



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

**Regular Meeting  
August 11, 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 City Manager** (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. July 14, 2025
6. **New business**
  - A. Planning Commission to make a recommendation on the annexation requests by Next Generation Properties of Nebraska, LLC, Mountain Tower & Land, LLC, and Know How, LLC for the proposed Lots 1 and 2, Block 1, Bomgaars Addition, Block 1, Country Commercial Business Park, and unplatted land located in the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M.
7. **Public Hearing**
  - A. Planning Commission to conduct a Public Hearing regarding the Preliminary Plat and Final Plat of Lots 1 and 2, Block 1, Bomgaars Addition, commonly identified as 230316 Highland Road.
8. **Schedule a Meeting**
  - A. September 8, 2025
9. **Adjournment**



**City of Scottsbluff, Nebraska**  
**Monday, August 11, 2025**  
**Regular Meeting**

**Item 5.A**

**July 14, 2025**

**Staff Contact:**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
July 14, 2025  
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, July 14, 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 July, 3, 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 Aguallo, Henry Huber, Kendall Palu, Dana Weber "Absent" Callan Wayman, Mary Bowman, Dave Gompert, Jim Zitterkopf, Linda Redfern (Alternate). City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, Chris Perales, Fire Marshal, and Gary Batt, Code Administrator II, and Lane Miller, Administrative Services Assistant.
- 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 June 9, 2025 meeting were reviewed. **Conclusion:** a motion was made by Aguallo and seconded by Weber to approve the minutes. "Yeas" Becky Estrada, Angie Aguallo, Henry Huber, Kendall Palu, Dana Weber "Nays" None "Absent" Callan Wayman, Mary Bowman, Dave Gompert, Jim Zitterkopf, Linda Redfern (Alternate) "The motion carried.
- 6 Estrada introduced Planning Commission to conduct a public hearing regarding an Amended Plat of Lots 3A & 4A, Block 7, Hilltop Estates Subdivision, commonly identified as 3918 and 3928 Hilltop Estate Place. Estrada opened the public hearing at 6:01 PM. Glaubius stated this is just an Amended Plat, this could have been done administratively, but the utility Easement was relocated when the property line was shifted between Lot 3 and Lot 4. Since it is an Easement Relocation it has to go through Planning Commission and the City Council process instead of staff approval. Glaubius stated the staff recommends the Planning Commission approval. Estrada closed the public hearing at 6:02 PM. Estrada asked for a motion by Planning Commission.
- 7 **Conclusion:** A motion was made by Weber and seconded by Palu to make a positive recommendation on approval of the Amended Plat of Lots 3A & 4A Block 7, Hilltop Estates Subdivision, commonly identified as 3918 and 3928 Hilltop Estate Place to City Council. ""Yeas" Becky Estrada, Angie Aguallo, Kendall Palu, Dana Weber, Henry Huber "Nays" None "Absent" Callan Wayman, Mary Bowman, Dave Gompert, Jim Zitterkopf, Linda Redfern (Alternate) "The motion carried.
- 8 Estrada introduced Planning Commission to conduct a public hearing regarding an Amended Plat of Lots 1 & 2, Block 1, Panhandle Cooperative Subdivision, commonly identified as 401 S Beltline Hwy and 710 Avenue B. Estrada opened the public hearing at 6:03 PM. Glaubius stated this is an

Amended Plat that will be splitting Platte Valley Bank from Main Street Market property. Glaubius stated Platte Valley Bank will be behind Lot 2 from Coop. Glaubius stated there is not a lot of new stuff, a couple new Easement driveways from the South and North of the bank will become access Easements the North one being owned by Platte Valley Bank and the South one being owned by Coop. Glaubius stated it is PVC so there is no Lot minimum. Glaubius stated the Plat included in this is not quite right it does not enclose the entire property. They have submitted a revised one that will go before City Council. Glaubius stated the staff recommends the Planning Commission make a positive recommendation on approval. Estrada closed the public hearing at 6:04 PM. Huber asked what is the reason for doing this, Glaubius believes the the bank wants to buy the property, Aguallo stated they probably do not want to lease it. Estrada asked for a motion by Planning Commission.

- 9 **Conclusion:** A motion was made by Weber and seconded by Palu to make a positive recommendation on approval to an Amended Plat of Lots 1 & 2, Block 1, Panhandle Cooperative Subdivision, commonly identified as 401 S Beltline Hwy and 710 Avenue B “Yeas” Becky Estrada, Angie Aguallo, Kendall Palu, Dana Weber, Henry Huber “Nays” None “Absent” Callan Wayman, Mary Bowman, Dave Gompert, Jim Zitterkopf, Linda Redfern (Alternate) “The motion carried.
- 10 Planning Commission confirmed the next meeting date of August 11, 2025.
- 11 Adjournment: A motion was made by Palu and seconded by Weber to adjourn the meeting at 6:05 PM “Yeas” Becky Estrada, Angie Aguallo, Kendall Palu, Dana Weber, Henry Huber “Nays” None “Absent” Callan Wayman, Mary Bowman, Dave Gompert, Jim Zitterkopf, Linda Redfern (Alternate) “The motion carried.

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Becky Estrada, Chairperson

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Zachary Glaubius, Secretary

# **City of Scottsbluff, Nebraska**

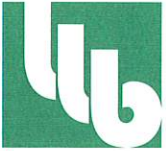
**Monday, August 11, 2025**

**Regular Meeting**

## **Item 6.A**

**Planning Commission to make a recommendation on the annexation requests by Next Generation Properties of Nebraska, LLC, Mountain Tower & Land, LLC, and Know How, LLC for the proposed Lots 1 and 2, Block 1, Bomgaars Addition, Block 1, Country Commercial Business Park, and unplatted land located in the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M.**

**Staff Contact:**



April 18, 2025

City of Scottsbluff  
2525 Circle Drive  
Scottsbluff, NE 69361

To Whom it May Concern:

Next Generation Properties of Nebraska, LLC (a Bomgaars Company) is considering building a new location next to our existing store in Scottsbluff. As part of this project, we are requesting annexation of parcels 010104240 and 010230310 into the Scottsbluff City Limits. Our contractor is Anderson-Shaw, and our architect/engineer is JEO Consulting Group.

Please let me know if you have any questions or if you need additional information.

Sincerely,

Torrey Wingert, CEO

**bomgaars**



## MOUNTAIN TOWER & LAND, LLC

Ph. 970.467.3199 • Fax 970.867.3589 • 1224 W Platte Ave • Fort Morgan, CO 80701

City of Scottsbluff  
2525 Circle Drive  
Scottsbluff, NE 69361

RE: Annexation Request – May 19, 2025

To Whom it May Concern,

Please consider this letter as a request by Petition that the City of Scottsbluff include property owned by Mountain Tower & Land, LLC within the corporate limits of the City. This request is made pursuant to §16-117 of the Nebraska Statutes.

The property for which annexation is requested is described as follows:

Block 1, Country Commercial Business Park, situated in the SE1/4 of Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska

In making this request, we irrevocably waive the requirements of §16-120 of the Nebraska Statutes, which would otherwise require the City of Scottsbluff to provide to the property for which we are requesting annexation substantially the same services as provided to other inhabitants of the City.

The individual signing this request represents that he or she either is owner of the above-described property or has authority to act on behalf of the owner of the property, and to bind the owner in all matters concerning the requested annexation.

Sincerely,

Jon Becker  
Vice - President  
Mountain Tower & Land, LLC



Headquarters  
PO Box 2395  
230340 Highland Road  
Scottsbluff, NE 69361

308-632-4040

5/20/2025

City of Scottsbluff  
2525 Circle Drive  
Scottsbluff, NE 69361

RE: Annexation Request

To Whom it May Concern,

Please consider this letter as a request by Petition that the City of Scottsbluff include property owned by Know How LLC within the corporate limits of the City. This request is made pursuant to §16-117 of the Nebraska Statutes.

The property for which annexation is requested is described as follows:

“A 10.41 acre tract of land located in the Southeastern Quarter of the Southwestern Quarter Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M. (Parcel 010024204).”

In making this request, we irrevocably waive the requirements of §16-120 of the Nebraska Statutes, which would otherwise require the City of Scottsbluff to provide to the property for which we are requesting annexation substantially the same services as provided to other inhabitants of the City.

The individual signing this request represents that he either is owner of the above-described property or has authority to act on behalf of the owner of the property, and to bind the owner in all matters concerning the requested annexation.

