding properties to the east, north & south are all zoned C-3, an area to the west remains M-1, it is our hope that in the future this area will also be zoned C-3.

Staff has reviewed and makes positive recommendation of the rezone of proposed lots 1 & 2, Block 1, City Central from M-1 to C-3. This change will reflect what is shown in the Comprehensive Development plan.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone proposed Lots 1 & 2, Block 1, City Central (13.68 acres±) from M-1 Light Manufacturing to C-3 Heavy Commercial subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone proposed Lots 1, & 2, Block 1, City Central Subdivision (13.68 acres±) from M-1 Light Manufacturing to C-3 Heavy Commercial for the following reason(s):

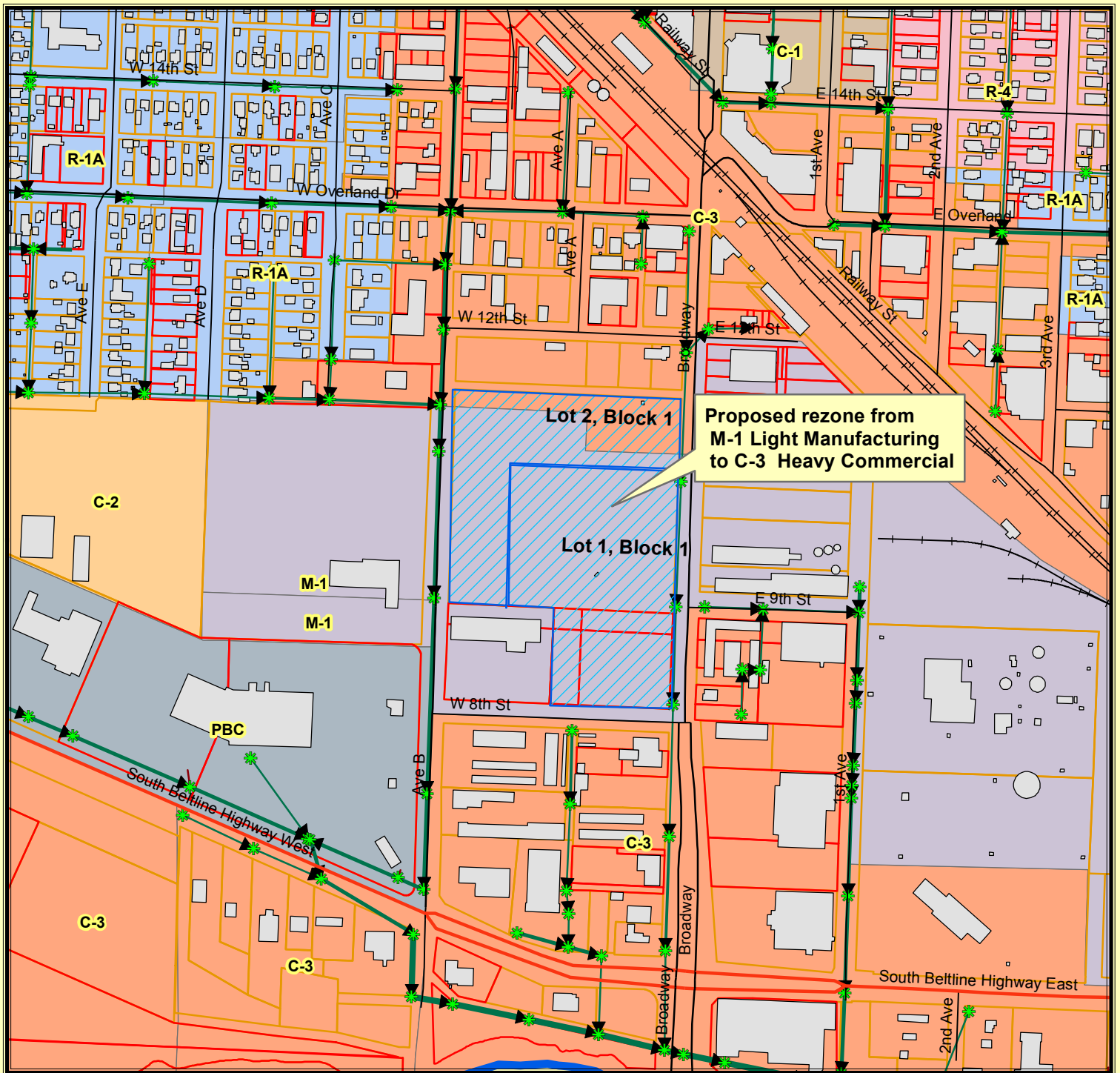
Table

Make the motion to TABLE the rezone request to rezone proposed Lots 1&2, Block 1, City Central Subdivision (13.68 acres±) from M-1 Light Manufacturing to C-3 Heavy Commercial for the following reason(s):

Rezone Request, Page 1

City Central Subdivision Rezone

M-1 Light Manufacturing to C-3 Heavy Commercial



4/13/15



Map by A. Urdiales: City of Scottsbluff
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz5

Preliminary Plat Revised Five Oaks Subdivision

Preliminary Plat: Revised Five Oaks Subdivision 2015

Applicant(s): C & T Holdings/Baker & Associates

Owner(s): C & T Holdings

Location: S of 42nd & E of Hwy 71

Staff Contact: Annie Folck

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: April 13, 2015
Subject: Revised Preliminary Plat Five Oaks Subdivision
Location: South of 42nd St., & East of Highway 71 (Ave I)
Zoning: Ag & C-2
Property Size:

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), C & T Holdings and Jason Webb, represented by Baker and Associates have requested approval of a revised Preliminary Plat of the Five Oaks Subdivision. The property is situated south of 42nd Street, and east of US Highway 71. The following lots and blocks on the preliminary plat have changed from last year's preliminary plat.

Lots 1 and 2, Block 9 (changed (1) and adding (2))

Lots, 16, 17 all in Block 6 (changed)

Lot 1 Block 11 (changed is smaller)

Lots 4, 5, and 6 Block 12 were deleted

Lot 18, Block 6 was deleted.

City staff and Consultants have reviewed the preliminary plat and proposed future infrastructure to the property. The revised preliminary plat includes Block 9 which was annexed, rezoned and final platted last year. This area is being vacated and approximately three acres will be added creating two lots in Block 9. Water and sewer is in place for the revised Block 9 with the stubs to the east of Highway 71, some work will have to be done by the City as the existing sanitary sewer main is in dis-repair. New lines to extend infrastructure into the subdivision will be done at the time the property is developed with districts, all these improvements will be covered under the Developer's Agreement which will be submitted to City Council for approval. The Developer has submitted a final plat for the new Block 9, within the revised preliminary plat along with annexation of the Five Oaks Subdivision, approximately 32.67 acres into the City's corporate boundary, and a rezone for the area added to Block 9 to C-2, the remainder of the area will remain Agricultural until final platting and development is done. The preliminary plat meets the subdivision codes and city standards. Staff met with the Engineering consultants, discussed a few changes and concerns of the preliminary plat and the changes have been made.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve revised preliminary plat of Five Oaks Subdivision 2015 subject to the following condition(s):

Preliminary/Final Plat Request, Page 1

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove revised preliminary plat Five Oaks Subdivision 2015 for the following reason(s):

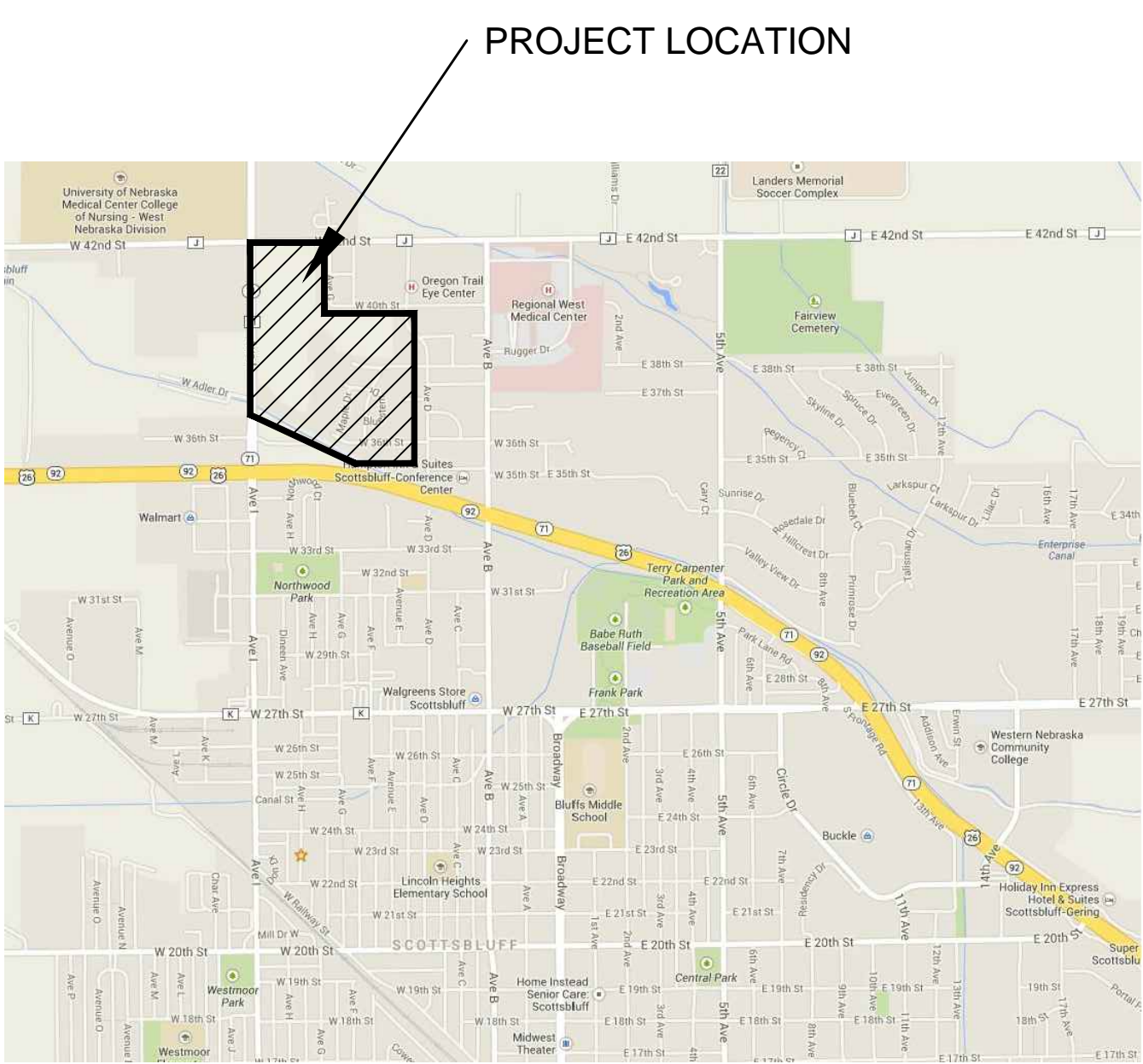
Table

Make the motion to TABLE the revised preliminary plat Five Oaks Subdivision 2015 for the following reason(s):

