



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA

Regular Meeting
March 10, 2025
6:00 PM

1. **Roll Call**
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 south wall of the council chambers.)
3. **Notice of changes in the agenda by the Development Services Director** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
5. **Approval of the Planning Commission Minutes From**
 - A. February 10, 2025
6. **Public Hearing**
 - A. Planning Commission To Conduct A Public Hearing To Consider A Rezone From Agricultural to R-1A For A Tract Of Land In The Southeast Quarter Of The Southwest Quarter And Southwest Quarter Of The Southeast Quarter Of Section 10, Township 22 North, Range 55 West Of The 6th PM, Scotts Bluff, County, Nebraska, Commonly Identified As 1605 W. 42nd Street.
 - B. Planning Commission To Conduct Public Hearing Regarding A Preliminary And Final Plat For Lot 3a, Block 1, Kings Acres Subdivision, Commonly Identified As 719 Mountain View Avenue.
7. **Staff Reports**
 - A. Staff to present Planning Commission with update on Development Services Department

8. Schedule a Meeting

A. April 14, 2025

9. Adjournment

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
February 10, 2025
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Tuesday, February 10, 2025 at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the city, on January 30, 2025. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member

- 1 Chair Becky Estrada called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Angie Aguillo, Callan Wayman, Kendall Palu, Mary Bowman, Dave Gompert "Absent", Dana Weber, Henry Huber, Jim Zitterkopf "Excused" Linda Redfern. City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, and, Chris Perales, Fire Marshal.
- 2 Estrada informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the January 13, 2025 meeting were reviewed. **Conclusion:** a motion was made by Bowman and seconded by Wayman to approve the minutes. "Yeas:" Becky Estrada, Angie Aguillo, Callan Wayman, Kendall Palu, Dave Gompert, Mary Bowman "Nays" None "Absent" Henry Huber, Angie Aguillo, Jim Zitterkopf, Dana Weber "The motion carried.
- 6 Estrada introduced Item 6A, Planning Commission to conduct a public hearing to consider a preliminary plat and final plat of Block 1, Pieper Family Subdivision, commonly identified as 1605 W. 42nd Street. Estrada opened the public hearing at 6:01 PM. Glaubius stated the preliminary plat and final plat are for a farmstead on W. 42nd Street. Glaubius stated the owner was originally going to request the creation of an agricultural estate dwelling site, however the reserved cropland was already dedicated to another agricultural estate dwelling site. Glaubius stated the owner is subdividing the land via plats and a rezone. Glaubius stated in at the March Planning Commission meeting, the rezone will be requested from Agricultural to R-1A. Glaubius stated the Block 1 meets all the performance standards of the R-1A district. Glaubius stated the subdivision is located in the ETJ and is barely adjoining the corporate limits. Glaubius stated the City is not pursuing annexation at this time due to the distance to the nearest water main. Glaubius stated the nearest water main is over 400 feet away. Glaubius stated the subdivision complies with the future land use map of the Comprehensive Plan. Glaubius stated staff recommends a positive recommendation by the Planning Commission to City Council on the approval of the plats. Estrada closed the public hearing at 6:02 PM.
- 7 **Conclusion:** A motion was made by Wayman and seconded by Gompert to make a positive recommendation on approval of the preliminary and final plats of Block 1, Pieper Family Subdivision to City Council. ""Yeas:" Becky Estrada, Linda Redfern, Callan Wayman, Kendall Palu,

Dave Gompert, Mary Bowman "Nays" None "Absent" Henry Huber, Jim Zitterkopf, Dana Weber
"The motion carried.

8 Planning Commission confirmed the next meeting date of March 10, 2025.

9 Item 9: Adjournment

10 Adjournment: Motion was made by Aguallo and seconded by wayman to adjourn the meeting at
6:04 PM. "Yeas:" Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Dave Gompert,
Mary Bowman "Nays" None "Absent" Henry Huber, Jim Zitterkopf, Dana Weber "The motion
carried.

11

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, March 10, 2025

Regular Meeting

Item 6.A

Planning Commission To Conduct A Public Hearing To Consider A Rezone From Agricultural to R-1A For A Tract Of Land In The Southeast Quarter Of The Southwest Quarter And Southwest Quarter Of The Southeast Quarter Of Section 10, Township 22 North, Range 55 West Of The 6th PM, Scotts Bluff, County, Nebraska, Commonly Identified As 1605 W. 42nd Street.

Staff Contact:



City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2025-7Z

Applicant Name	Survey Dept MC Schaff	Applicant Address	818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska
Applicant Email	survey@mcschaff.com	Applicant Phone	3086351926
Contact Name	Marlene Heiting (Trustee)	Contact Address	170 Krotz Rd.
Contact Email	m1heiting@gmail.com	Contact Phone	308-430-1600

Property Information

General Location/Address	1605 W 42ND ST
Legal Description	see attached survey
Current Zoning District(s)	Ag
Proposed Zoning District:	R-1A
Does the proposed zoning district abut the property:	Yes
Total Area (square feet or acre):	2.49

Required Information (§25-15-2)

What is the reason for/intent of the rezone request?

The planned development is for proposed Block 1, Pieper Family Subdivision (2.49 acres) currently zoned A to be rezoned R-1A so that the 2.49 Acre Block can be sold off.

Would the proposed zoning district provide a service required by the neighborhood and community?

yes

Would the proposed zoning district be consistent with sound principles of land?

yes

Describe how the proposed zoning district would not be injurious to neighboring properties and buildings?

Will be no change of land use

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

no change of current land use

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

The City's comprehensive plan 2016 indicates that the property falls within the Residential designation.

Why should the rezone request be granted?