Sincerely,

A handwritten signature in black ink, appearing to be "R. J. ...", written over a white background.

President  
Know How LLC  
dba Frank Parts Co

## EXHIBIT A

That part of the E½ SW½ of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the SW corner of said E½SW4 of Section 19, thence North along its west line 40 feet to a point, thence east parallel with the south line of said half quarter section 874.60 feet to a true point of beginning; thence from said true point of beginning north at right angles to the last described course, 10 feet; thence west parallel with the south line of the E½SW½ of Section 19, 434.60 feet to a point; thence northwesterly along the arc of a curve that has the last described course for its initial tangent, a radius of 180 feet, and a central angle of 4°46', 14.97 feet to a point; thence north along a line that makes an angle of 85°20' to the right from the tangent to the termination of the curve in the proceeding course described (being parallel with the west line of said E½SW½ of Section 19), 489.38 feet; thence east along a line that makes an angle of 89°54' to the right for the northerly prolongation of the last described course, 798.58 feet to a point that is 70 feet perpendicularly distant west of the center line of the Belt Spur (so-called) main track of the Chicago, Burlington, & Quincy Railroad Company; thence southerly parallel with said railroad track (making an angle of 89°56' to the right from the easterly prolongation of the last described course), 500 feet to a point that is 40 feet perpendicularly distant of the south line of said E½SW4 of Section 19, thence west parallel with the south line of said half quarter section 350.43 feet to the True Point of Beginning;

AND EXCEPT that portion of land conveyed by a Warranty Deed to the State of Nebraska Department of Roads recorded October 20, 1995 in Book "208", Pages 173-174, 175-176 of the

## EXHIBIT B

Commencing at the South Quarter corner of Section 19, thence westerly on the south line of section 19, on an assumed bearing of  $N87^{\circ}57'57''W$ , a distance of 106.93 feet, to the point of intersection with the southerly extension of the east line of a tract of land as described in Instrument 2017-484, Scotts Bluff County Register of Deeds Office, thence bearing  $N01^{\circ}46'52''E$ , on said extension line of a tract of land as described in Instrument 2017-484, a distance of 539.99 feet, to the point of intersection with the northeast corner of said tract of land, as described in Instrument 2017-484, as monumented by a 5/8" rebar, said point also being the Southwest corner of a tract of land as described in Instrument 2010-945, and said point also being the true point of beginning, thence continuing northerly on the east line of said second referenced tract of land, bearing  $N01^{\circ}46'52''E$ , a distance of 142.43 feet, to the corner of an existing fenceline, thence bearing  $S48^{\circ}49'16''W$ , a distance of 208.04 feet, to the point of intersection with the south line of said tract referenced in Instrument 2010-945, thence easterly on the south line of said referenced tract of land in Instrument 2010-945, bearing  $S87^{\circ}58'22''E$ , a distance of 152.25 feet, to the point of beginning, containing an area of 0.25 acres, more or less

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: August 4, 2025 For Meeting of: August 11, 2025



## I. GENERAL INFORMATION

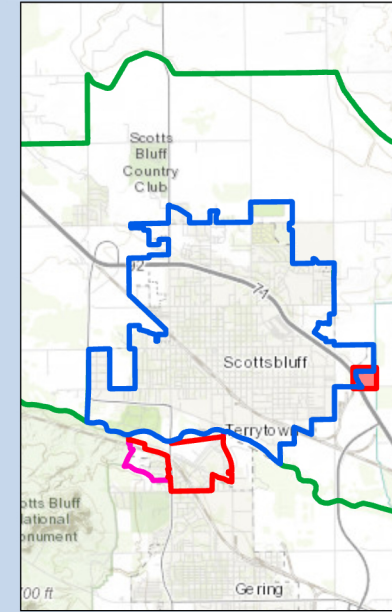
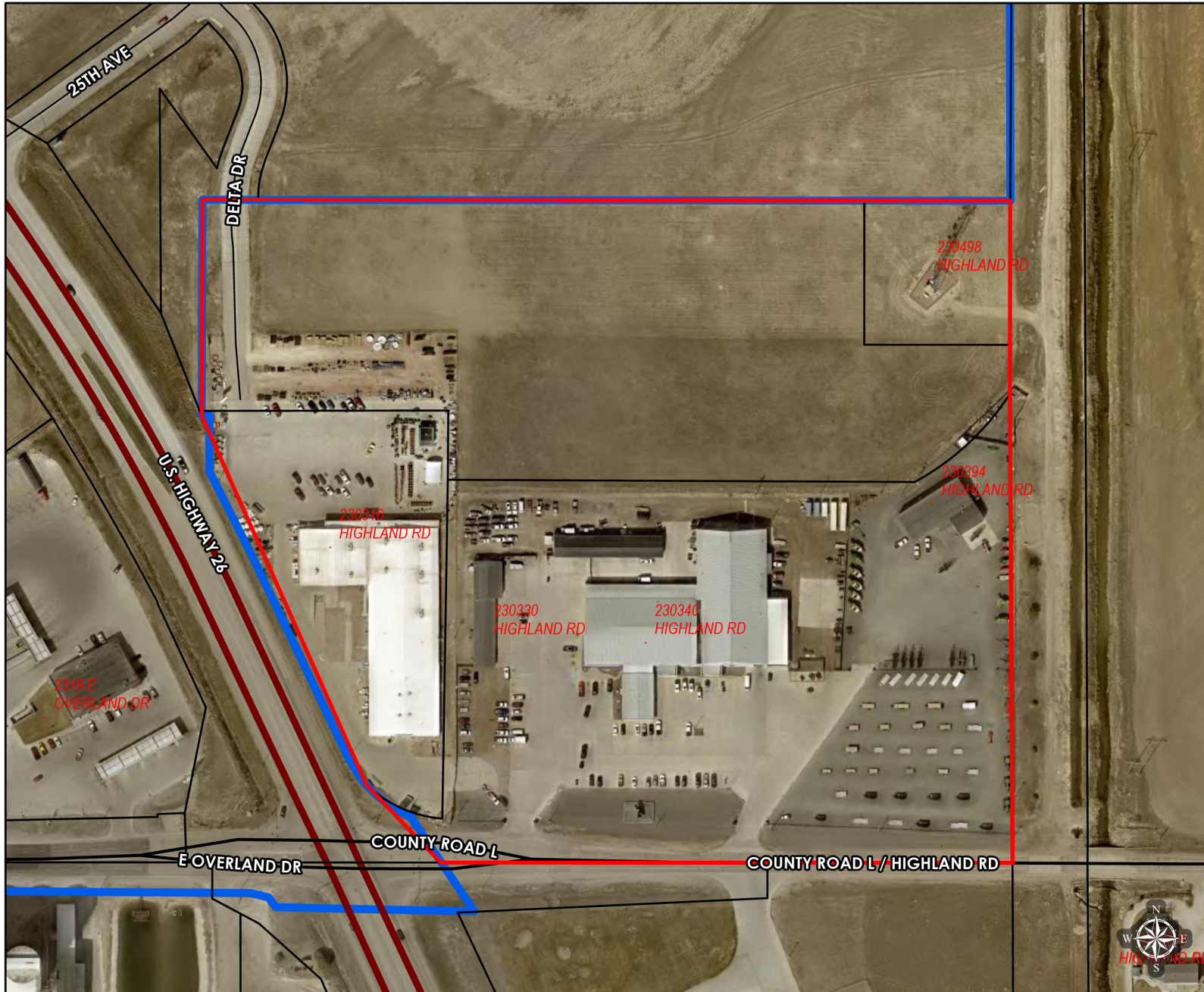
- A. Next Generation Properties of NE, LLC, owner of the proposed Lots 1 and 2, Block 1, Bomgaars Addition has requested annexation by the City of Scottsbluff.
  - i. The subdivision to be annexed is shown on the final plat submitted by JEO.
- B. Mountain Tower and Land, LLC, owner of Block 1, Country Commercial Business Park, has requested annexation by the City of Scottsbluff.
  - i. The annexation is described in the annexation request letter.
- C. Know How, LLC, owner of the unplatted land located in the Southeastern Quarter of the Southwestern Quarter Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M. (Parcel 010024204) has requested annexation by the City of Scottsbluff.
  - i. The annexation is described in Exhibits A and B.