FIVE OAKS SUBDIVISION - 2015 PRELIMINARY PLAT

SCOTTSBLUFF, NEBRASKA

Vicinity Map:



Development Statistics:

OPEN SPACE	1.18 ACRES
SINGLE FAMILY	37 UNITS
TOTAL DWELLING UNITS	37 UNITS
TOTAL ACREAGE	35.9 ACRES
GROSS DENSITY	1.03 D.U./Acre

Drawing Index:

SHEET #	DRAWING TITLE
0	COVER SHEET
C-1.00	EXISTING SITE PLAN
C-1.01	VACATED LOT PLAN
C-1.02	LOT PLAN
C-1.03	STREET PLAN
C-1.04	GRADING AND DRAINAGE PLAN
C-1.05	UTILITY PLAN

Property Description:

A PARCEL OF LAND KNOWN AS THE REMAINDER OF THE UNPLATTED LANDS FOR FIVE OAKS SUBDIVISION, CONTAINING 1,604,562 SQ. FT. (36.836 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'38" WEST, A DISTANCE OF 2675.32 FEET, THENCE ALONG NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 88°13'30" EAST, A DISTANCE OF 69.51 FEET, THENCE SOUTH 01°46'30" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF 42ND STREET AND TO THE **POINT OF BEGINNING**, THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF 42ND STREET SOUTH 88°13'30" EAST, A DISTANCE OF 814.66 FEET TO A POINT ON THE WEST RIGHT OF WAY OF AVENUE G, THENCE ALONG SAID WEST RIGHT OF WAY OF AVENUE G, SOUTH 02°09'33" WEST, A DISTANCE OF 743.92 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF 40TH STREET,

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF 40TH STREET, SOUTH 88°19'45" EAST, A DISTANCE OF 313.58 FEET TO A POINT OF INTERSECTION WITH THE DESCRIPTION RECORDED IN INSTRUMENT 2009-5025 FILED IN THE SCOTTS BLUFF COUNTY RECORDS;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID INSTRUMENT 2009-5025:

1. SOUTH 03°37'31" WEST, A DISTANCE OF 123.15 FEET;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 36°16'17", A DISTANCE OF 61.41 FEET, (A CHORD BEARING SOUTH 15°26'16" EAST, A DISTANCE OF 60.39 FEET);
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 487.00 FEET, A CENTRAL ANGLE OF 39°05'02", A DISTANCE OF 332.25 FEET, (A CHORD BEARING SOUTH 14°01'45" EAST, A DISTANCE OF 325.84 FEET) TO A POINT OF INTERSECTION WITH THE EXISTING RIGHT OF WAY FOR MULBERRY STREET;

THENCE NORTH 88°52'32" WEST, A DISTANCE OF 52.17 FEET;

THENCE NORTH 83°57'32" WEST, A DISTANCE OF 117.00 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 05°37'57", A DISTANCE OF 31.26 FEET, (A CHORD BEARING NORTH 03°13'30" EAST, A DISTANCE OF 31.25 FEET);

THENCE NORTH 88°26'48" WEST, A DISTANCE OF 180.75 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 159.00 FEET, A CENTRAL ANGLE OF 18°14'20", A DISTANCE OF 53.61 FEET, (A CHORD BEARING NORTH 07°53'38" WEST, A DISTANCE OF 50.40 FEET);

THENCE NORTH 67°18'07" WEST, A DISTANCE OF 56.56 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 53.15 FEET, (A CHORD BEARING SOUTH 81°20'07" WEST, A DISTANCE OF 52.80 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 25°23'50", A DISTANCE OF 59.40 FEET, (A CHORD BEARING SOUTH 57°16'26" WEST, A DISTANCE OF 58.91 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 22°13'34", A DISTANCE OF 51.98 FEET, (A CHORD BEARING SOUTH 33°57'44" WEST, A DISTANCE OF 51.66 FEET);

THENCE SOUTH 22°20'57" WEST, A DISTANCE OF 54.46 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 08°21'16", A DISTANCE OF 22.45 FEET, (A CHORD BEARING SOUTH 18°10'19" WEST, A DISTANCE OF 22.43 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 22°07'48", A DISTANCE OF 59.48 FEET, (A CHORD BEARING SOUTH 02°55'47" WEST, A DISTANCE OF 59.11 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 22°08'04", A DISTANCE OF 59.49 FEET, (A CHORD BEARING SOUTH 19°12'08" EAST, A DISTANCE OF 59.12 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 20°46'38", A DISTANCE OF 55.85 FEET, (A CHORD BEARING SOUTH 40°39'29" EAST, A DISTANCE OF 55.54 FEET);

THENCE SOUTH 38°14'09" WEST, A DISTANCE OF 195.53 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 349.00 FEET, A CENTRAL ANGLE OF 08°56'40", A DISTANCE OF 54.48 FEET, (A CHORD BEARING SOUTH 56°14'19" EAST, A DISTANCE OF 54.43 FEET);

THENCE SOUTH 29°17'28" WEST, A DISTANCE OF 146.00 FEET;

THENCE SOUTH 18°00'08" WEST, A DISTANCE OF 123.44 FEET;

THENCE SOUTH 18°00'08" WEST, A DISTANCE OF 154.77 FEET;

THENCE NORTH 59°43'24" WEST, A DISTANCE OF 585.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 71 (AVENUE I);

THENCE CONTINUING ALONG SAID EXISTING EAST RIGHT OF WAY LINE OF HIGHWAY 71 THE FOLLOWING 3 COURSES:

1. NORTH 02°03'38" EAST, A DISTANCE OF 1,028.18 FEET;
2. NORTH 02°03'38" EAST, A DISTANCE OF 262.75 FEET;
3. NORTH 02°37'28" EAST, A DISTANCE OF 475.46 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,604,562 SQ. FT. (36.836 ACRES), MORE OR LESS.

Abbreviations:

FH	FIRE HYDRANT
RSWV	RESILIENT SEAT WEDGE VALVE
MH	MANHOLE
STA	STATION
ELEV	ELEVATION ABOVE SEA LEVEL
INV	INVERT
BOC	BACK OF CURB
TOC	TOP OF CURB
EOR	EDGE OF ROAD
FL	FLOW LINE
GL	GUTTER LINE
L.F.	LINEAL FEET
PVC	POLYVINYL CHLORIDE MATERIAL
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DIP	DUCTILE IRON PIPE
T-BLK	CONCRETE THRUST BLOCK
PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE
EL	ELEVATION
PROP.A	PROPOSED
EX	EXISTING
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
POB	POINT OF BEGINNING
POE	POINT OF END
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
PI	POINT OF INTERSECTION
PVI	POINT OF VERTICAL INTERSECTION
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
(R)	RECORDED DISTANCE
(M)	MEASURED DISTANCE

Linetype/Symbol Legend

SYMBOL LEGEND		LINETYPE DESIGNATION	
	EXISTING LIGHT POLE		EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE WITH POWER		EXISTING UNDERGROUND POWER LINE
	EXISTING POWER POLE		EXISTING OVERHEAD TELEPHONE LINE
	EXISTING ELECTRICAL METER BOX		EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING ELECTRICAL TRANSFORMER		EXISTING OVERHEAD TELEVISION CABLE LINE
	EXISTING ELECTRICAL HANDHOLE		EXISTING UNDERGROUND TELEVISION CABLE LINE
	EXISTING TELEPHONE PEDESTAL		EXISTING FIBER OPTIC CABLE
	EXISTING CABLE BOX		EXISTING SANITARY SEWER LINE
	EXISTING FIBER OPTIC BOX		EXISTING STORM SEWER LINE
	EXISTING SATELLITE DISH		EXISTING WATER LINE
	EXISTING MANHOLE		EXISTING IRRIGATION SYSTEM LINE
	EXISTING CLEAN-OUT		EXISTING GAS LINE
	EXISTING CURB INLET		EXISTING CHAIN-LINK FENCE
	EXISTING AREA INLET		EXISTING WOOD FENCE
	EXISTING WATER VALVE		EXISTING BARBED-WIRE FENCE
	EXISTING FIRE HYDRANT		LIMITS OF CONSTRUCTION
	EXISTING WATER VALVE IN MANHOLE		EXISTING CONTOUR LINE
	EXISTING CURB STOP		PROPOSED CONTOUR LINE
	EXISTING WATER METER PIT		EASEMENT LINE
	EXISTING WELL		PROPERTY LINE
	EXISTING YARD HYDRANT		SECTION LINE
	EXISTING GAS METER		
	EXISTING GAS MARKER		
	EXISTING SIGN		
	EXISTING MAILBOX		
	EXISTING FLAG POLE		
	EXISTING TRAFFIC LIGHT		
	EXISTING RAIL CROSSING SIGN		
	EXISTING DECIDUOUS TREE		
	EXISTING CONIFEROUS TREE		
	EXISTING SHRUB		
	EXISTING STUMP		
	EXISTING ROW MARKER		
	EXISTING REBAR/MONUMENT		
	SURVEY BENCHMARK		
	SURVEY CONTROL POINT		