Fits all parameters the city requires

Issued By

***PROPOSED RE-ZONE
BLOCK 1, PIEPER FAMILY SUBDIVISION
SITUATED IN THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER
AND THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF
SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA***

PART OF THE EAST HALF
OF THE SOUTHWEST
QUARTER OF
SECTION 10, T22N-R55W
OWNER:
PIEPER FAMILY TRUST/W JEAN
C/O MARLENE HEITING
170 KROTZ RD
HAY SPRINGS NE 69347
ZONE A

BLOCK 1,
PIEPER FAMILY SUBDIVISION
Area = 97,804 Sq.Ft.
2.25 ACRES±
CURRENTLY ZONED A
PROPOSED CHANGE TO ZONE R-1A
STREET ADDRESS:
1605 W. 42ND STREET
SCOTTSBLUFF, NE 69361

CENTER QUARTER CORNER
Section 10, T22N-R55W
Found 5/8" Rebar

PART OF THE SOUTHEAST
QUARTER OF
SECTION 10, T22N-R55W
OWNER:
BOARD OF REGENTS OF
THE UNIVERSITY OF
NEBRASKA
3835 HOLDREGE ST
LINCOLN NE 68503-143
ZONED R-1A

Curve Data
Central Angle = $45^{\circ}24'12''$
Radius = 72.00'
Chord Bearing = $N20^{\circ}28'09''W$
Chord Length = 55.57'
Arc Length = 57.06'

SOUTH QUARTER CORNER
Section 10, T22N-R55W
Found Survey Spike in asphalt

AL | Curve Data
 | Central Angle = $35^{\circ}37'46''$
 | Radius = 20.00'
 — | Chord Bearing = $N16^{\circ}31'02''W$
 | Chord Length = 12.24'
 | Arc Length = 12.44'

SOUTHEAST CORNER
Section 10, T22N-R55W
Found Survey Spike in
asphalt

WEST SIXTEENTH
SECTION CORNER
Section 10, T22N-R55W
Found 5/8" Rebar

SOUTH LINE OF THE
SOUTHWEST QUARTER
OF SECTION 10

1311.22'
S88°41'37"E

SOUTH LINE OF THE
SOUTHEAST QUARTER
OF SECTION 10

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: January 31, 2025

For Hearing of: February 10, 2025



I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates
818 S Beltline Highway
Scottsbluff, NE 69361
- B. Property**
Owner: Pieper Family Trust/ W Jean C/O Marlen Heiting
170 Krotz Road
Hay Springs, NE 69347
- C. Proposal:** Rezone proposed Block 1, Pieper Family Subdivision from A Agricultural to R-1A Single-Family Residential
- D. Legal Description:** Block 1, Pieper Family Subdivision
- E. Location:** 1605 W 42nd Street
- F. Existing Zoning & Land Use:** A-Agricultural | Farmstead
- G. Proposed Zoning:** R-1A Single-Family Residential
- H. Size of Site:** Approximately 2.25 acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	A Agricultural	Farmland
East	Rural	R-1A Single Family Residential	UNL Panhandle Research Extension and Education Center
South	Residential	A Agricultural & R-1A Single Family Residential	Single-Family Dwellings
West	Residential	A Agricultural	Farmland

III. **ANALYSIS**

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as predominantly Residential with the southeastern corner being shown as Rural.

1. The subdivision will be rezoned to R-1A Single-Family Residential therefore is in compliance with the comprehensive plan.

B. Traffic & Access:

1. Access is via W 42nd Street
2. No sidewalk is present. The subdivision is exempted as it is in the extra-territorial jurisdiction (ETJ)
3. 33' feet of W. 42nd Street right-of-way will be dedicated with this plat.

C. Utilities:

1. The subdivision is served by sewer located in the W. 42nd Street right-of-way.
2. The nearest water main is approximately 430 feet away. The subdivision is not required to connect to City water as it is located in the ETJ.
3. An easement for an irrigation lateral from the Enterprise Canal is located on Block 1.

IV. **STAFF COMMENTS**

- A.** The property owner is seeking to split the farmstead off from the farmland for selling purposes.
- B.** The farmland is already reserved land for a Agricultural Estate Dwelling Site located 2201 W. 42nd Street, therefore a plat and rezone is needed to split the farmstead from the farmland.
- C.** The subdivision is adjoining to the corporate limits. However, the City is not pursuing annexation at this time due to the significant distance to the nearest water main.
- D.** The rezone is an extension of the existing R-1A District located to the east and south east of Block 1.

V. **FINDINGS OF FACT**

A. Findings of Fact to Recommend Its Approval May Include:

1. The Comprehensive Plan identifies the area as Residential and Rural and the rezone continue to comply with the plan.
2. Block 1 exceeds the 5,500 sq. ft minimum lot size.
3. Block 1 meets the minimum lot width of 55 feet
4. The rezone is an extension of the adjoining R-1A District to the east and southeast.

B. Findings of Fact to Not Recommend Approval May Include:

1. Any agricultural uses on Block 1 will become legal non-conforming uses following the rezone.

VI. **STAFF RECCOMENDATION**

- A.** Staff recommends Planning Commission make a positive recommendation to City Council to approve of the rezone of Block 1, Pieper Family Subdivision from A Agricultural to R-1A Single-Family Residential.

PIEPER FAMILY SUBDIVISION

Zone change from A to R-1A

Zoning Overview



- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (M-2) Heavy Manufacturing and Industrial
 - (O-P) Office and Professional
 - (PBC) Planned Business Center
 - (R-1) Single Family
 - (R-1A) Single Family Medium Density
 - (R-1B) Rural Residential Estate
 - (R-4) Heavy Density Multiple Family
 - (R-6) Mobile Home
- Parcels
- Corporate and ETJ Boundaries
 - Scottsbluff Corporate Limits
 - Scottsbluff ETJ
- Address