## II. STAFF COMMENTS

- A. The reference Nebraska Revised Statutes below have been summarized for this agenda item.
- B. According Nebraska Revised Statute § 18-3301, an owner of territory contiguous to the corporate limits of a city desire to be annexed, the owner shall prepare a plat of the territory. A copy of the plat shall be filed with the city with a written request for annexation. The City Council shall at the next regular meeting after filing and request vote on the annexation. If the request is approved, an ordinance shall be prepared declaring the territory as within the corporate limits of the city.
- C. However, according Nebraska Revised Statute § 19-929, the city council shall not take final action on matters relating annexation of territory until it has received the recommendation of the planning commission
- D. Furthermore, according to Nebraska Revised Statute § 16-117 (7), when any owner of property contiguous to a city of the first class may by petition request that such property be included within the corporate limits of the city. The city council may include such property within the corporate limits without complying to subsection 3-6.
  - i. Subsection 3-6 require a resolution for annexation, public notice in the newspaper, and a public hearing.
- E. To summarize, a property owner next to the city may request annexation, and when this occurs a public hearing on the annexation is not necessary.

## III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation on approval by City Council on annexation of the land as described as Lots 1 and 2, Block 1, Bomgaars Addition, Block 1 Country Commercial Business Park, and the unplatted land described in Exhibits A and B.



- Corporate Limits
  - Proposed Changes
- Street Centerlines
- CLASS**
- Highway
  - Main Road
  - Residential/Rural
  - Parcels
  - Address

Taylor Stephens  
City of Scottsbluff GIS  
Created on 8/6/2025  
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, August 11, 2025**

**Regular Meeting**

## **Item 7.A**

**Planning Commission to conduct a Public Hearing regarding the Preliminary Plat and Final Plat of Lots 1 and 2, Block 1, Bomgaars Addition, commonly identified as 230316 Highland Road.**

**Staff Contact:**



**City of Scottsbluff**  
**Subdivision Application**  
Permit Identifier 2025-54SD

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Type: Preliminary Plat

Applicant Name Brad Gross Applicant Address 120 East 16th Street  
Scottsbluff, NE

Applicant Email bgross@jeo.com Applicant Phone 308-632-3123

Contact Name Jack Baker Contact Address 120 East 16th Street  
Scottsbluff NE

Contact Email jbakker@jeo.com Contact Phone 308-632-3123

Subdivision Information

Proposed Name of Subdivision Lot 1 and Lot 2 of Block 1 and Block 2 of  
Bomgaars Subdivision

General Location/Address U.S. Highway 26 and Highland Road

Legal Description PT E1/2 SW 19-22-54 (8.99)

Current Zoning District(s) A, C-3

Total Area (square feet or acre) 21.33 Acres

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Platting a lot for a new retail store (Bomgaars) and formally platting 2 other tracts of land with existing businesses.

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**City of Scottsbluff**  
**Subdivision Application**  
Permit Identifier 2025-57SD

Type: Final Plat

Applicant Name Brad Gross Applicant Address 120 East 16th Street  
Scottsbluff, NE  
Applicant Email bgross@jeo.com Applicant Phone 308-632-3123

Contact Name Jack Baker Contact Address 120 East 16th Street  
Scottsbluff NE  
Contact Email jbaker@jeo.com Contact Phone 308-632-3123

Subdivision Information

Proposed Name of Subdivision Bomgaars Addition

General Location/Address U.S. Highway 26 and Highland Road

Legal Description PT E1/2 SW 19-22-54 (8.99)

Current Zoning District(s) A, C-3

Total Area (square feet or acre) 21.33 Acres

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Splitting off the existing Bomgaars site from a larger parcel of unplatted land. Also splitting up another parcel of unplatted land to the south containing multiple businesses.

**LINESTYLES**

ITEM	SYMBOL
BREAK LINE	
CABLE TELEVISION	
CENTERLINE OF ROAD	
CONTOUR MINOR (EX)	--- 1202 ---
CONTOUR MAJOR (EX)	--- 1200 ---
CONTOUR MINOR (EX SCREENED)	--- 1202 ---
CONTOUR MAJOR (EX SCREENED)	--- 1200 ---
CONTOUR MINOR (PR)	--- 1202 ---
CONTOUR MAJOR (PR)	--- 1200 ---
LIMITS OF CONSTRUCTION	--- LOC ---
CULVERT	--- ST ---
ELECTRIC (OVERHEAD)	--- OHE ---
ELECTRIC (UNDERGROUND)	--- UGE ---
FENCE (WOODEN)	--- x --- x --- x ---
FENCE (WIRE OR UNKNOWN)	--- x --- x --- x ---
FENCE (CHAINLINK)	--- o --- o --- o ---
FENCE (SECURITY)	--- Δ --- Δ --- Δ ---
FIBER OPTIC LINE	--- FO ---
FLOWLINE (BREAKLINE)	--- . . . ---
GAS LINE	--- G --- G ---
GUARDRAIL	--- x x x x x ---
PROPERTY BOUNDARY	--- ---
PROPERTY LOT LINES (PR)	--- ---
RIGHT-OF-WAY LINE	--- ROW ---
RAILROAD RIGHT-OF-WAY	--- RR ROW ---
RAILROAD TRACKS	--- + + + + + ---
RETAINING WALL	--- ---
SANITARY SEWER (EXIST)	--- 8" SAN ---
SANITARY SEWER (PROP)	--- 8" SAN ---
SAN SEWER FORCE MAIN (EX)	--- 8" FM ---
SAN SEWER FORCE MAIN (PR)	--- 6" FM ---
STORM SEWER (EXIST)	--- 12" ST --- (OFFSET TO PIPE SIZE)
STORM SEWER (PROP)	--- 12" ST --- (OFFSET TO PIPE SIZE)
TELEPHONE LINE (UGND)	--- UGT ---
TELEPHONE LINE (OVERHEAD)	--- OHT ---
TERRACE	--- ^ ^ ^ ^ ^ ---
CROPLINE	--- v v v v v ---
TRAVELED WAY	--- ---
WATER (EXIST)	--- 6" W ---
WATER (PROP)	--- 8" W ---
FIRE SERVICE	--- 6" F ---

**SWPPP**

ITEM	SYMBOL
SILT FENCE	--- SF --- SF ---
INLET PROTECTION	--- ● ● ● ● ● ---
STRAW WATTLE CHECK	--- - - - - - ---
STRAW BALE CHECK	---       ---
FLOW ARROW (PLAN)	--- → ---
AREA INLET FILTER PROTECTION	--- ⊗ ⊗ ---
RIP RAP	--- [Symbol] ---
SEEDING	--- [Symbol] ---
MATting	--- [Symbol] ---

**PAVING FEATURES**

ITEM	SYMBOL
EXISTING PAVEMENT JOINT	--- - - - - ---
TRANSVERSE JOINT	--- - - - - ---
LONGITUDINAL JOINT	--- - - - - ---
EXPANSION/KEYED JOINT	--- + + + + + ---
PAVEMENT MARKING	--- ---
PAVEMENT REBAR	--- ---
HANDICAP SYMBOL	--- [Symbol] ---

**UTILITIES**

ITEM	SYMBOL
STORM SEWER	
CURB INLET	
GRATE INLET	
CATCH BASIN	
STORM SEWER MANHOLE	
SANITARY	
CLEANOUT	
SEPTIC TANK	
SANITARY MANHOLE	
POWER, ELECTRICAL, LIGHT, AND TRAFFIC	
AIR CONDITIONING UNIT	
ANTENNA	
ANCHOR POLE/POST	
GUY POLE	
GUY WIRE ANCHOR	
ELECTRICAL HIGHLINE TOWER (METAL OR CONCRETE)	
POWER POLE (EXISTING)	
POWER POLE (PROPOSED)	
POWER (ELEC) PEDESTAL	
POWER (ELEC) PULL BOX OR MANHOLE	
POWER (ELEC) METER	
LIGHT POLE	
TRAFFIC SIGNAL	
TRAFFIC SIGNAL BOX	
TELEVISION PEDESTAL	
TELEVISION MANHOLE	
WATER	
WATER MANHOLE	
WATER VALVE	
WATER SHUT OFF OR CURB STOP	
WELL	
WATER METER	
WATER METER PIT	
YARD HYDRANT	
WATER ELEVATION	
WATER TOWER	
FIRE HYDRANT (EXISTING)	
FIRE HYDRANT (PROPOSED)	
FIRE HYDRANT IN PROFILE	
WATER FITTINGS	
11- 1/4"	
22- 1/2"	
45°	
90°	
CROSS	
PLUG	
REDUCER	
TEE	
GAS	
GAS METER	
GAS MANHOLE	
GAS FILL PIPE	
GAS PUMP	
GAS VALVE	
GAS VENT	
TELEPHONE	
FIBER OPTICS PULL BOX	
TELEPHONE POLE	
TELEPHONE PULL BOX OR MANHOLE	
TELEPHONE PEDESTAL	
MANHOLE (NON-SPECIFIC)	
UNDERGRND STORAGE TANK	
VALVE (NON-SPECIFIC)	