OWNER INFORMATION:

C&T Holdings, LLC 1320 Circle Drive Scottsbluff, NE 69361	Jason & Sami Webb 1602 West 42nd Street Scottsbluff, NE 69361
---	---

120 East 1 6th St.
Scottsbluff, NE 69361
308.632.3123
www.baker-eng.com

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PRELIMINARY PLAT
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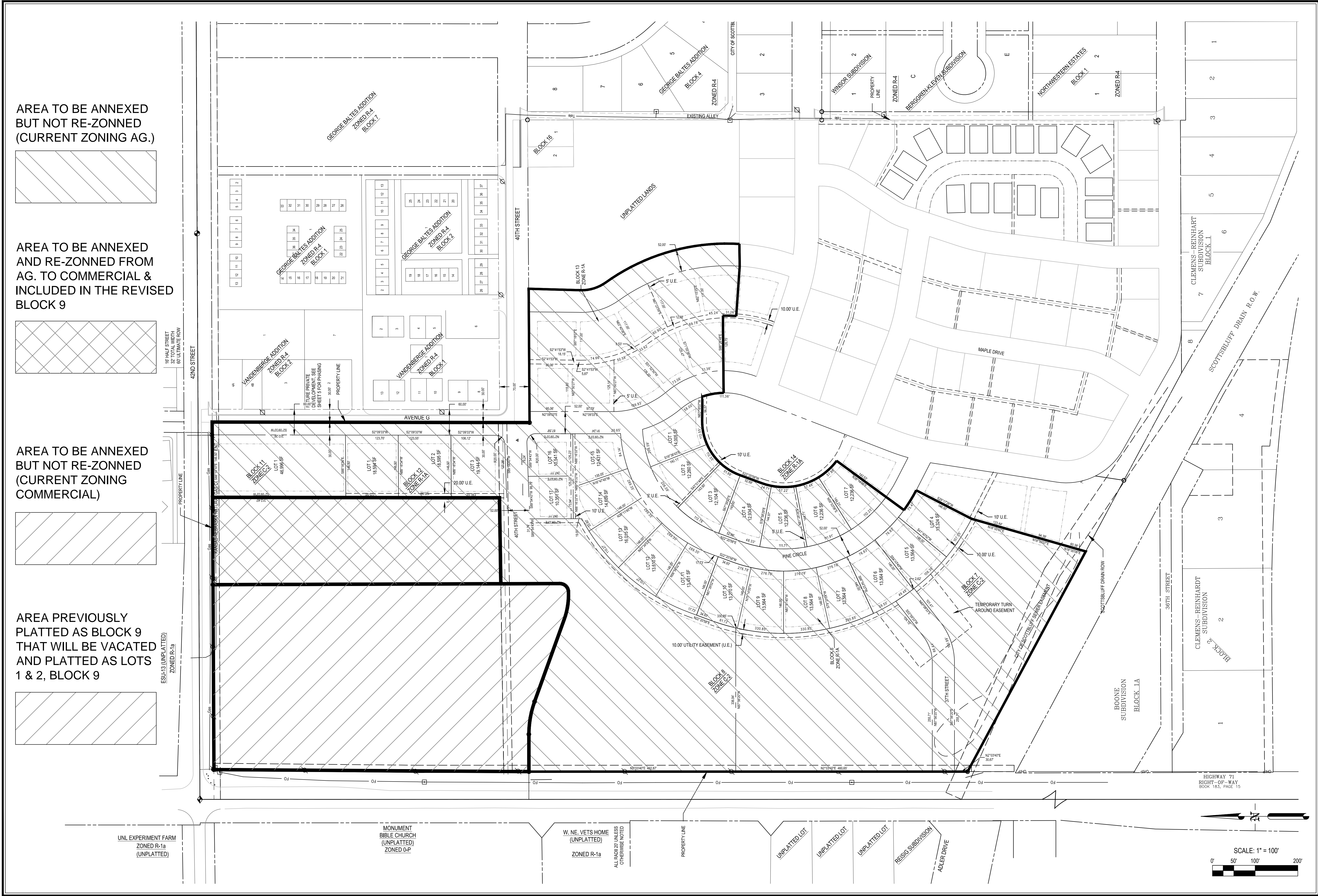
Project Title:
**FIVE OAKS SUBDIVISION
2015 REVISED PRELIMINARY PLAT**
C&T Holdings, LLC
Scottsbluff, Nebraska

Sheet Title:
COVER SHEET

Date Issued: April 2, 2015

Project: 023-018-14
CAD File: 023-018 Preliminary Plat 2014.dwg
Design: JWB
Drawing: JES
Check: JES

Sheet No.
0



Project Title:
**FIVE OAKS SUBDIVISION
2015 REVISED PRELIMINARY PLAT**

Sheet Title:
VACATED LOT PLAN

Project: 023-018-14
CAD File: 023-018 Preliminary Plat 2015.dwg
Design: JWB
Drawing: JES

Sheet No.
C-1.01

120 East 16th St.
Scottsbluff, NE 68961
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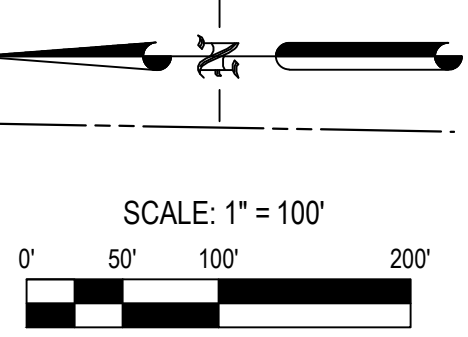
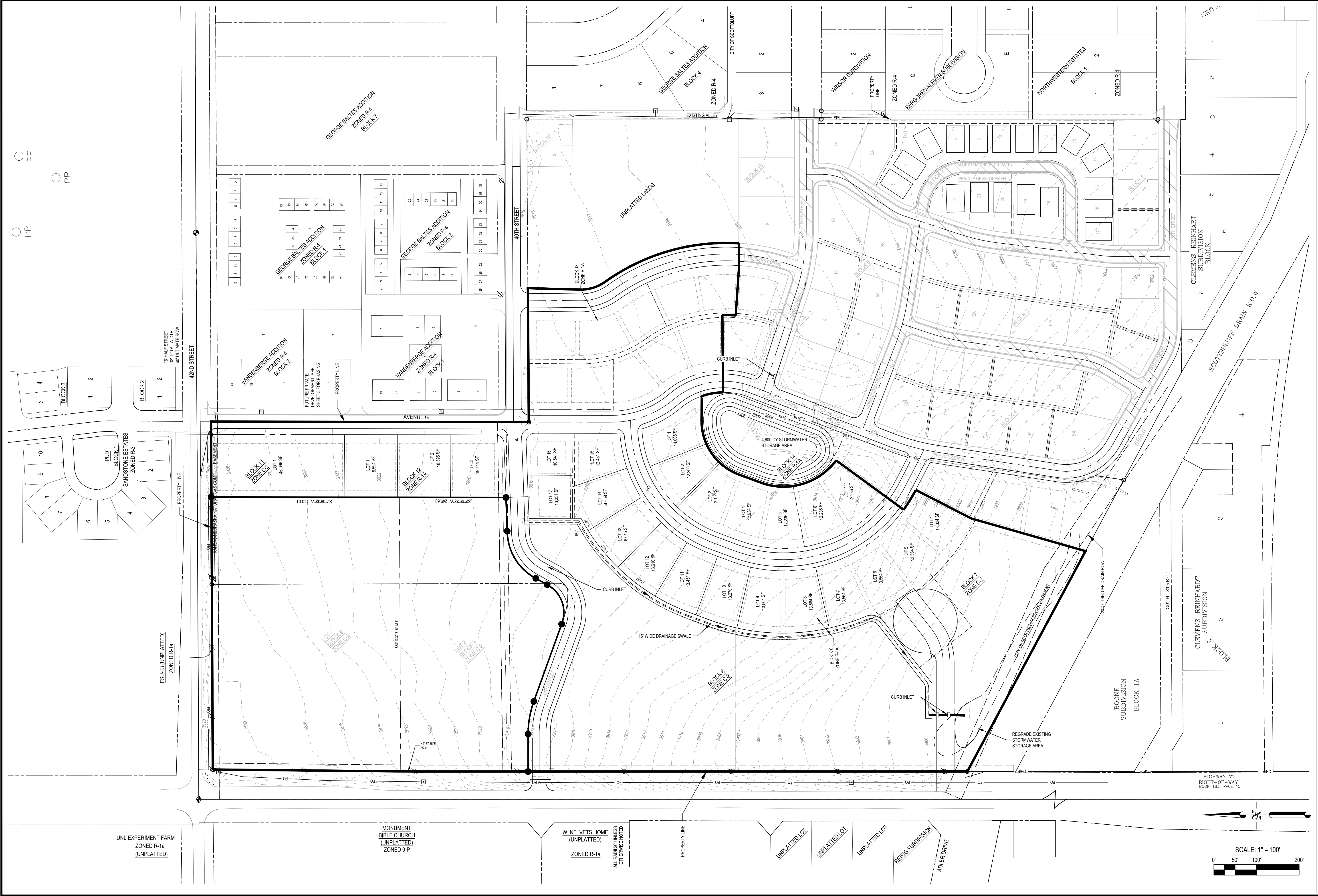
C&T Holdings, LLC
Scottsbluff, Nebraska

Date Issued: April 2, 2015

Scottsbluff

Regular Meeting - 4/13/2015

Page 33 / 56



Sheet Title:

**GRADING AND
DRAINAGE PLAN**

Project Title:

**FIVE OAKS SUBDIVISION
2015 REVISED PRELIMINARY PLAT**

Date Issued: April 2, 2015

Project: 023-018-14
CAD File: 023-018 Preliminary Plat 2015.dwg
Design: JWB
Drawing: JES
Check:

Sheet No.