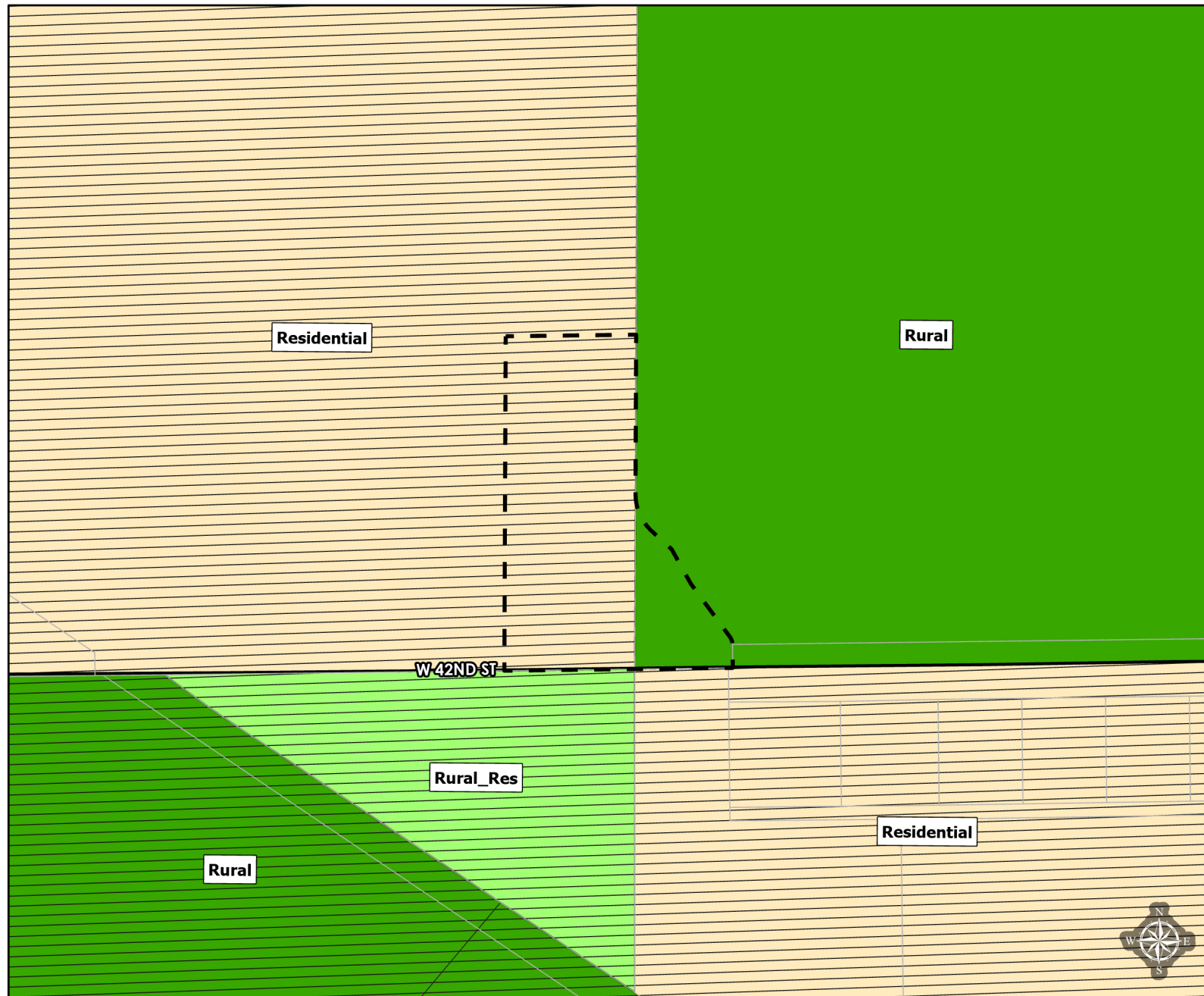
Taylor Stephens
City of Scottsbluff GIS
Created on 3/5/2025
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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.

PIEPER FAMILY SUBDIVISION

Zone change from A to R-1A

2016 Comp. Plan Future Land Use Overview



- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
 - Automobile Commercial
 - Avenue B and Hospital Campus
 - Central Business District
 - East Overland
 - Highway 26 Commercial
 - Northwest Commercial
 - Residential
 - Rural
 - Rural Residential
 - SE Industrial and Commercial
 - South Broadway
 - WNCC and Surrounding Area
- Street Centerlines**
 - Highway
 - Main Road
 - Residential/Rural
- 2016 Comp. Plan Development**
 - LTD (10 - 20 yrs)
 - NTD (Less than 5 yrs)
 - STD (5 - 10 yrs)

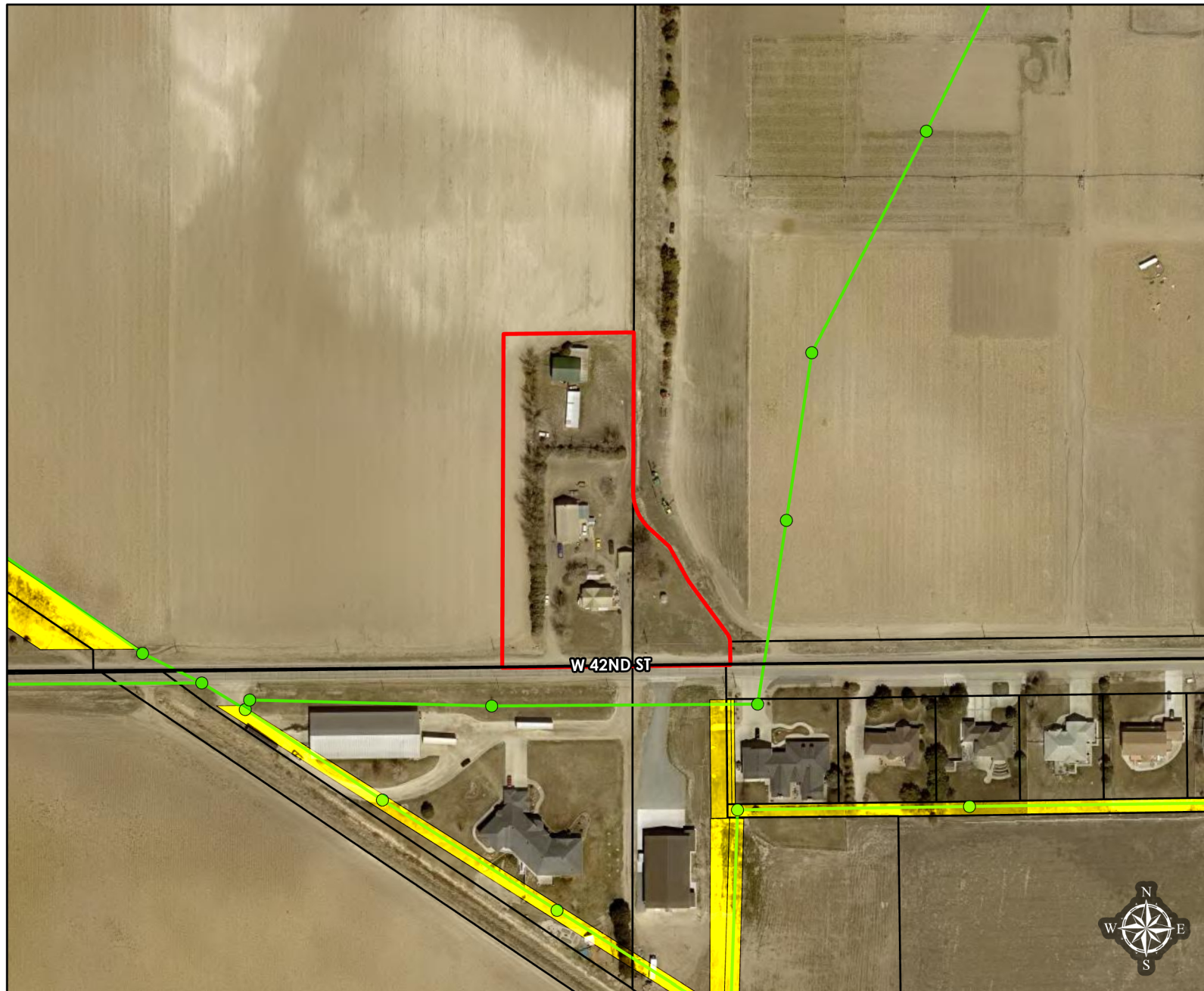
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PIEPER FAMILY SUBDIVISION