**VEGETATION**

ITEM	SYMBOL
BUSH	
CONIFEROUS TREE	
DECIDUOUS TREE	
MARSH/WETLAND	
TREE MASS LINE	
TREE STUMP	

**SITE & SIGNAGE**

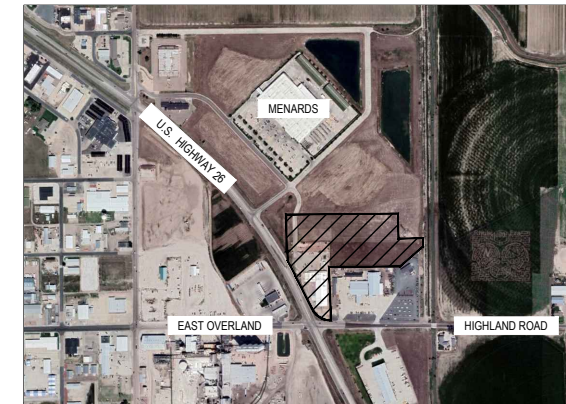
ITEM	SYMBOL
SIGN	
BARRICADE	
ROAD SIGNS	
COUNTY ROAD	
INTERSTATE HIGHWAY	
STATE HIGHWAY	
U.S. HIGHWAY	
MILE MARKER POST	
RIGHT OF WAY MARKER	
RAILROAD CROSSING SIGNAL	
RAILROAD SWITCH	
FLAG POLE	
MAILBOX	
PROPANE TANK	
SATELLITE TV DISH	
WINDMILL	

**CONTROL & ELEVATION**

ITEM	SYMBOL
BENCHMARK	
CONTROL POINT (NON-PROPERTY)	
MONUMENT FOUND (PROPERTY)	
MONUMENT SET	
TEMPORARY POINT	
TEST BORING	
POINT ELEVATION (EXISTING)	
POINT ELEVATION (PROPOSED)	
TOP OF PAVEMENT	
TOP OF CURB	
GROUND	
TOP OF WALL	
BOTTOM OF WALL	
FLOWLINE	
GRID TICK	

**MISC FEATURES**

ITEM	SYMBOL
CENTER PIVOT	
CEMETERY	
GRAVE	
CHURCH	
CAVE	
CISTERN	
LATRINE	
OIL WELL	
GUARD POST	



**VICINITY MAP**  
NOT TO SCALE

**INDEX OF SHEETS**

PAGE 1	TITLE SHEET
PAGE 2	EXISTING SITE PLAN
PAGE 3	PROPOSED LOT PLAN
PAGE 4	PROPOSED UTILITY PLAN
PAGE 5	PROPOSED STREET AND DRAINAGE PLAN

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°39'40"W (BEARING BASED ON SCOTT'S BLUFF COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 457.69 FEET; THENCE N00°20'20"W, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY #26 AS DESCRIBED AND RECORDED IN DEED BOOK 111, PAGE 96; THENCE S89°39'40"W, ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 198.76 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY #26 AS DESCRIBED AND RECORDED IN DEED BOOK 208, PAGE 173; THENCE S89°12'59"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 250.86 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY #26 AS DESCRIBED AND RECORDED IN DEED BOOK 208, PAGE 204, ALSO BEING THE POINT OF BEGINNING; THENCE N89°12'40"W, ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE 32.91 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #26 AS DESCRIBED AND RECORDED IN DEED BOOK 111, PAGE 96, ALSO BEING TO A POINT OF CURVATURE; THENCE NORTHWESTERLY CONTINUING ON SAID EAST RIGHT OF WAY LINE ON A 180.00 RADIUS NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 157.07 FEET, THE CHORD OF SAID CURVE BEAR N51°04'15"W, A DISTANCE OF 152.13 FEET; THENCE N26°11'35"W, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 318.94 FEET; THENCE N26°55'18"W, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 136.10 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #26 AS DESCRIBED AND RECORDED IN DEED BOOK 209, PAGE 112; THENCE N00°50'42"E, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 79.48 FEET; THENCE S89°40'31"W, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 9.00 FEET; THENCE N00°15'05"W, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 309.47 FEET; THENCE N89°40'08"E ON THE EAST LINE OF SAID RIGHT OF WAY LINE AND ALSO ON THE NORTH LINE OF A PARCEL OF LAND KNOWN AS 'TRACT 2' AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2010-945, A DISTANCE OF 944.55 FEET TO THE NORTHWEST CORNER OF BLOCK 1, COUNTRY COMMERCIAL BUSINESS PARK; THENCE S00°39'09"E, ON THE WEST LINE OF SAID BLOCK 1, COUNTRY COMMERCIAL BUSINESS PARK, A DISTANCE OF 208.77 FEET TO THE SOUTH LINE OF SAID BLOCK 1, COUNTRY COMMERCIAL BUSINESS PARK; THENCE N89°39'39"E ON THE SOUTH LINE OF SAID BLOCK 1, COUNTRY COMMERCIAL BUSINESS PARK, A DISTANCE OF 208.77 FEET TO THE EAST LINE OF SAID PARCEL KNOWN AS 'TRACT 2'; THENCE S00°37'56"E, ON THE EAST LINE OF SAID 'TRACT 2', A DISTANCE OF 57.89 FEET; THENCE S46°29'15"W, A DISTANCE OF 208.70 FEET TO THE SOUTH LINE ON SAID 'TRACT 2'; THENCE S89°39'41"W, ON SAID SOUTH LINE, A DISTANCE OF 797.14 FEET TO THE EAST LINE OF A PARCEL OF LAND KNOWN 'TRACT 1' AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2010-945; THENCE S00°14'26"E, ON SAID EAST LINE, A DISTANCE OF 489.51 FEET TO THE POINT OF BEGINNING, CONTAINING 11.52 ACRES, MORE OR LESS.

**PROFESSIONAL LAND SURVEYOR:**

ADAM J. GOERTZEN  
NEBRASKA PLS# 704  
JEO CONSULTING GROUP  
PHONE: (308) 381-7428  
EMAIL: agoertzen@jeo.com

**ABBREVIATIONS**

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

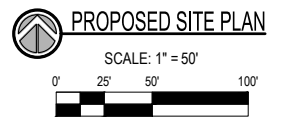
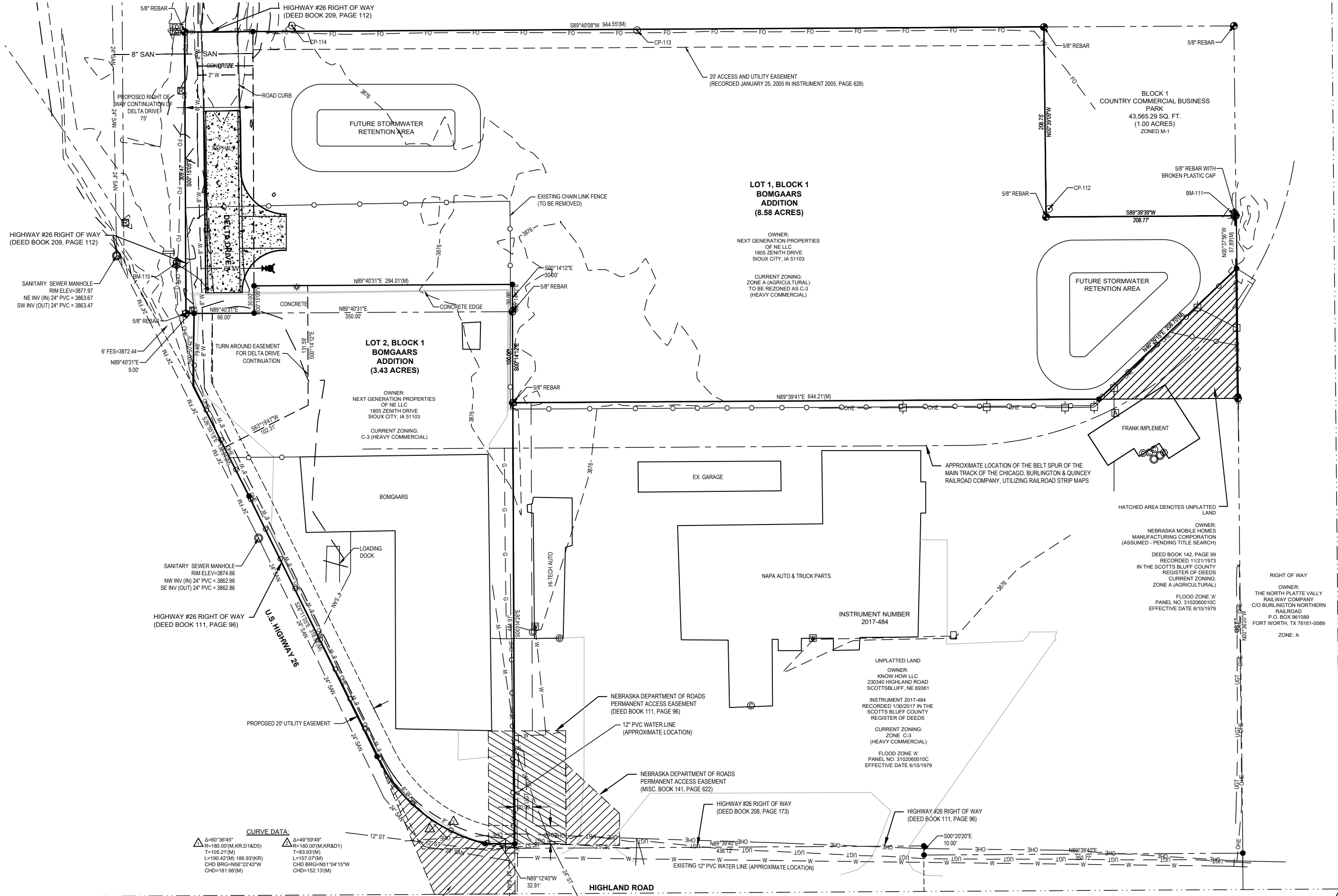