C-1.04

C&T Holdings, LLC
Scottsbluff, Nebraska

**PRELIMINARY PLAT
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Scottsbluff, NE 68961
308.632.3123
www.baker-eng.com

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz6

Final Plat with Ordinance to Vacate

Final Plat: Lots 1 & 2, Block 9, Five Oaks Subdivision

with ordinance to vacate & vacation plat

Applicant(s): C & T Holdings L.L.C, & Jason/Sami Webb/ Baker & Associates

Owner(s): C&T Holdings L..L.C./ Jason & Sami Webb

Location: SE Corner of 42nd Street & Avenue I

Staff Contact: Annie Folk

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Agricultural
From:	Development Services Department	Property Size:	11.08±
Date:	April 13, 2015		
Subject:	Final Plat –Lots 1 & 2, Block 9, Five Oaks Subdivision with ordinance to vacate & vacation plat		
Location:	South of 42nd Street and East 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), C and T Holdings and Jason & Sami Webb, represented by Baker and Associates, have requested approval of a final plat of Lots 1 & 2, Block 9, Five Oaks Subdivision. The property is situated south of 42nd Street, east of Highway 71, (SE corner of Avenue I and 42nd St.).

This final plat request includes a request to vacate existing Block 9, Five Oaks Subdivision (7.7 acres) with an ordinance to vacate and a vacation plat. The vacation allows the new plat to be final platted with an extra 3.26 acre added to the land, lot 1 is approximately 6.46 acres and lot 2 is 4.62 acres. The 3.26 acres is to the east of the previous Block 9. Existing water and sewer lines along Avenue I and 42nd Street will serve the lots.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Lots 1 & 2, Block 9, Five Oaks Subdivision situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska with ordinance to vacate Block 9, Five Oaks Subdivision subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Lots 1 & 2, Block 9, Five Oaks Subdivision situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska with ordinance to vacate Block 9, Five Oaks Subdivision for the following reason(s):

Table

Make the motion to TABLE the final plat of Lots 1 & 2, Block 9, Five Oaks Subdivision situated in the NW¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska with ordinance to vacate for the following reason(s):

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, VACATING BLOCK 9, FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND UNPLATTED LANDS SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., IN SCOTTS BLUFF COUNTY, NEBRASKA.

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

Section 1. The owners of the property involved have requested the City of Scottsbluff vacate the following property to allow for a replat:

Block 9, Five Oaks Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska and unplatted lands situated in the Northwest Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., in Scotts Bluff County, Nebraska.

As more fully set forth in the vacation plat, marked as Exhibit “A”, to this Ordinance and incorporated by this reference.

Section 2. The City Council finds that the requesting parties are the Owners and that it is in the best interest of the City that the property be vacated as requested.

Section 3. Block 9, Five Oaks Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska and unplatted lands situated in the Northwest Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., in Scotts Bluff County, Nebraska, is hereby vacated to allow for a replat of the property.

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

PASSED AND APPROVED on _____, 2015.

Mayor

ATTEST:

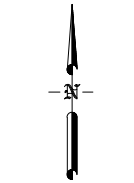
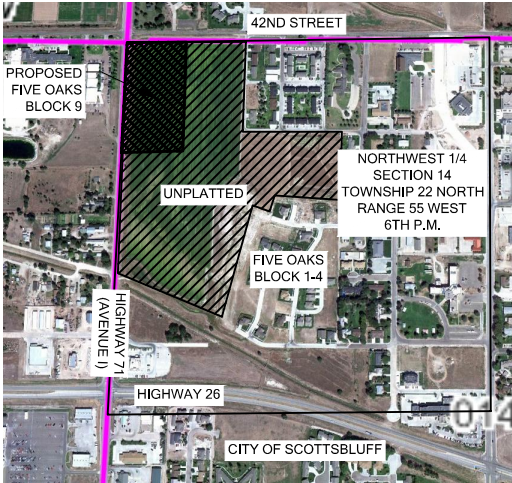
City Clerk (Seal)

APPROVED TO FORM:

City Attorney

FINAL PLAT OF
BLOCK 9 ,FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
AND UNPLATTED LANDS

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	SIGNATURE SHEET
PAGE 3	PLAN SHEET

WEST OAK BLVD. ACCESS EASEMENT

A EASEMENT 52.00 FEET IN WIDTH RESERVED FOR FUTURE RIGHT OF WAY FOR WEST OAK BLVD, CONTAINING 37,005 SQ. FT. (0.850 ACRES) MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 88°13'30" EAST, A DISTANCE OF 707.67 FEET; THENCE SOUTH 01°46'30" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF 42ND STREET, THENCE SOUTH 02°09'33" WEST, A DISTANCE OF 689.61 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°05'17" EAST, A DISTANCE OF 52.00 FEET;

THENCE SOUTH 89°54'43" WEST, A DISTANCE OF 82.98 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 58°58'46", A DISTANCE OF 76.17 FEET, (A CHORD BEARING SOUTH 60°25'21" WEST, A DISTANCE OF 72.86 FEET);

THENCE SOUTH 30°55'58" WEST, A DISTANCE OF 33.17 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 80°56'53", A DISTANCE OF 178.01 FEET, (A CHORD BEARING SOUTH 71°24'24" WEST, A DISTANCE OF 163.57 FEET);

THENCE NORTH 68°07'09" WEST, A DISTANCE OF 194.52 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 19°49'11", A DISTANCE OF 60.19 FEET, (A CHORD BEARING NORTH 78°01'45" WEST, A DISTANCE OF 59.89 FEET);

THENCE NORTH 87°56'20" WEST, A DISTANCE OF 87.56 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 71 (AVENUE I);

THENCE ALONG SAID EXISTING RIGHT OF WAY LINE, NORTH 02°03'39" EAST, A DISTANCE OF 52.00 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 87°56'20" EAST, A DISTANCE OF 87.56 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 19°49'23", A DISTANCE OF 78.19 FEET, (A CHORD BEARING SOUTH 78°01'39" EAST, A DISTANCE OF 77.80 FEET);

THENCE SOUTH 68°06'57" EAST, A DISTANCE OF 194.50 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 80°57'43", A DISTANCE OF 104.57 FEET, (A CHORD BEARING NORTH 71°24'12" EAST, A DISTANCE OF 96.08 FEET);

THENCE NORTH 30°55'20" EAST, A DISTANCE OF 33.14 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 58°59'23", A DISTANCE OF 129.73 FEET, (A CHORD BEARING NORTH 60°25'02" EAST, A DISTANCE OF 124.07 FEET);

THENCE NORTH 89°54'43" EAST, A DISTANCE OF 82.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 37,005 SQ. FT. (0.850 ACRES), MORE OR LESS.

Sheet Revisions			 <div>120-EAST-16TH-STREET SCOTTSBLUFF, NE-69361 308-632-3123 www.baker-eng.com</div>		Final Plat of Block 9, Five Oaks Subdivision			
Date	Description	Initials			Title Sheet			
3-6-2015	DRAFTED FINAL PLAT	BEG			Baker Project Number: 023-005-15			
					Project Location: City of Scottsbluff, Nebraska			
					Owners: C & T Holdings, L.L.C.			
					Project Code	Last Mod. Date	Subset	Sheet No.
					023	03-19-2015	1 of 3	1

BLOCK 9 PROPERTY DESCRIPTION

A PARCEL OF LAND KNOW AS BLOCK 9 FIVE OAKS SUBDIVISION, CONTAINING 482,821 SQ. FT. (11.08 ACRES) MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 88°13'30" EAST, A DISTANCE OF 69.51 FEET; THENCE SOUTH 01°46'30" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF 42ND STREET AND TO THE POINT OF BEGINNING;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY OF 42ND STREET SOUTH 88°13'30" EAST, A DISTANCE OF 638.16 FEET; THENCE DEPARTING SAID EXISTING SOUTH RIGHT OF WAY OF 42ND STREET, SOUTH 02°09'33" WEST, A DISTANCE OF 689.61 FEET;

THENCE SOUTH 89°54'43" WEST, A DISTANCE OF 82.99 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 58°59'23", A DISTANCE OF 129.73 FEET, (A CHORD BEARING SOUTH 60°25'02" WEST, A DISTANCE OF 124.07 FEET);

THENCE SOUTH 30°55'20" WEST, A DISTANCE OF 33.14 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 80°57'43", A DISTANCE OF 104.57 FEET, (A CHORD BEARING SOUTH 71°24'12" WEST, A DISTANCE OF 96.08 FEET);

THENCE NORTH 68°06'57" WEST, A DISTANCE OF 194.50 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 19°49'23", A DISTANCE OF 78.19 FEET, (A CHORD BEARING NORTH 78°01'39" WEST, A DISTANCE OF 77.80 FEET);

THENCE NORTH 87°56'20" WEST, A DISTANCE OF 87.56 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY OF HIGHWAY 71 (AVENUE I);

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY OF HIGHWAY 71 (AVENUE I), NORTH 02°03'39" EAST, A DISTANCE OF 262.75 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY OF HIGHWAY 71 (AVENUE I), NORTH 02°37'26" EAST, A DISTANCE OF 475.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2015.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE : 308-632-3123

FINAL PLAT OF
BLOCK 9 ,FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
AND UNPLATTED LANDS

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SURVEY NOTES

1. THIS SURVEY RELIES ON WESTERN PRAIRE TITLE & ESCROW CO. LLC, ORDER NO.: 13121653. NO TITLE SEARCH WAS MADE BY BAKER AND ASSOCIATES, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT. BAKER AND ASSOCIATES INC. OBTAINED ADDITIONAL RIGHT OF WAY INFORMATION AND DOCUMENTS IN THE COURSE OF THE PLAT PREPARATION THAT ARE SHOWN HEREON AND ARE NOT REFLECTED ON SAID TITLE COMMITMENT
2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE WEST SIXTEENTH CORNER OF SAID SECTION 14, BEING A GRID BEARING OF SOUTH 88°13'30" EAST A DISTANCE OF 1326.35' FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET
5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF BLOCK 9, FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND UNPLATTED LANDS, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2015.