Zone change from A to R-1A

Utilities Overview



- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Concerning Parcel(s)
- Parcels
- Easements
- WinCan Sections
- WinCan Inspections

Taylor Stephens
City of Scottsbluff GIS
Created on 3/5/2025

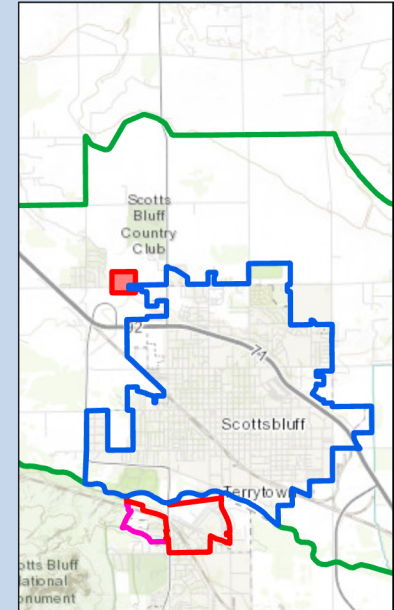
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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PIEPER FAMILY SUBDIVISION

Zone change from A to R-1A

Aerial Overview



Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

Taylor Stephens
City of Scottsbluff GIS
Created on 3/5/2025
Coordinate System: NAD 1983 (2011)
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, March 10, 2025

Regular Meeting

Item 6.B

Planning Commission To Conduct Public Hearing Regarding A Preliminary And Final Plat For Lot 3a, Block 1, Kings Acres Subdivision, Commonly Identified As 719 Mountain View Avenue.

Staff Contact: Zachary Glaubius



City of Scottsbluff
Subdivision Application
Permit Identifier 2025-42SD

Type:	Preliminary Plat		
Applicant Name	Survey Dept MC Schaff	Applicant Address	818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska
Applicant Email	survey@mcschaff.com	Applicant Phone	308-635-1926
Contact Name	James and Bridget Butcher	Contact Address	719 Mountain View Ave.
Conact Email	wilk2110@gmail.com	Contact Phone	308-631-0446

Subdivision Information

Proposed Name of Subdivision Lot 3A, Block1, King's Acres Subdivision

General Location/Address 719 MOUNTAIN VIEW AVE

Legal Description PT NW SW, 11-22-55 (.5)

Current Zoning District(s) R1-A

Total Area (square feet or acre) 1.06 Acres

Number of Past Replat/Plat Amendments 1

Describe the reason for the subdivision

Wish to combine 2 properties into one in order to build accessory building on the vacant lot.



City of Scottsbluff, Nebraska

Application for a Preliminary Plat Subdivision

Date: 2/3/2025			DO NOT WRITE IN THIS BLOCK	
Address (Location): 719 Mountain View Ave.			Permit Number:	
Applicant's Name James & Bridget Butcher			Plat Approved Denied	
Applicant's Address: 719 Mountain View Ave.			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-631-0446	Mobile: 308-631-0446	Email: wilk2110@gmail.com	Attached: Plot Plan Legal Description (in Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: James & Bridget Butcher				
Property Owner's Address: 719 Mountain View Ave.				
City: Scottsbluff	State: Nebraska	Zip: 69361		
Telephone: 308-631-0446	Mobile: 308-631-0446	Email: wilk2110@gmail.com		
Engineer or Surveyor: M.C. Schaff & Associates Inc.			Total Acreage: 1.06 Acres	
Engineer or Surveyor Address: 818 S Beltline Hwy E			Proposed number of lots: 1	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: Residential	
Telephone: 308-635-1926	Mobile: 308-635-1926	Email: survey@mcschaff.com	Proposed Use of Property: Residential	
Location of property: North of intersection of Mountain View Ave and Willmet Drive			Present Zoning: R1-A	
Please provide the following: Copy of Preliminary Plan (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstracter)				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: <u>Bridget Butcher</u>			Date: <u>2-5-25</u>	
Remarks: (Insert here any information not covered above)				

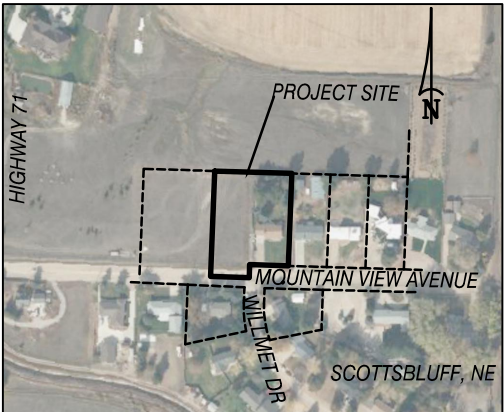
GENERAL NOTES

1. Zoning Information: Proposed Lot 3A, BLOCK 1, King's Acres Subdivision is currently Zoned R1-A (Single Family District) in Scotts Bluff County, Nebraska. The Building Setback requirements as per zoning designation is as follows:

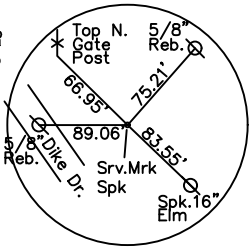
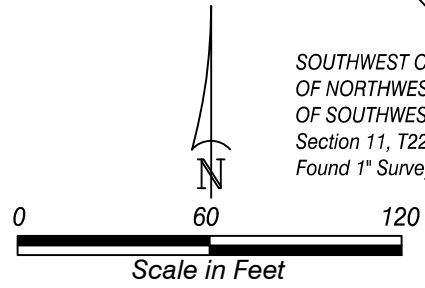
SETBACK REQUIREMENTS FOR ZONE R-1A (RURAL RESIDENTIAL DISTRICT)