PRELIMINARY PLAT  
LOT 1 AND LOT 2, BLOCK 1  
BOMGAARS ADDITION

PART OF THE E 1/2 OF THE SW QUARTER  
SECTION 19  
TOWNSHIP 22 NORTH, RANGE 54 WEST  
SCOTT'S BLUFF COUNTY, NEBRASKA

PROJECT NO. 250594  
DATE 7/31/2025  
DRAWN BY BEG  
FILE NAME 250594 Prelim 0731.dwg  
FIELD BOOK SCOTT'SBLUFF #2  
FIELD CREW AM  
SURVEY FILE NO. ----





**PRELIMINARY PLAT  
 LOT 1 AND LOT 2, BLOCK 1  
 BOMGAARS ADDITION  
 PROPOSED LOT PLAN**

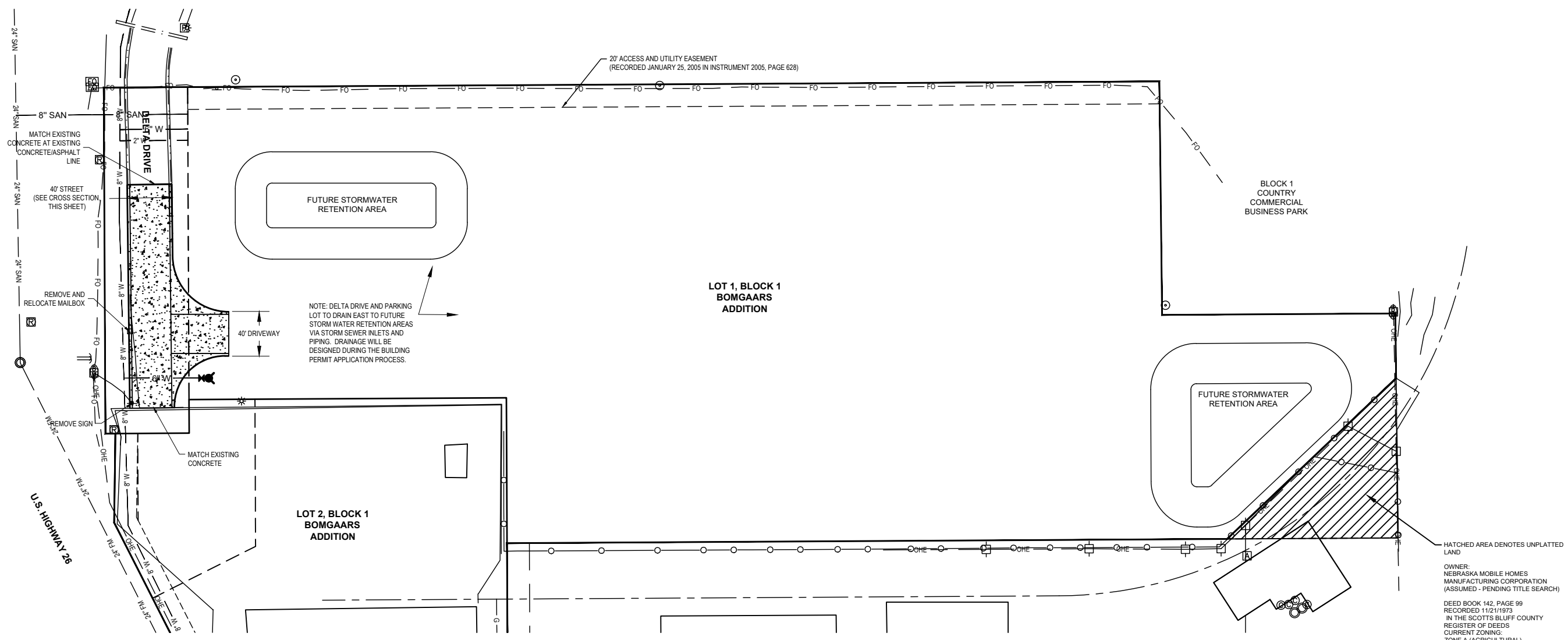
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 SECTION 19  
 TOWNSHIP 22 NORTH, RANGE 45 WEST  
 SCOTT'S BLUFF COUNTY, NEBRASKA**

PROJECT NO. 250594  
 DATE 7/31/2025  
 DRAWN BY BEG  
 FILE NAME 250594 Prelim 0731.dwg  
 FIELD BOOK SCOTT'SBLUFF #2  
 FIELD CREW AM  
 SURVEY FILE NO. ----

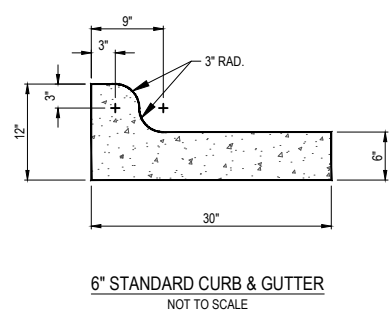
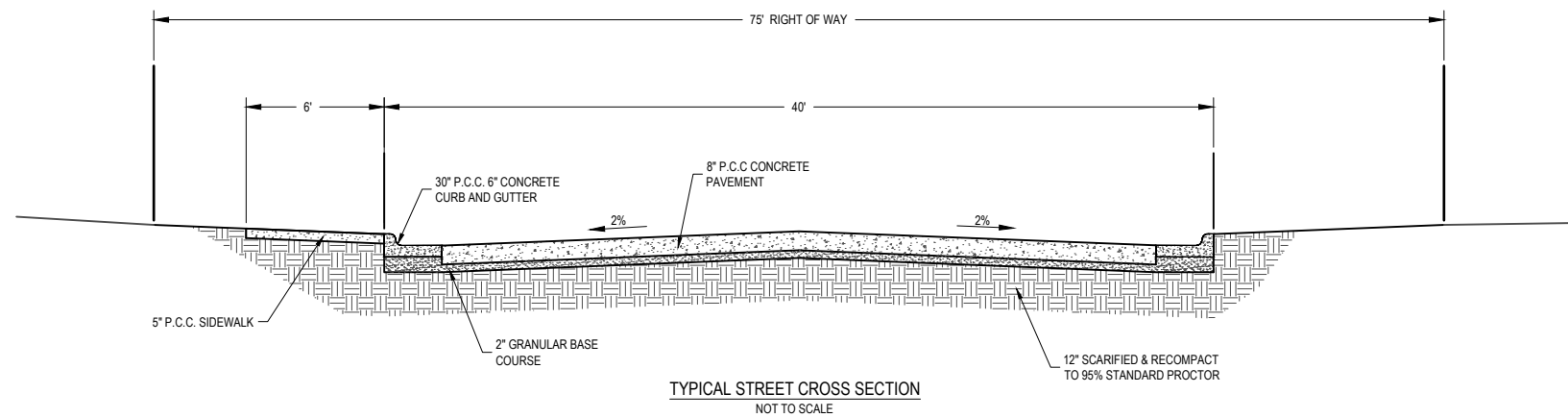