BY:

RANDY MEININGER, MAYOR

ATTESTED: _____ SEAL

CITY CLERK

Sheet Revisions			<div><div><div>Baker & Associates Inc.</div><div>120-EAST-16TH-STREET SCOTTSBLUFF, NE-69361</div><div>308-632-3123 www.baker-eng.com</div></div><div>Engineers * Architects * Surveyors COPYRIGHT 2015</div></div>		Final Plat of Block 9, Five Oaks Subdivision			
Date	Description	Initials			Signature Sheet			
3-6-2015	DRAFTED FINAL PLAT	BEG			Baker Project Number: 023-005-15			
					Project Location: City of Scottsbluff, Nebraska			
					Owners: C & T Holdings, L.L.C.			
					Project Code	Last Mod. Date	Subset	Sheet No.
					023	03-19-2015	2 of 3	2

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO BLOCK 9 OF FIVE OAKS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIVE OAKS BLOCK 9 THE ACCESS EASEMENTS OF WEST OAKS BLVD. AND THE 10' UTILITY EASEMENT, SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE RIGHT OF WAYS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES.

BY: _____
REPRESENTATIVE OF C & T HOLDINGS L.L.C.

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: _____
JASON WEBB

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: _____
SAMI WEBB

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

FINAL PLAT OF
BLOCK 9, FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
AND UNPLATTED LANDS

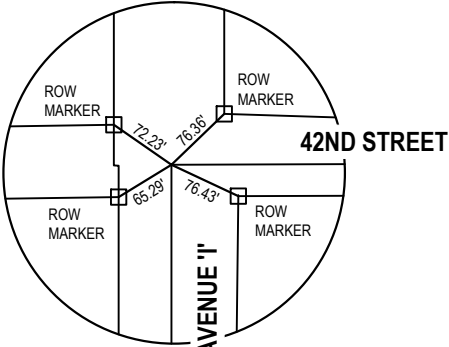
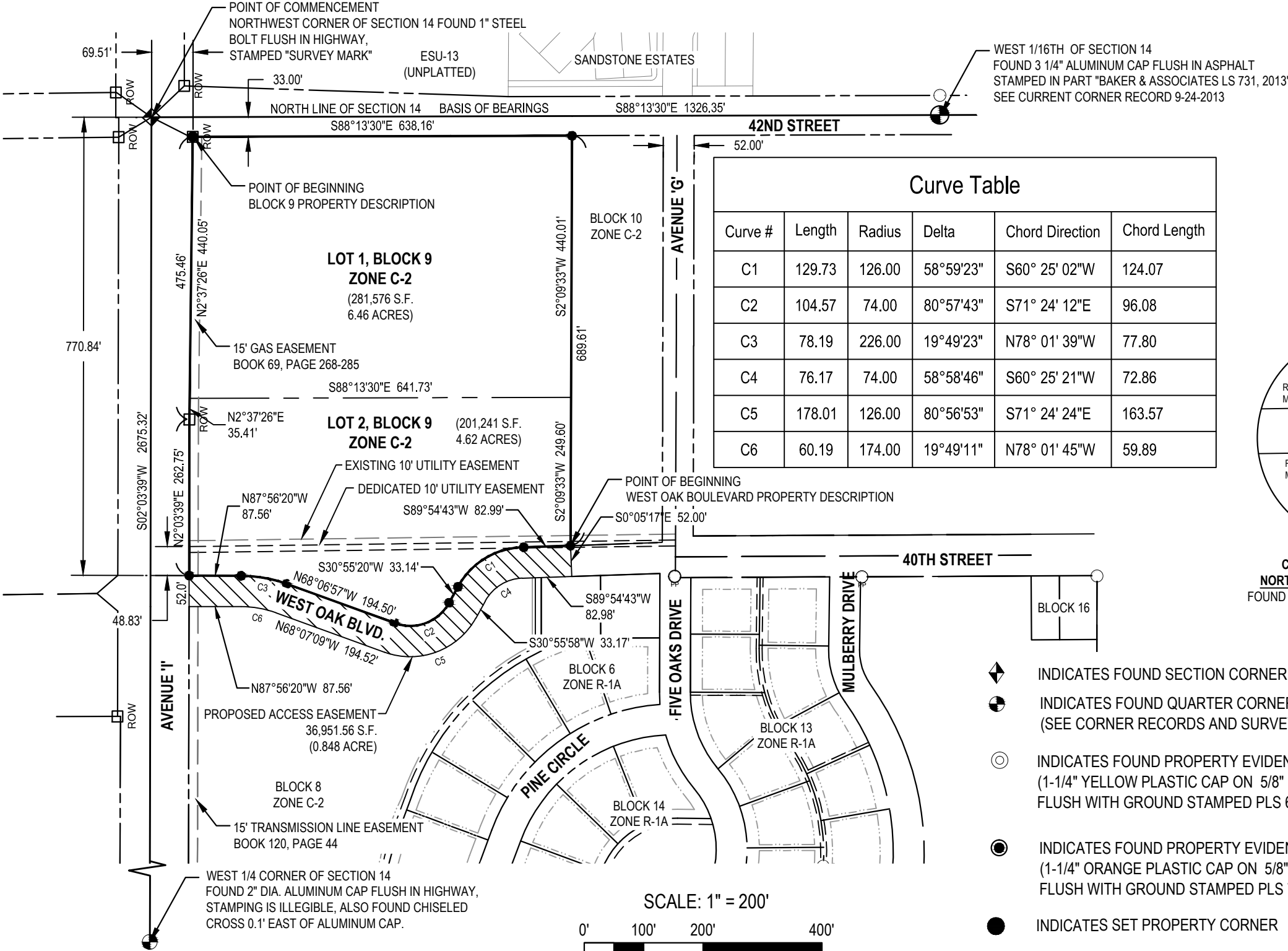
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions			Final Plat of Block 9, Five Oaks Subdivision			
Date	Description	Initials	Plan Sheet			
3-6-2015	DRAFTED FINAL PLAT	BEG	Baker Project Number: 023-005-15			
			Project Location: City of Scottsbluff, Nebraska			
			Owners: C & T Holdings, L.L.C.			
			Project Code	Last Mod. Date	Subset	Sheet No.
			023	03-19-2015	3 of 3	3

Baker & Associates
Inc.

120 EAST 16TH STREET
SCOTTSBLUFF, NE 69361
308-632-3123
www.baker-eng.com

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CORNER TIE MEASUREMENTS
NORTHWEST CORNER OF SECTION 14
FOUND 1" STEEL BOLT FLUSH IN HIGHWAY,
STAMPED "SURVEY MARK"
(NOT TO SCALE)

- INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
(SEE CORNER RECORDS AND SURVEY FOR DETAILS)
- INDICATES FOUND PROPERTY EVIDENCE
(1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR
FLUSH WITH GROUND STAMPED PLS 603)
- INDICATES FOUND PROPERTY EVIDENCE
(1-1/4" ORANGE PLASTIC CAP ON 5/8" REBAR
FLUSH WITH GROUND STAMPED PLS 731)
- INDICATES SET PROPERTY CORNER
- INDICATES FOUND NDOR CONCRETE RIGHT OF WAY
MARKER

VACATION PLAT OF
BLOCK 9 ,FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
AND UNPLATTED LANDS

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
BLOCK 9 PROPERTY DESCRIPTION (FOR VACATION)

A PARCEL OF LAND KNOWN AS BLOCK 9 OF THE FIVE OAKS FINAL PLAT,
CONTAINING 340,728 SQ. FT.(7.82 ACRES), MORE OR LESS, IN THE NORTHWEST
QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE
6TH PRINCIPAL MERIDIAN, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,
SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH,
RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 1"DIAMETER STEEL
BOLT, FLUSH IN THE SURFACE OF HIGHWAY 71, STAMPED IN PART "SURVEY MARK",
WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEING A FOUND
2"DIAMETER ALUMINUM CAP, FLUSH IN THE SURFACE OF HIGHWAY 71, NO STAMPING
FOUND, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG
SAID WEST LINE OF SECTION 14, SOUTH 02°03'39" WEST, A DISTANCE OF 770.84 FEET;
THENCE SOUTH 87°56'21" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EXISTING
WESTERLY RIGHT OF WAY OF STATE HIGHWAY 71 AND TO THE POINT OF BEGINNING;

THENCE ALONG THE SAID EXISTING EAST RIGHT OF WAY LINE, NORTH 02°03'39" EAST,
A DISTANCE OF 262.75 FEET;
THENCE CONTINUING ALONG SAID EXISTING EAST RIGHT OF WAY LINE NORTH 02°37'26" EAST,
A DISTANCE OF 475.46 FEET,
THENCE ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF 42ND STREET,
SOUTH 88°13'30" EAST, A DISTANCE OF 433.44 FEET TO A POINT ON THE WEST
RIGHT OF WAY LINE OF RED CEDAR DRIVE;
THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°52'51" WEST,
A DISTANCE OF 813.15 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 20.00 FEET,
A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, (A CHORD BEARING
SOUTH 46°52'51" WEST, A DISTANCE OF 28.28 FEET) TO A POINT ON NORTH
RIGHT OF WAY LINE OF WEST OAK BLVD.;
THENCE CONTINUING THE FOLLOWING (5) FIVE COURSES ALONG THE SAID
NORTH RIGHT OF WAY LINE:

1. NORTH 88°07'09" WEST, A DISTANCE OF 5.05 FEET;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 174.00 FEET,
A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 60.74 FEET, (A CHORD BEARING
NORTH 78°07'09" WEST, A DISTANCE OF 60.43 FEET);
3. THENCE NORTH 68°07'09" WEST, A DISTANCE OF 204.03 FEET;
4. THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 226.00 FEET,
A CENTRAL ANGLE OF 19°49'11", A DISTANCE
OF 78.18 FEET, (A CHORD BEARING NORTH 78°01'45" WEST, A DISTANCE OF 77.79 FEET);
5. THENCE NORTH 87°56'20" WEST, A DISTANCE OF 87.56 FEET TO A POINT ON THE EXISTING
EAST RIGHT OF WAY LINE OF STATE HIGHWAY 71 AND TO THE POINT OF BEGINNING.