Principal Structure	Accessory Building and Garage
Minimum Lot Size - 5,500	
Minimum Lot Width - 55'	
Maximum Coverage - 60%	
Maximum Dwelling Units - 1	
Minimum Floor Area - 700'	
Maximum Height Restriction - 35'	Height Restriction Accessory - 1 Story
	Height Restriction Garage - 18'
Front yard setback	Front yard setback - None
Face of dwelling - 12'	
Front facing garage - 20'	
Front of porch - 7'	
Rear yard setback	Rear yard setback - 3'
To dwelling - 15'	
To deck - 10'	
Interior side yard setback - 5'	Interior side yard setback - 5'
Side street setback	Side street setback - 2'
To a side street - 12.5'	
For a side loading garage - 20'	

- This zoning also allows for Two Family, and Multi Family structures. those setback requirements are outlined in the following source document: City of Scottsbluff, Nebraska Municipal Code, Section 25-3-3. The Online Code Book was last updated on: March 17, 2021.
2. Lots will be served by private well and Sanitary Sewer District SID 17.
3. Underground utilities shown are based on utility locates from the Nebraska One Call System and on-site observation, and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
4. Plat prepared by Dustin L. Beaudette, Nebraska Registered Land Surveyor No. 799, For the Firm of M.C. Schaff and Associates, Inc. - Revised 2/20/2025



VICINITY MAP



LEGEND

	EXISTING SIXTEENTH SECTION CORNER, AS NOTED		PROPERTY LINE
	EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED		UTILITY EASEMENT
	SET 5/8"x24" REBAR W/ PVC CAP		SANITARY SEWER LINE
	POWER POLE		STORM SEWER LINE
	GAS METER		GAS LINE
	LIGHT POLE		OVERHEAD ELECTRIC
	TELEPHONE PEDESTAL		UNDERGROUND TELEPHONE
	MANHOLE, AS NOTED		BUILDING SETBACK LINE
	TRANSFORMER BOX		UNDERGROUND ELECTRIC
	SEWER CLEANOUT		EXISTING FENCELINE
	WELL		BUILDING
	RECORD		
	MEASURED		
	RIGHT OF WAY		
	UTILITY EASEMENT		
	BUILDING SETBACK LINE		

PRELIMINARY PLAT
LOT 3A, BLOCK 1,
KING'S ACRES SUBDIVISION

A REPLAT OF LOT 3, BLOCK 1, KING'S ACRES
SUBDIVISION AND UNPLATTED LANDS
A REPLAT OF BLOCK 1, KING'S ACRES SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA

OWNER:
JAMES/SCOTT M & TINA M
4701 AVENUE I
SCOTTSBLUFF NE 69361

LOT 1, BLOCK 1
KING'S ACRES SUBDIVISION
ZONE AR -
(Agricultural Residential)

LOT 2, BLOCK 1
KING'S ACRES SUBDIVISION
ZONE R1-A

OWNER:
JAMES/SCOTT M & TINA M
4713 AVENUE I
SCOTTSBLUFF NE 69361-4953

First mention of
Perpetual Easement,
Deed Book 76,
Page 563

LOT 3A, BLOCK 1
KING'S ACRES
SUBDIVISION
ZONE R1-A
(Single Family District)

OWNER: BUTCHER/
JAMES & BRIDGET
719 MOUNTAIN VIEW AVE.
SCOTTSBLUFF NE 69361

Total Area 1.06 Acres ±
Easement Area - 0.06 Acres ±
Net Area = 1.00 Acres ±

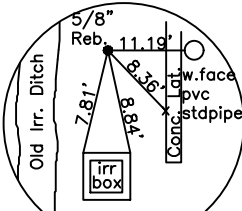
TRACT IN PART OF THE
NW1/4 OF THE SW1/4
OF SEC. 11-22-55
as described in
Inst. 2013-3899
ZONE R1-A

OWNER:
KUXHAUSEN/LENORA K
& JAMES J WLASCHIN
709 MONUMENT VIEW LN
SCOTTSBLUFF NE 69361

South line of the
Northwest Quarter of
the Southwest
Quarter of Section 11

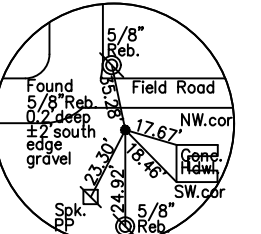
TRACT IN PART OF THE
NW1/4 OF THE SW1/4
OF SEC. 11-22-55
Tract described in
Inst. 2019-2367

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat. JOB# RM250019-00



NORTHEAST CORNER
OF NORTHWEST QUARTER
OF SOUTHWEST QUARTER
Section 11, T22N-R55W
Found 5/8" Rebar

East Line of the
Northwest Quarter of
the Southwest
Quarter of Section 11



SOUTHEAST CORNER
OF NORTHWEST QUARTER
OF SOUTHWEST QUARTER
Section 11, T22N-R55W
Found 5/8" Rebar

LEGAL DESCRIPTION

LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION, a Replat of Lot 3, Block 1, King's Acres Subdivision and unplatted lands, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.



City of Scottsbluff
Subdivision Application
Permit Identifier 2025-41SD

Type:	Amended Plat (Standard Process)		
Applicant Name	Survey Dept MC Schaff	Applicant Address	818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska
Applicant Email	survey@mcschaff.com	Applicant Phone	3086351926
Contact Name	James & Bridget Butcher	Contact Address	719 Mountain View Ave Scottsbluff, NE 69361
Conact Email	wilk2110@gmail.com	Contact Phone	308-631-0446

Subdivision Information

Proposed Name of Subdivision Lot 3A, Block 1, King's Acres Subdivision

General Location/Address int. of Mtn View Ave and Willmet Dr.

Legal Description PT NW SW, PT W1/2 NW 11-22-55
(106.37)

Current Zoning District(s) R1-A

Total Area (square feet or acre) 1.06 Acres

Number of Past Replat/Plat Amendments 1

Describe the reason for the subdivision

Wish to combine 2 properties into one in order to build accessory building on the vacant lot.