**PRELIMINARY PLAT  
 LOT 1 AND LOT 2, BLOCK 1  
 BOMGAARS ADDITION  
 PROPOSED STREET AND DRAINAGE PLAN**

**PART OF THE E 1/2 OF THE SW QUARTER  
 SECTION 19  
 TOWNSHIP 22 NORTH, RANGE 45 WEST  
 SCOTTS BLUFF COUNTY, NEBRASKA**



**PROPOSED STREET AND DRAINAGE PLAN**  
 SCALE: 1" = 50'

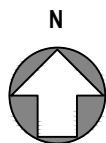
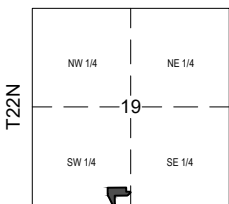


# FINAL PLAT

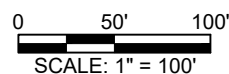
LOT 1 AND LOT 2, BLOCK 1,  
OF BOMGAARS ADDITION,  
TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA,  
LOCATED IN PART OF THE EAST HALF  
OF THE SOUTHWEST QUARTER  
OF SECTION 19, TOWNSHIP 22 NORTH,  
RANGE 54 WEST OF THE SIXTH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA

### VICINITY SKETCH

SCOTTS BLUFF COUNTY  
NEBRASKA  
R54W



NOTE: ALL BEARINGS ARE REFERENCED TO  
THE SCOTTS BLUFF COUNTY  
LOW DISTORTION PROJECTION (LDP)



### LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D1 DEEDED DISTANCE (INSTRUMENT NO. 2010-945)
- D2 DEEDED DISTANCE (INSTRUMENT NO. 2017-484)
- D3 DEEDED DISTANCE (DEED BOOK 208, PAGE 173)
- D4 DEEDED DISTANCE (DEED BOOK 208, PAGE 204)
- D5 DEEDED DISTANCE (DEED BOOK 111, PAGE 96)
- D6 DEEDED DISTANCE (DEED BOOK 209, PAGE 112)
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- KB1 RECORDED DISTANCE (KELLY BEATTY 04/22/2004)
- KB2 RECORDED DISTANCE (KELLY BEATTY 12/17/2004)
- KB3 RECORDED DISTANCE (KELLY BEATTY 08/25/2006)
- KR RECORDED DISTANCE (KENNETH ROBERTS 10/06/1963)

Project No.: 250594  
Date: 7/31/2025  
QAQC: AG  
Scale: 1" = 100'  
Field Book: SCOTTSBLUFF #2  
Field Crew: AM  
Drawn By: MLD



**JEO CONSULTING GROUP**

120 East 16th Street  
Scottsbluff, NE 69361  
308.632.3123

JEO Consulting, Inc.  
1937 N Chestnut St  
Wahoo, NE 68066  
800.723.8567 | jeo.com

Organization Certificate of  
Authorization Number: CA-0069

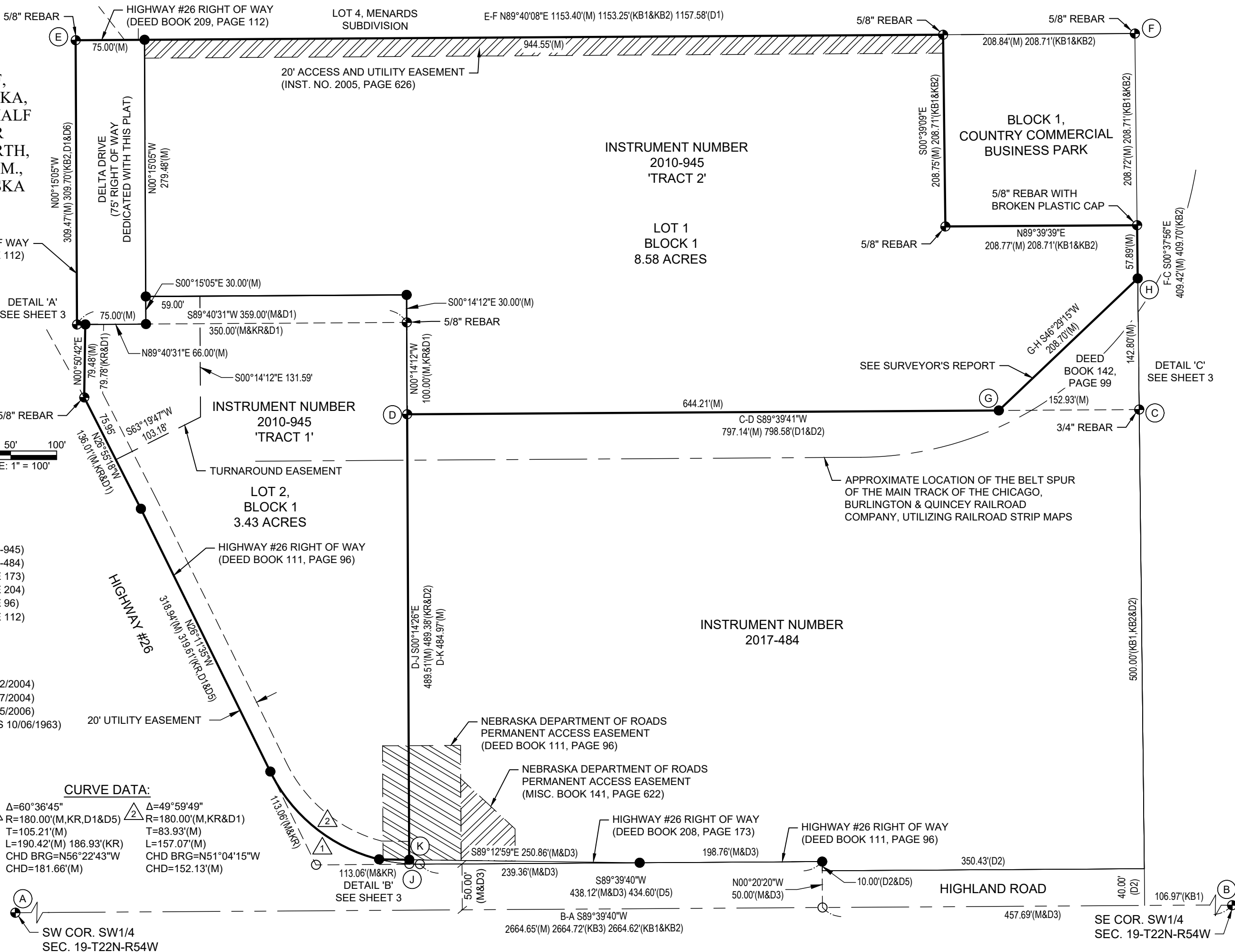
Sheet 1 of 3

Survey File No.:

**2025-089**

### CURVE DATA:

- |   |                          |   |                     |
|---|--------------------------|---|---------------------|
| 1 | Δ=60°36'45"              | 2 | Δ=49°59'49"         |
|   | R=180.00'(M,KR,D1&D5)    |   | R=180.00'(M,KR&D1)  |
|   | T=105.21'(M)             |   | T=83.93'(M)         |
|   | L=190.42'(M) 186.93'(KR) |   | L=157.07'(M)        |
|   | CHD BRG=N56°22'43"W      |   | CHD BRG=N51°04'15"W |
|   | CHD=181.66'(M)           |   | CHD=152.13'(M)      |





# FINAL PLAT

LOT 1 AND LOT 2, BLOCK 1, OF BOMGAARS ADDITION,  
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF  
SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

## CORNER TIES

**(A) SW CORNER SW1/4 SECTION 19-T22N-R54W**  
FOUND A 3/4" REBAR IN RANGE BOX, AS RECORDED IN A SURVEY BY KELLY BEATTY, LS 476, DATED 08/25/2006.