RED CEDAR DRIVE AND WEST OAK BLVD. ACCESS EASEMENT (FOR VACATION)

A STREET RIGHT OF WAY KNOW AS RED CEDAR DRIVE AND WEST OAK BLVD. OF THE
FIVE OAKS FINAL PLAT, CONTAINING 69,809 SQ. FT.(1.60 ACRES), MORE OR LESS,
IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,
SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH,
RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 1"DIAMETER STEEL
BOLT, FLUSH IN THE SURFACE OF HIGHWAY 71, STAMPED IN PART "SURVEY MARK",
WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEING A FOUND
2"DIAMETER ALUMINUM CAP, FLUSH IN THE SURFACE OF HIGHWAY 71, NO STAMPING
FOUND, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG
SAID WEST LINE OF SECTION 14, SOUTH 02°03'39" WEST, A DISTANCE OF 770.84 FEET;
THENCE SOUTH 87°56'21" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EXISTING
WESTERLY RIGHT OF WAY OF STATE HIGHWAY 71 AND TO THE POINT OF BEGINNING;

THENCE SOUTH 87°56'20" EAST, A DISTANCE OF 87.56 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 226.00 FEET, A CENTRAL
ANGLE OF 19°49'11", A DISTANCE OF 78.18 FEET, (A CHORD BEARING SOUTH 78°01'45" EAST,
A DISTANCE OF 77.79 FEET);
THENCE SOUTH 68°07'09.09" EAST, A DISTANCE OF 204.03 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 174.00 FEET, A CENTRAL
ANGLE OF 20°00'00", A DISTANCE OF 60.74 FEET, (A CHORD BEARING SOUTH 78°07'09" EAST,
A DISTANCE OF 60.43 FEET);
THENCE SOUTH 88°07'09" EAST, A DISTANCE OF 5.04 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 20.00 FEET, A CENTRAL
ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, (A CHORD BEARING NORTH 46°52'51" EAST,
A DISTANCE OF 28.28 FEET);
THENCE NORTH 01°52'51" EAST, A DISTANCE OF 813.15 FEET;
THENCE SOUTH 88°13'30" EAST, A DISTANCE OF 52.00 FEET;
THENCE SOUTH 01°52'51" WEST, A DISTANCE OF 885.25 FEET;
THENCE NORTH 88°07'09" WEST, A DISTANCE OF 77.04 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 226.00 FEET, A CENTRAL
ANGLE OF 20°00'00", A DISTANCE OF 78.89 FEET, (A CHORD BEARING NORTH 78°07'09" WEST,
A DISTANCE OF 78.49 FEET);
THENCE NORTH 68°07'09" WEST, A DISTANCE OF 204.03 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF
19°49'11", A DISTANCE OF 60.19 FEET, (A CHORD BEARING NORTH 78°01'45" WEST, A DISTANCE
OF 59.89 FEET);
THENCE NORTH 87°56'20" WEST, A DISTANCE OF 87.56 FEET;
THENCE NORTH 02°03'39" EAST, A DISTANCE OF 52.00 FEET, POINT OF BEGINNING.

Sheet Revisions

Date	Description	Initials
3-6-2015	DRAFTED VACATION PLAT	BEG

Baker

& Associates

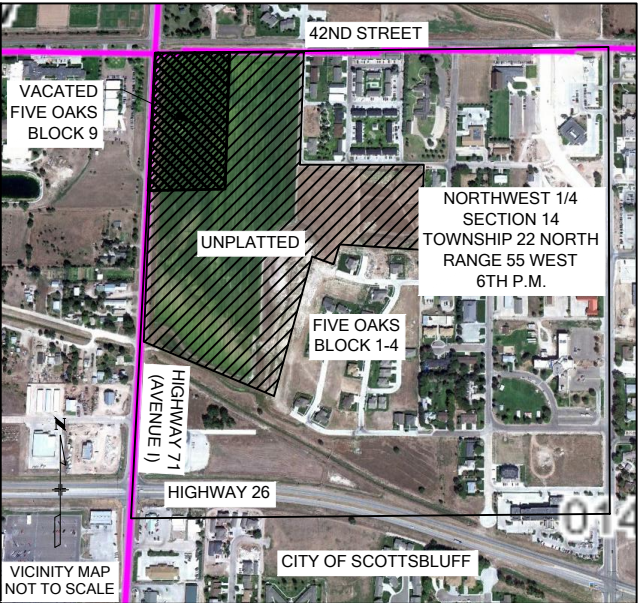
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Vacation Plat of Block 9, Five Oaks Subdivision

Title Sheet			
Baker Project Number: 023-005-15			
Project Location: City of Scottsbluff, Nebraska			
Owners: C & T Holdings, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
023	03-19-2015	1 of 2	1

PROJECT VICINITY MAP



INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	PLAN SHEET

SURVEY NOTES

1. THIS SURVEY RELIES ON WESTERN PRAIRE TITLE & ESCROW CO. LLC, ORDER NO.: 13121653. NO TITLE SEARCH WAS MADE BY BAKER AND ASSOCIATES, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT. BAKER AND ASSOCIATES INC. OBTAINED ADDITIONAL RIGHT OF WAY INFORMATION AND DOCUMENTS IN THE COURSE OF THE PLAT PREPARATION THAT ARE SHOWN HEREON AND ARE NOT REFLECTED ON SAID TITLE COMMITMENT

2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE WEST SIXTEENTH CORNER OF SAID SECTION 14, BEING A GRID BEARING OF SOUTH 88°13'30" EAST A DISTANCE OF 1326.35' FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET

5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

APPROVAL AND ACCEPTANCE

THE FOREGOING VACATION PLAT OF BLOCK 9, FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND UNPLATTED LANDS, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2015.

BY:

RANDY MEININGER, MAYOR

SEAL

ATTESTED:

CITY CLERK

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY VACATE BLOCK 9, FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND UNPLATTED LANDS.

BY:

JASON WEBB

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY:

SAMI WEBB

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

VACATION PLAT OF
BLOCK 9 ,FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
AND UNPLATTED LANDS

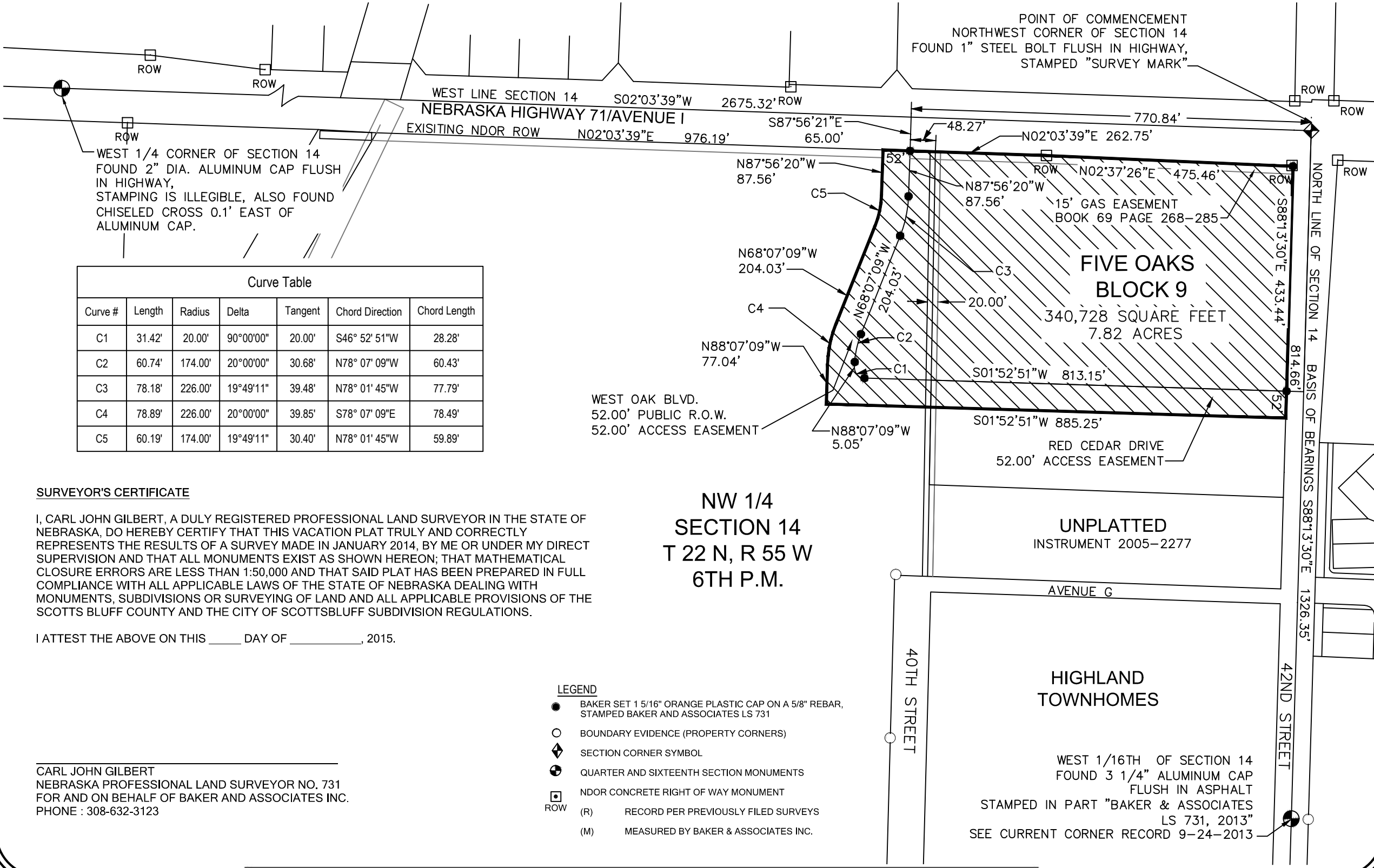
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
3-6-2015	DRAFTED VACATION PLAT	BEG

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Vacation Plat of Block 9, Five Oaks Subdivision			
Plan Sheet			
Baker Project Number: 023-005-15			
Project Location: City of Scottsbluff, Nebraska			
Owners: C & T Holdings, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
023	03-19-2015	2 of 2	2



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	31.42'	20.00'	90°00'00"	20.00'	S46° 52' 51"W	28.28'
C2	60.74'	174.00'	20°00'00"	30.68'	N78° 07' 09"W	60.43'
C3	78.18'	226.00'	19°49'11"	39.48'	N78° 01' 45"W	77.79'
C4	78.89'	226.00'	20°00'00"	39.85'	S78° 07' 09"E	78.49'
C5	60.19'	174.00'	19°49'11"	30.40'	N78° 01' 45"W	59.89'

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS VACATION PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2014, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2015.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE : 308-632-3123

- LEGEND**
- BAKER SET 1 5/16" ORANGE PLASTIC CAP ON A 5/8" REBAR, STAMPED BAKER AND ASSOCIATES LS 731
 - BOUNDARY EVIDENCE (PROPERTY CORNERS)
 - ◆ SECTION CORNER SYMBOL
 - ⊕ QUARTER AND SIXTEENTH SECTION MONUMENTS
 - NDOR CONCRETE RIGHT OF WAY MONUMENT
 - (R) RECORD PER PREVIOUSLY FILED SURVEYS
 - (M) MEASURED BY BAKER & ASSOCIATES INC.