City of Scottsbluff, Nebraska Application for a Final Plat Subdivision

Date: 2/3/2025			DO NOT WRITE IN THIS BLOCK	
Address (Location): 719 Mountain View Ave.			Permit Number:	
Applicant's Name: James & Bridget Butcher			Plat Approved _____ Denied _____	
Applicant's Address: 719 Mountain View Ave.			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-631-0446	Mobile: 308-631-0446	Email: wilk2110@gmail.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: James & Bridget Butcher				
Property Owner's Address: 719 Mountain View Ave.				
City: Scottsbluff	State: Nebraska	Zip: 69361		
Telephone: 308-631-0446	Mobile: 308-631-0446	Email: wilk2110@gmail.com		
Engineer or Surveyor: M.C. Schaff & Associates Inc.			Total Acreage: 1.06 Acres	
Engineer or Surveyor Address: 818 S Beltline Hwy E			Proposed number of lots: 1	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: Residential	
Telephone: 308-635-1926	Mobile: 308-635-1926	Email: survey@mcschaff.com	Proposed Use of Property: Residential	
Location of property: North of intersection of Mountain View Ave and Willmet Drive			Present Zoning: R1-A	
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: <u>Bridget Butcher</u>			Date: <u>2-25-25</u>	
Remarks: (Insert here any information not covered above)				

FINAL PLAT

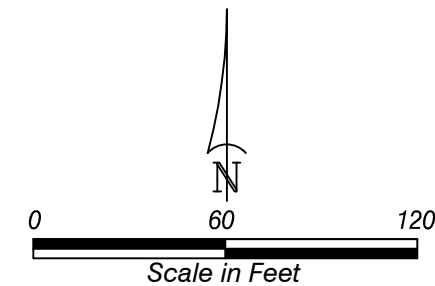
LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION

A REPLAT OF LOT 3, BLOCK 1, KING'S ACRES

SUBDIVISION AND UNPLATTED LANDS

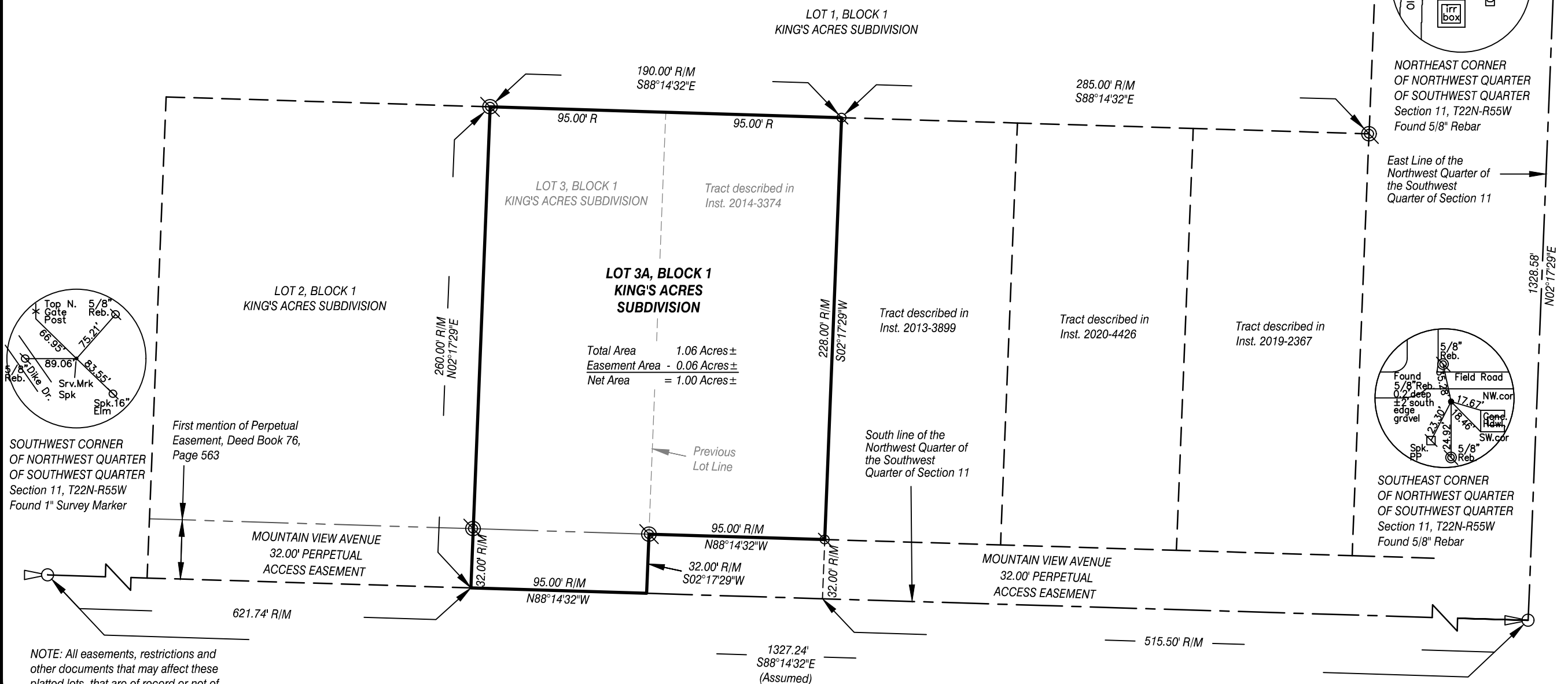
A REPLAT OF BLOCK 1, KING'S ACRES SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA



LEGEND

- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
- SET 5/8"X24" REBAR w/ PVC CAP
- RECORD
- MEASURED



SURVEYOR'S CERTIFICATE

I, Dustin L. Beaudette, Nebraska Registered Land Surveyor No. 799, duly registered under the Land Surveyor's Regulation Act, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of **LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION**, a Replat of Lot 3, Block 1, King's Acres Subdivision and unplatted lands, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of said survey drawn to a scale of 60 feet to the inch. That all dimensions are in feet and decimals of a foot. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all monuments found or set are marked as shown. That said survey, to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dustin L. Beaudette, Nebraska Registered Land Surveyor, L. S. 799

OWNER'S STATEMENT

We, the undersigned, being the owners of Lot 3, Block 1, King's Acres Subdivision, and a tract of land situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing `Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as **LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION**, a Replat of Lot 3, Block 1, King's Acres Subdivision and unplatted lands, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this _____ day of _____, 2025.