NE	68.30'	TO A SPIKE WITH A WASHER FOUND IN THE NW FACE OF A POWER POLE (1.3' ABOVE GROUND)
NW	58.51'	TO A SPIKE WITH A WASHER FOUND IN THE NE FACE OF A POWER POLE (1.0' ABOVE GROUND)
SW	63.54'	TO A SPIKE WITH A WASHER FOUND IN THE NW FACE OF A POWER POLE (1.4' ABOVE GROUND)
SE	61.73'	TO A SPIKE WITH RED FLAGGING FOUND THE NE FACE OF A POWER POLE (1' ABOVE GROUND)

ON THE CENTERLINE OF A NORTH-SOUTH CONCRETE ROAD  
ON THE CENTERLINE OF AN EAST-WEST CONCRETE ROAD

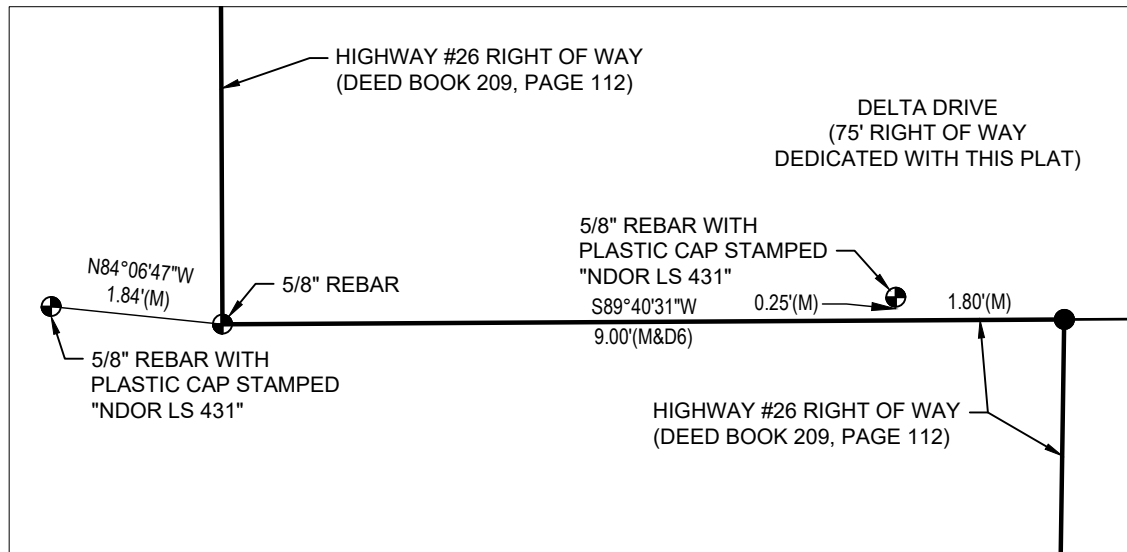
**(B) SE CORNER SW1/4 SECTION 19-T22N-R54W**  
FOUND A SURVEY MARKER SPIKE

NW	22.66'	TO A CHISELED "+" IN THE TOP OF THE BRIDGE ABUTMENT
NE	50.41'	TO A CHISELED "+" IN THE TOP OF THE BRIDGE ABUTMENT
SE	50.75'	TO A CHISELED "+" IN THE TOP OF THE BRIDGE ABUTMENT
SW	33.99'	TO THE TOP OF A HEADGATE STEM
S	1'	TO THE CENTERLINE OF AN EAST-WEST GRAVEL ROAD

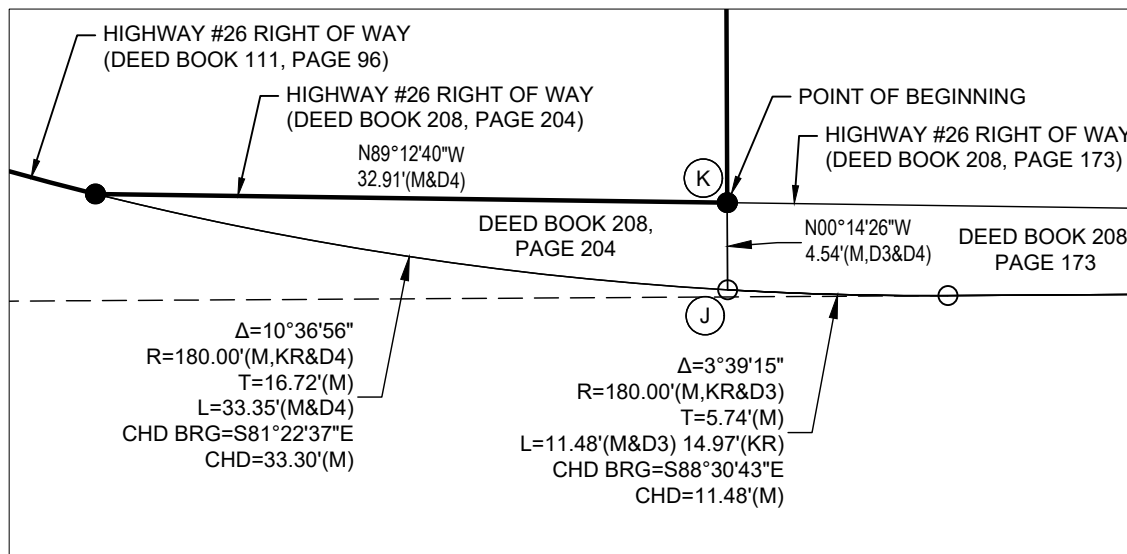
## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

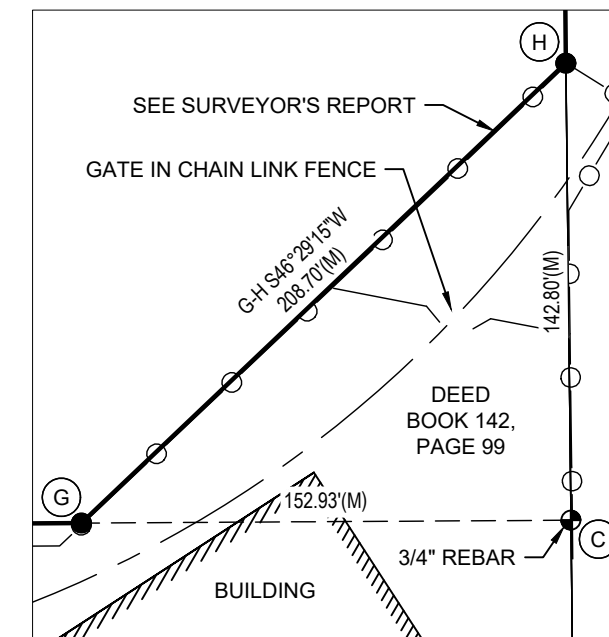
ADAM J. GOERTZEN, PLS 704



DETAIL 'A'  
NO SCALE:



DETAIL 'B'  
SCALE: 1"=10'



DETAIL 'C'  
SCALE: 1"=60'

## SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ANDERSON SHAW. THE PURPOSE OF THIS SURVEY WAS TO PLAT LOT 1 AND LOT 2, BLOCK 1, OF BOMGAARS ADDITION TO THE CITY OF SCOTTSBLUFF, LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED 3/4" REBARS OR AS NOTED ON THE PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704".

LINE G-H WAS ESTABLISHED UTILIZING QUITCLAIM DEED BOOK 142, PAGE 99. THIS TRIANGLE SHAPED PARCEL BEING BOUNDED ON THE NORTHWEST SIDE BY A BELT SPUR OF THE MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY. NO PHYSICAL EVIDENCE OF THE BELT SPUR EXISTS ON THE PROPERTY EXCEPT FOR AN EXISTING CHAIN LINK FENCE FOR THE LOCATION OF THE TRACK. THE BELT SPUR WAS PLOTTED USING RAILROAD STRIP MAPS FOR REFERENCE ONLY. LINE G-H IS 0.5' NORTHWEST OF THE EXISTING CHAIN LINK FENCE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A R12 GNSS BASE RECEIVER.