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz7

Rezone Five Oaks

Rezone: Part of Lots 1 & 2, Block 9, Five Oaks

Applicant(s): C & T Holdings L.L.C.

Owner(s): C & T Holdings L.L.C.

Location : East 3.2 acres of lots 1 & 2 Blk 9, Five Oaks

Staff Contact: Annie Folck

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Ag currently
From:	Development Services Department	Property Size:	3.29 acres ±
Date:	April 13, 2015	# Lots/Units:	
Subject:	Rezone parcel from Ag to C-2		
Location:	East of Hwy 71(Ave. I) & South of 42 nd St.		

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), C & T Holdings, has requested a rezone for the east 3.29 acres of proposed Lots 1, & 2, Block 9, Five Oaks Subdivision situated in part of the NW¼ of Section 14 T22N, R55W of the 6th P.M., Scotts Bluff County Nebraska. The parcel is situated on the southeast corner of Highway 71 and 42nd Street. The applicant is requesting a change from Agricultural to C-2 Neighborhood & Retail Commercial; this change will bring all of the new Block 9 into the C-2 zoning district. Surrounding property is zoned Ag, to the east and south and R-4 to the north.

Staff has reviewed and makes positive recommendation of the rezone of part of proposed lots 1 & 2, Block 9, Five Oaks Subdivision from Ag to C-2 with the approval of the final plat.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone part of proposed Lots 1 & 2, Block 9, Five Oaks Subdivision (3.29 acres±) from A- Agricultural to C-2 Neighborhood & Retail Commercial subject to the following condition(s): Approval of final plat.

Deny

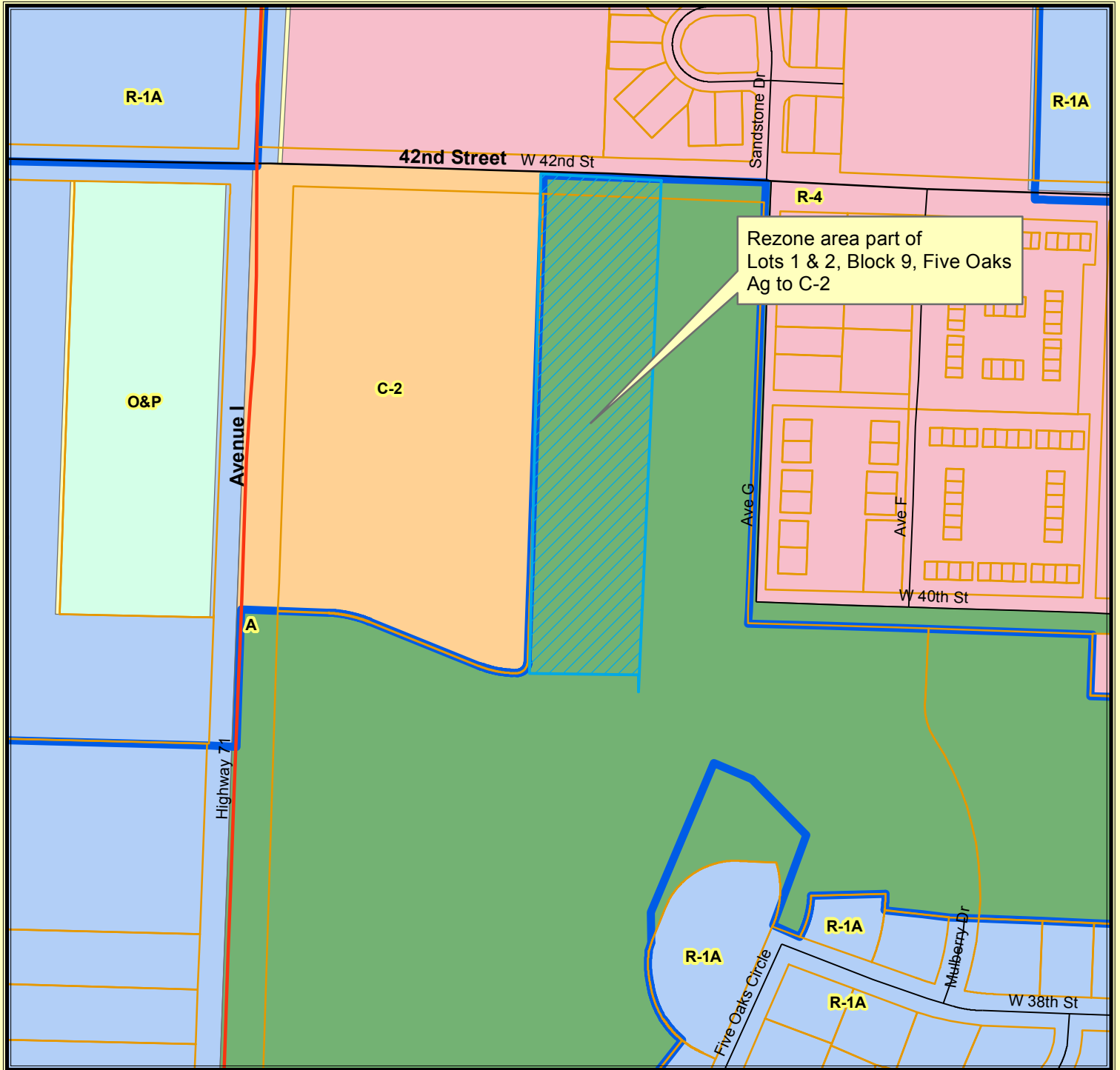
Make a NEGATIVE RECOMMENDATION to the City Council to rezone part of proposed Lots 1, & 2, Block 9, Five Oaks Subdivision (3.29 acres±) from A- Agricultural to C-2 Neighborhood & Retail Commercial for the following reason(s):

Table

Make the motion to TABLE the rezone request to rezone part of proposed Lots 1&2, Block 9, Five Oaks Subdivision (32.9 acres±) from A- Agricultural to C-2 Neighborhood & Retail Commercial for the following reason(s):

Pt of Lots 1 & 2, Block 9, Five Oaks Subdivision Rezone

Agricultural to C-2 Neighborhood & Retail



4/13/15



Map by A. Urdiales: City of Scottsbluff
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz8

Annexation Five Oaks

Annexation: Five Oaks Subd (32 acres)

Applicant(s): C&T Holdings L.L.C. & Clark Nation L.L.C.

Location: S of 42nd Street, E of Hwy 71 to current City Limits

Staff Contact: Annie Folck

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: April 13, 2015
Subject: Annexation
Location: S. of W 42nd St & E of Hwy 71 to existing
City Limits - Five Oaks Subdivision

Zoning: C-2 & A
Property Size: 32.67± acres
Lots/Units:

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), C & T Holdings, and Clark Nation have requested annexation of approximately 32.67± acres into the City's corporate boundaries. The properties are situated south of 42nd Street, East of Highway 71 to the current city limits, and north of the Scottsbluff Drain. The properties are zoned C-2 - Neighborhood & Retail Commercial, and A - agricultural.

Block 9 has access to City utilities (water & sewer) along 42nd Street to the north and Avenue I to the west. The other properties will be improved with the formation of districts as the area continues to develop, with the possibility of TIF funds, these plans will be noted in the Developers agreement presented at the City Council meeting.

The property is contiguous to existing corporate boundaries, there are no negative effects to surrounding properties from the annexation, new streets and current access have been reviewed by staff and the City Engineering Consultants, the State Highway Department has also reviewed access from Highway 71. The annexation is consistent with the Comprehensive Development Plan map 10-10.

RECOMMENDATION

Approve

Make a **POSITIVE RECOMMENDATION** to the City Council to annex property described as, Five Oaks Subdivision (32.67 acres) into the City's corporate limit boundary subject to the following condition(s):

Deny

Make a **NEGATIVE RECOMMENDATION** to the City Council to annex property described as Five Oaks Subdivision (32.67 acres) into the City's corporate limit boundary for the following reason(s):

Table

Make the motion to **TABLE** the request to annex property described as, Five Oaks Subdivision (32.67 acres) into the City's corporate limit boundary for the following reason(s):

ORDINANCE NO. _____

AN ORDINANCE ANNEXING A PARCEL OF LAND CONSISTING OF 1,423,091 SQ. FT. (32.67 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BELOW.