Owners:

James P. Butcher, Husband
By: Bridget K. Butcher, Attorney in fact

By: Bridget K. Butcher, Wife

ACKNOWLEDGEMENT

LOT 3A, BLOCK 1,
KING'S ACRES SUBDIVISION
SCOTTS BLUFF COUNTY, NE
SHEET 2 OF 2

STATE OF NEBRASKA_____)
)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Bridget K. Butcher, as attorney in fact on behalf of James P. Butcher, Husband, to me known to be the identical person whose signature is affixed to the foregoing `Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

Notary Public

My Commission Expires_____

ACKNOWLEDGEMENT

STATE OF NEBRASKA_____)
)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Bridget K. Butcher, Wife, to me known to be the identical person whose signature is affixed to the foregoing `Owner's Statement' and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

Notary Public

My Commission Expires_____

APPROVAL AND ACCEPTANCE

The foregoing plat of **LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION**, a Replat of Lot 3, Block 1, King's Acres Subdivision and unplatted lands, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska,

by resolution duly passed this _____ day of _____, 2025.

Mayor: Betsy Vidlak

ATTEST: _____
City Clerk

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: February 27, 2025

For Hearing of: March 10, 2025



I. GENERAL INFORMATION

A. Applicant: MC Schaff & Associates
818 S Beltline Highway
Scottsbluff, NE 69361

B. Property

Owner: James and Bridget Butcher
719 Mountain View Avenue
Scottsbluff, NE 69361

C. Proposal: Preliminary Plat and Final Plat, Lot 3A, Block 1, Kings Acres Subdivision

D. Legal Description: Lot 3A, Block 1, Kings Acre Subdivision

E. Location: 719 Mountain View Avenue

F. Existing Zoning & Land Use: R-1A Single-Family Residential | Single-Family Dwelling & Vacant Lot

G. Size of Site: Approximately 1.0 acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	AR Agricultural Residential	Acreage
East	Residential	R-1A Single Family Residential	Single-Family Dwelling
South	Residential	R-1A Single Family Residential	Single-Family Dwellings
West	Residential	R-1A Single Family Residential	Vacant Lot

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as residential, which it will remain as.

B. Traffic & Access:

1. Access is via Mountain View Avenue, which is a perpetual easement.
2. No sidewalk is present. The subdivision is exempted as it is in the extra-territorial jurisdiction (ETJ)

C. Utilities:

1. The subdivision is served by sewer located in Mountain View Avenue.
 - i. The main is owned by Sanitary and Improvement District No. 17, which ties into the City sewer system.
2. The nearest water main is approximately 600 feet away. The subdivision is not required to connect to City water as it is located in the ETJ.

IV. STAFF COMMENTS

A. The property owner is seeking to combine their two properties into a single lot to build an accessory building.

B. As the property with the house is unplatted, a preliminary and final plat are needed.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The Comprehensive Plan identifies the area as Residential, and the subdivision continue to comply with the plan.
2. Lot 3A exceeds the 5,500 sq. ft minimum lot size.
3. Lot 3A 1 meets the minimum lot width of 55 feet

B. Findings of Fact to Not Recommend Approval May Include:

1. None

VI. STAFF RECCOMENDATION

A. Staff recommends Planning Commission make a positive recommendation to City Council to approve of the preliminary plat and final plat for Lot 3A, Block 1, Kings Acre Subdivision.



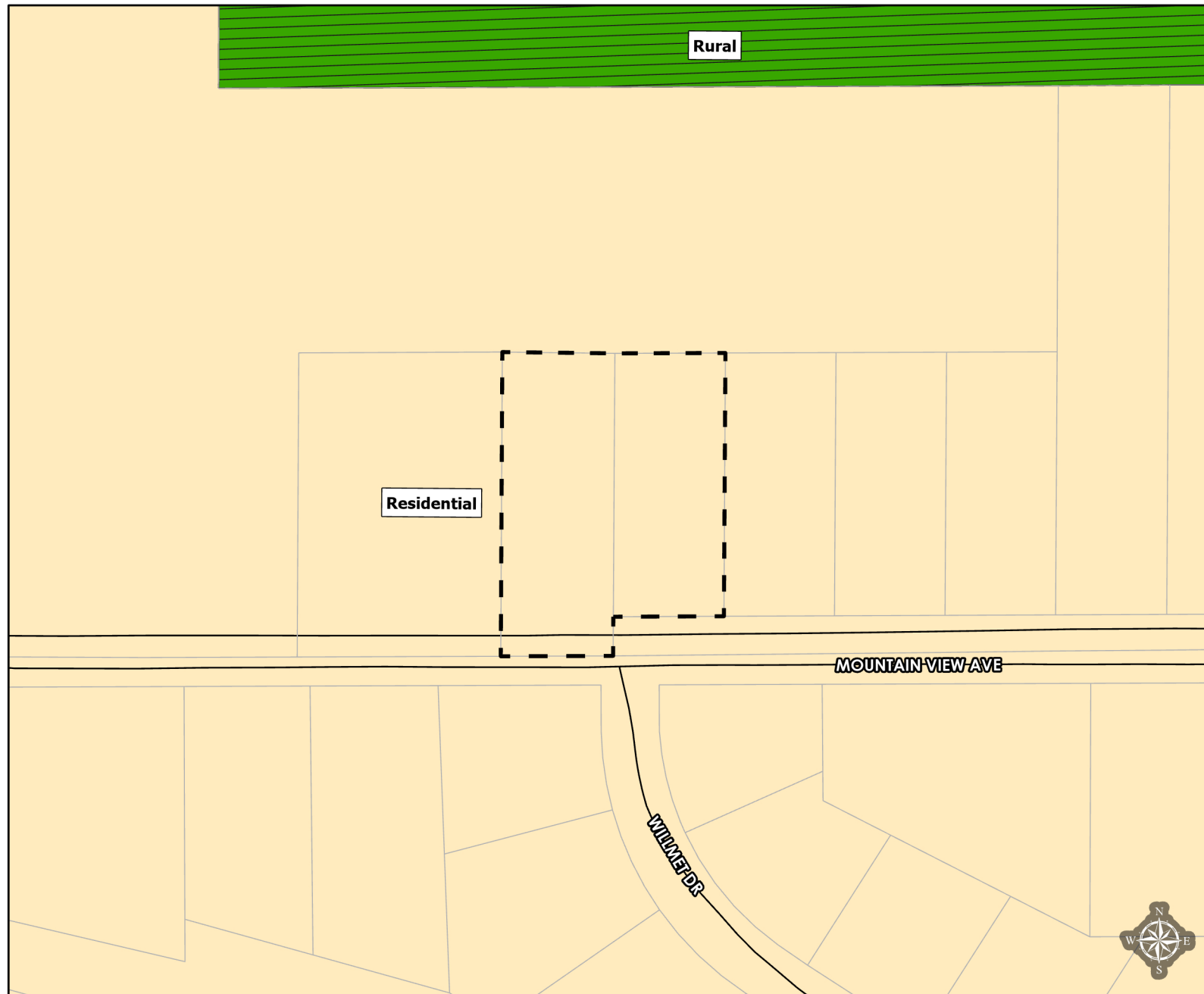
- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (M-2) Heavy Manufacturing and Industrial
 - (O-P) Office and Professional
 - (PBC) Planned Business Center
 - (R-1) Single Family
 - (R-1A) Single Family Medium Density
 - (R-1B) Rural Residential Estate
 - (R-4) Heavy Density Multiple Family
 - (R-6) Mobile Home
- Parcels
- Corporate and ETJ Boundaries
 - Scottsbluff Corporate Limits
 - Scottsbluff ETJ
- Address

Taylor Stephens
City of Scottsbluff GIS
Created on 3/5/2025
Coordinate System: NAD 1983 (2011)
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.

King's Acres Sub Lot Consolidation

2016 Comp. Plan Future Land Use Overview



Proposed Changes

Parcel Boundaries

2016 Comp. Plan Land Use

Automobile Commercial

Avenue B and Hospital Campus

Central Business District

East Overland

Highway 26 Commercial

Northwest Commercial

Residential

Rural

Rural Residential

SE Industrial and Commercial

South Broadway

WNCC and Surrounding Area

Street Centerlines

Highway

Main Road

Residential/Rural

2016 Comp. Plan Development

LTD (10 - 20 yrs)

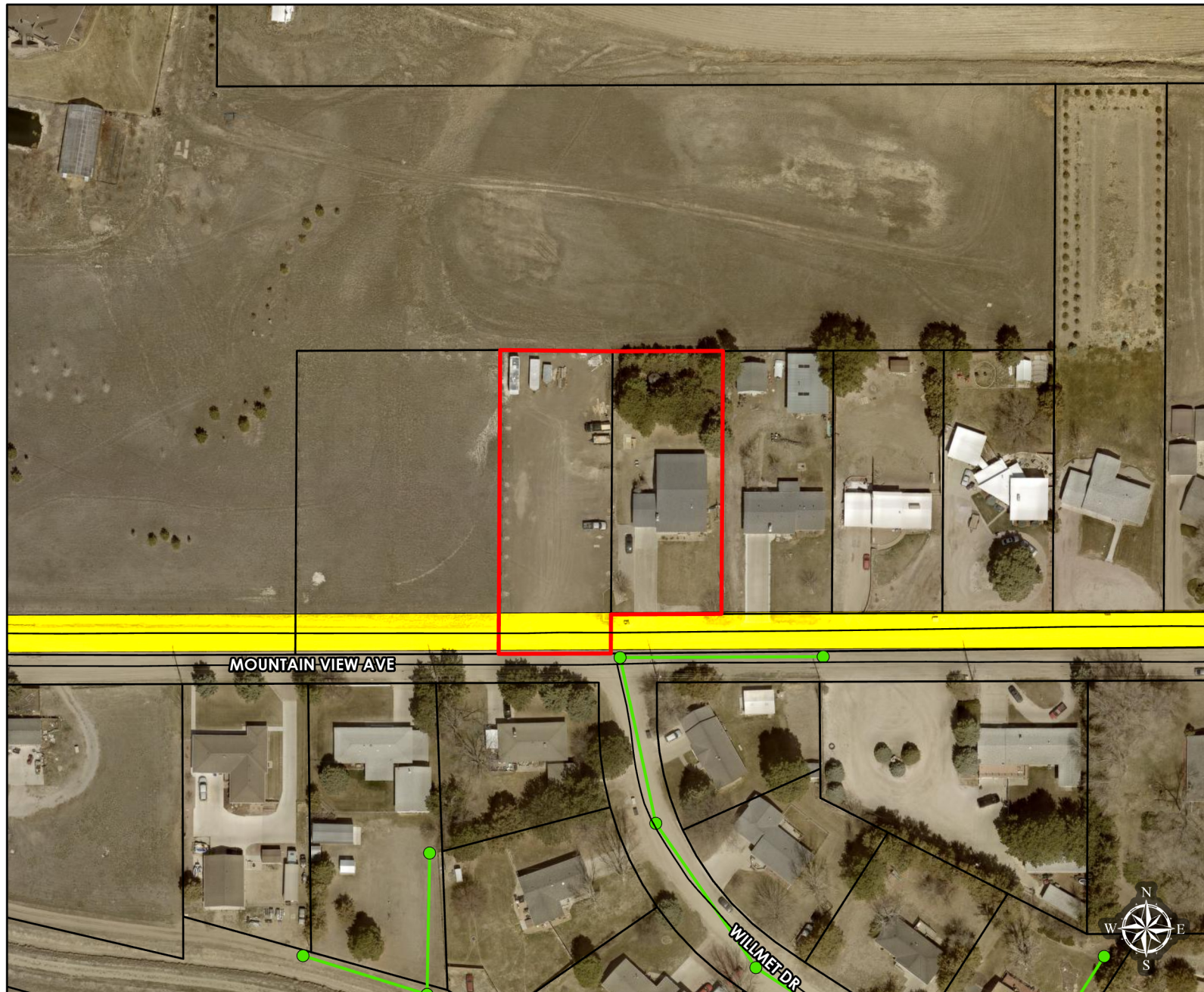
NTD (Less than 5 yrs)

STD (5 - 10 yrs)

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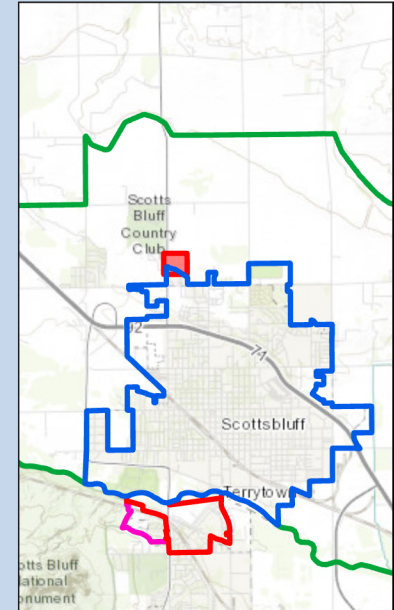
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- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Concerning Parcel(s)
- Parcels
- Easements
- WinCan Sections
- WinCan Inspections

King's Acres Sub Lot Consolidation

Aerial Overview



Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

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