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

Section 1. The owners of the following described real estate (the “real estate”) have filed a written request that the real estate be annexed into the City of Scottsbluff, Nebraska (the “City”). The real estate described below is hereby found and declared to be contiguous and adjacent to the corporate limits of the City, to be urban or suburban in character, and not to be agricultural land which is rural in character:

A parcel of land consisting of 1,423,091 sq. ft. (32.67 acres), more or less, in the Northwest Quarter of Section 14, Township 22 North, Range 55 West, of the 6th Principal Meridian, in Scotts Bluff County, Nebraska, said tract or parcel being more particularly described as follows:

COMMENCING at the Northwest corner of Section 14, Township 22 North, Range 55 West, of the 6th Principal Meridian, whence the west quarter corner of said Section 14, Bears South 02°03'39" West, a distance of 2675.32 feet; Thence along the north line of the northwest quarter of said Section 14, South 88°13'30" East, a distance of 502.95 feet; Thence South 01°46'30" East, a distance of 33.00 feet to a point on the existing south right of way of 42nd Street and to the **POINT OF BEGINNING**;

Thence along said existing south right of way line of 42nd Street South 88°13'30" East, a distance of 381.22 feet to a point of the existing west right of way of Avenue G;

Thence along said west right of way of Avenue G, South 02°09'33" West, a distance of 743.92 feet to a point on the existing south right of way line of 40th street;

Thence along said existing south right of way line of 40th street, South 88°19'45" East, a distance of 598.64 feet to a point on the west line of Five Oaks Block 16;

Thence along said west line of Block 16, South 01°40'30" West, a distance of 107.50 feet;

Thence along the south line of Five Oaks Block 16, South 88°19'45" East, a distance of 110.02 feet to a point on the west right of way line of an existing alley;

Thence along said west of right of way line, South 02°05'08" West, a distance of 389.08 feet;

Thence departing said west right of way line, North 87°55'06" West, a distance of 290.53 feet to a point at the northeast corner of the existing right of way of Mulberry Street dead end;

Thence along the north line of the end of the existing Mulberry Street, North 88°52'18" West, a distance of 52.17 feet;

Thence departing said Mulberry Street North 83°57'32" West, a distance of 117.00 feet;

Thence on the arc of a curve to the left, a radius of 318.00 feet, a central angle of 05°37'57", a distance of 31.26 feet, (a chord bearing North 03°13'30" East, a distance of 31.25 feet);

Thence North 88°26'48" West, a distance of 180.75 feet;

Thence on the arc of a curve to the left, a radius of 159.00 feet, a central angle of 18°14'20", a distance of 50.61 feet, (a chord bearing North 07°53'39" West, a distance of 50.40 feet);

Thence North 87°18'07" West, a distance of 56.57 feet;

Thence on the arc of a curve to the left, a radius of 134.00 feet, a central angle of 22°43'32", a distance of 53.15 feet, (a chord bearing South 81°20'07" West, a distance of 52.80 feet);

Thence on the arc of a curve to the left, a radius of 134.00 feet, a central angle of 25°23'50", a distance of 59.40 feet, (a chord bearing South 57°16'26" West, a distance of 58.91 feet);

Thence on the arc of a curve to the left, a radius of 134.00 feet, a central angle of 22°13'34", a distance of 51.98 feet, (a chord bearing South 33°27'44" West, a distance of 51.66 feet);

Thence South 22°20'57" West, a distance of 54.48 feet;

Thence on the arc of a curve to the left, a radius of 154.00 feet, a central angle of 08°21'16", a distance of 22.46 feet, (a chord bearing South 18°10'19" West, a distance of 22.43 feet);

Thence on the arc of a curve to the left, a radius of 154.00 feet, a central angle of 22°07'48", a distance of 59.48 feet, (a chord bearing South 02°55'47" West, a distance of 59.11 feet);

Thence on the arc of a curve to the left, a radius of 154.00 feet, a central angle of 22°08'04", a distance of 59.49 feet, (a chord bearing South 19°12'08" East, a distance of 59.12 feet);

Thence on the arc of a curve to the left, a radius of 154.00 feet, a central angle of 20°46'38", a distance of 55.85 feet, (a chord bearing South 40°39'29" East, a distance of 55.54 feet);

Thence South 38°14'05" West, a distance of 195.53 feet;

Thence on the arc of a curve to the left, a radius of 349.00 feet, a central angle of 08°56'40", a distance of 54.48 feet, (a chord bearing South 56°14'15" East, a distance of 54.43 feet);

Thence South 29°17'26" West, a distance of 146.00 feet;

Thence South 18°00'06" West, a distance of 123.44 feet;

Thence South 18°00'06" West, a distance of 154.77 feet to a point on the North right of way of the Scottsbluff Drain;

Thence along said north right of way line, North 59°43'24" West, a distance of 585.67 feet to a point on the east right of way line of Highway 71;

Thence along said east right of way line of Highway 71, North 02°03'39" East, a distance of 1,028.19 feet;

Thence South 87°56'20" East, a distance of 87.56 feet;

Thence on the arc of a curve to the right, a radius of 226.00 feet, a central angle of 19°49'11", a distance of 78.18 feet, (a chord bearing South 78°01'45" East, a distance of 77.79 feet);

Thence South 68°07'09" East, a distance of 204.03 feet;

Thence on the arc of a curve to the left, a radius of 174.00 feet, a central angle of 20°00'00", a distance of 60.74 feet, (a chord bearing South 78°07'09" East, a distance of 60.43 feet);

Thence South 88°07'09" East, a distance of 5.04 feet;

Thence on the arc of a curve to the left, a radius of 20.00 feet, a central angle of 90°00'00", a distance of 31.42 feet, (a chord bearing North 46°52'51" East, a distance of 28.28 feet);

Thence North 01°52'51" East, a distance of 813.15 feet to a point on the existing south right of way line of 42nd Street, said point also being the **POINT OF BEGINNING**.

The above described parcel contains 1,423,091 sq. ft. (32.67 acres), more or less.

Section 2. The real estate described in paragraph 1 is hereby annexed to and included within the corporate limits of the City, and hereafter shall be and remain a part of the City for all purposes whatsoever.

Section 3. The owners, occupants and users of the real estate described in paragraph 1 shall be entitled to all the rights and privileges, and subject to all the laws, ordinances, rules and regulations of the City. Such owners, occupants and users shall receive substantially the benefits of other owners, occupants and users of lands within the City as soon as practical, and adequate plans and necessary City Council action, if any, to furnish such benefits as police, fire, snow removal and water service shall be adopted as provided in Neb. Rev. Stat. §16-120 (Reissue 2012).

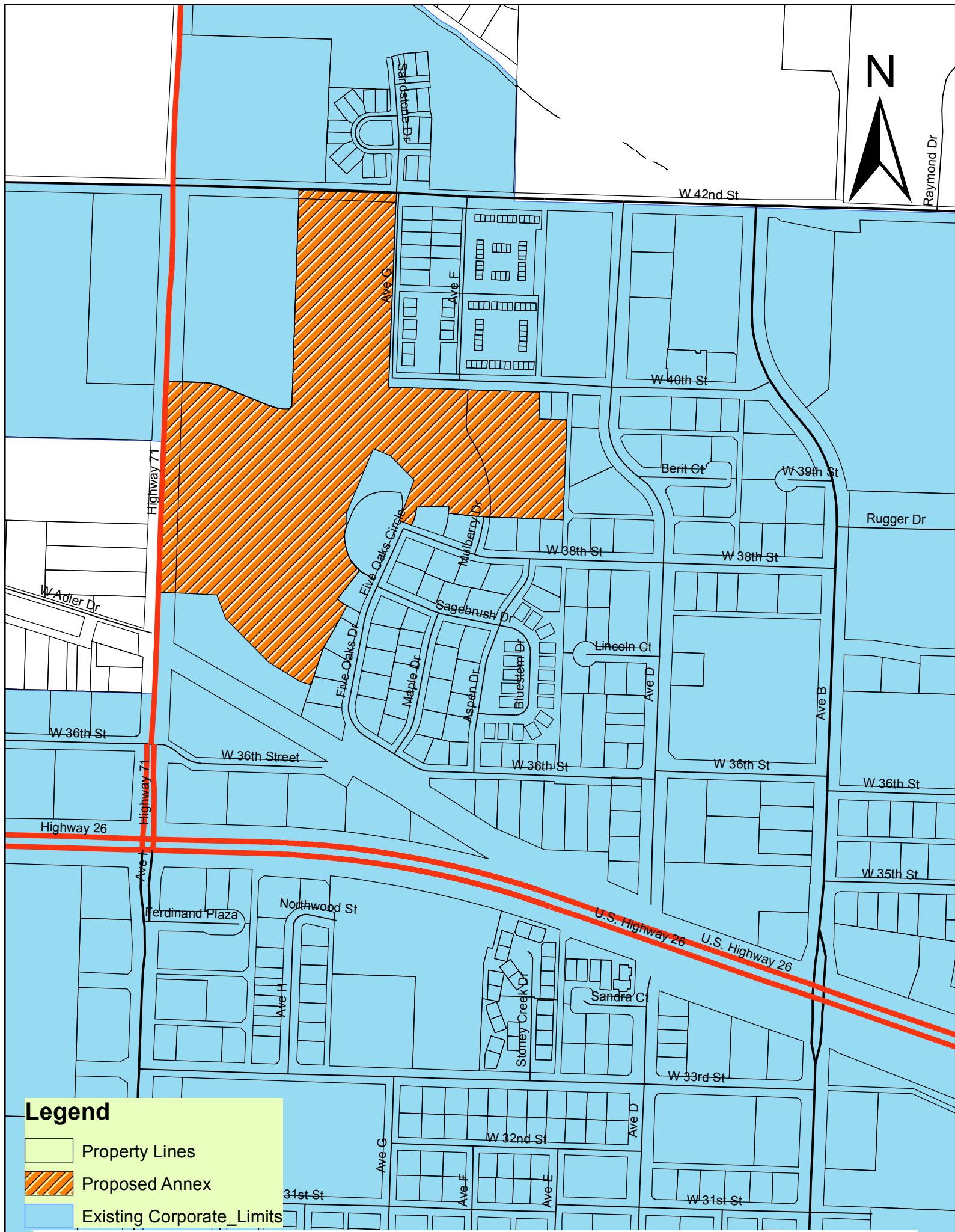
Section 4. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on _____, 2015.

Mayor

ATTEST:

City Clerk (Seal)



City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item Unfin. Biz1

Unfinished business

Unfinished Business: None

Staff Contact: Annie Urdiales