Project No.: 250594  
Date: 7/31/2025  
QAQC: AG  
Scale:  
Field Book: SCOTTSBLUFF #2  
Field Crew: AM  
Drawn By: MLD



**JEO CONSULTING GROUP**

308 West 3rd Street, Suite 1  
Grand Island, NE 68801  
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Organization Certificate of  
Authorization Number: CA-0069

Sheet 3 of 3

Survey File No.:

2025-089

## SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION

PROJECTION: TRANSVERSE MERCATOR

SCALE FACTOR: 1.0001907

CENTRAL MERIDIAN: -103°35'00"

LATITUDE OF ORIGIN: 41°51'00"

FALSE NORTHING: 20,000 METERS (65,616.667 US FEET)

FALSE EASTING: 45,000 METERS (147,637.500 US FEET)

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: August 4, 2025 For Hearing of: August 11, 2025



## I. GENERAL INFORMATION

- A. **Applicant:** JEO  
120 E 16<sup>th</sup> Street  
Scottsbluff, NE 69361
  
- B. **Property**  
**Owner:** Next Generation Properties of NE, LLC  
1805 Zenith Drive  
Sioux City, IA 51103
  
- C. **Proposal:** Preliminary Plat and Final Plat, Lots 1 and 2, Block 1, Bomgaars Addition
  
- D. **Legal Description:** Lots 1 and 2, Block 1, Bomgaars Addition
  
- E. **Location:** South of the Southeast Terminus of Delta Drive
  
- F. **Existing Zoning & Land Use:** A Agricultural / Floodplain & Outdoor Storage for Bomgaars / Vacant Land
  
- G. **Propose Zoning:** C-3 Heavy Commercial
  
- H. **Size of Site:** Approximately 12.01 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	Highway 26 Commercial	C-3 Heavy Commercial	Vacant Land
East	Highway 26 Commercial	M-1 Light Manufacturing and Industrial / A Agricultural / C-3 Heavy Commercial	Cell Tower, Railroad ROW, Hi-Tech Repair
South	Highway 26 Commercial	C-3 Heavy Commercial / M-1 Light Manufacturing and Industrial	Bomgaars, Frank Parts, Hi-Tech Repair, Frank Implement, Highway 26

West	Highway 26 Commercial	C-3 Heavy Commercial	Stormwater Detention Pond owned by Menards / Essential Fuels
------	-----------------------	----------------------	--

**B. Relevant History**

1. The rezone for the proposed Lot 1 received a recommendation on approval from A to C-3 by the Planning Commission at the June 9, 2025 meeting.
  - i. The rezone request has not been reviewed by City Council yet.

**III. ANALYSIS**

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial.

- i. The proposed Lot 1 will be rezoned to C-3.
- ii. The proposed Lot 2 is already zoned C-3.

**B. Traffic & Access:**

1. Access to the both Lot 1 and Lot 2 is via Delta Drive.
2. Delta Drive will be extended approximately 309' to the south.
  - i. ROW dedicated will be 75' in width.
  - ii. Roadway will be 40' in width.
3. Lot 2 also abuts Highland Road, however it abuts the intersection of Highway 26 and Highland Road, access will not be granted.
4. A turnaround easement will be dedicated on Lot 2 at the terminus of Delta Drive.
5. A 20' access and utility easement exists on Lot 1 for the Block 1, Country Commercial Business Park.
6. A Nebraska Department of Roads easement is located partially on Lot 2.

**C. Utilities:**

1. A sewer main is located in the right-of-way of Highway 26
2. A new water main from the 25<sup>th</sup> Avenue water main to the Highland Road water main will be constructed in Delta Drive ROW and a new utility easement along the west boundary of Lot 2.
3. 25' will separate the existing sewer main and new water main.
4. Stormwater runoff from the expansion of Delta Drive will flow into private stormwater detention ponds on Lot 1.

**IV. STAFF COMMENTS**

- A. The property owner is seeking to build a new retail store on Lot 1.
- B. Although the Comprehensive Plan identifies this area as Highway 26 which does not include C-3, however, the property is surrounded by C-3 on three sides.
- C. As the property is unplatted land, a preliminary and final plat are needed.
- D. A contract for public improvements is required
  - a. Required public improvements are:
    - i. Extension of Delta Drive

- ii. Curb, gutter, and sidewalk
    - iii. Water main
    - iv. Fire hydrant
  - b. The contract will be assigned to Next Generation Properties of NE, LLC and its successors.
- E. The property is located in the floodplain overlay zone, and any development on the property will be required to meet the floodplain ordinance requirements.
- F. The property owner has requested annexation into the City of Scottsbluff.
- G. A turnaround easement will be dedicated at the terminus of Delta Drive in lieu of a cul-de-sac.
  - a. City Council needs to waive 21-1-18 via 21-1-63.

**V. FINDINGS OF FACT**

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

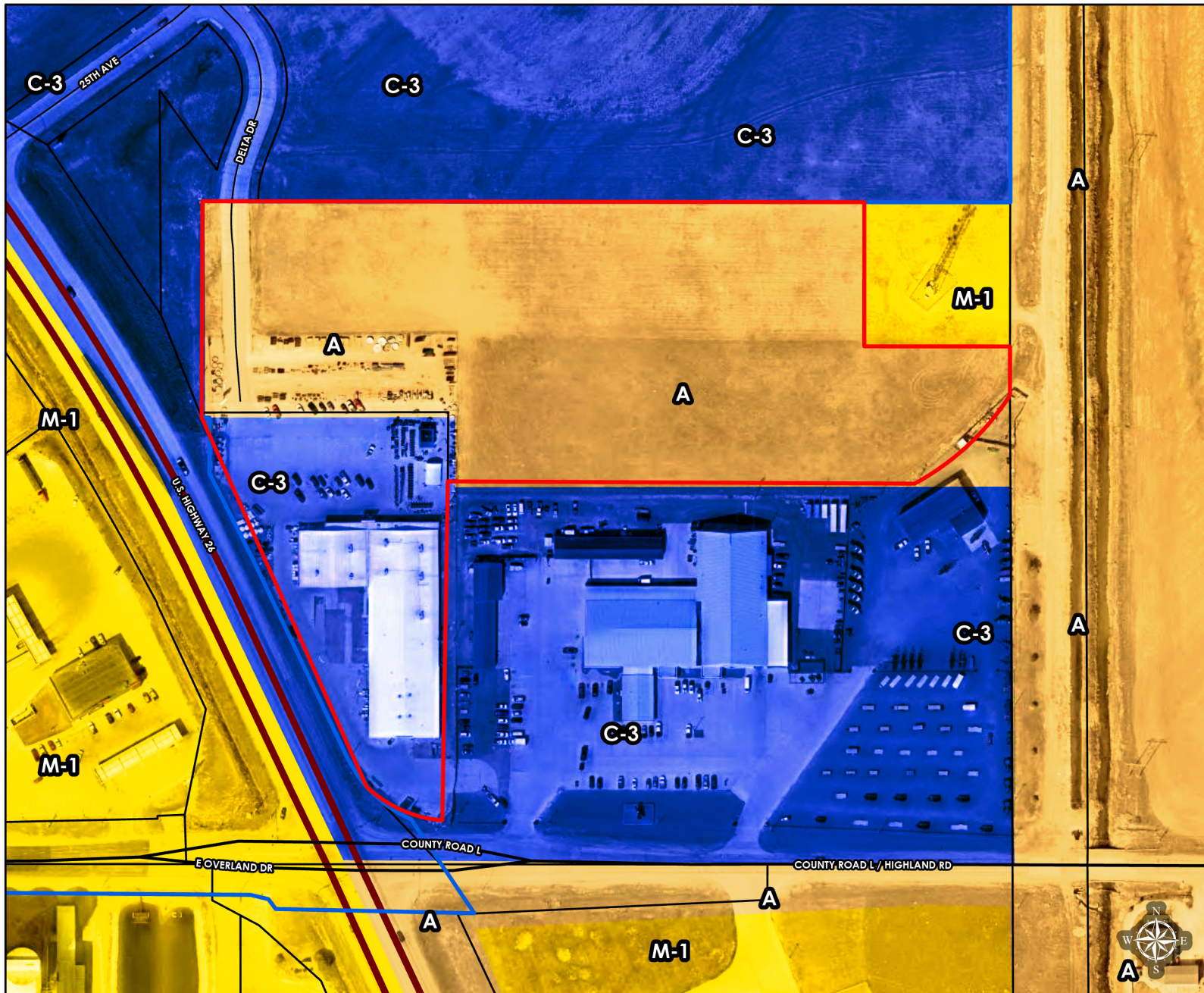
1. The Comprehensive Plan identifies the area as Highway 26 Commercial and the proposed use will be commercial.
2. There are no minimum lot sizes for the C-3 District.
3. Both lots have the minimum 20' width abutting a public street.
4. Delta Drive right-of-way exceeds minimum width of 60 feet
5. Delta Drive right-of-way exceeds 37 feet minimum width.
6. The contract for public improvements requires the construction of lacking public improvements.
7. A variance per 21-1-63 will waive the requirements of 21-1-18.

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

1. The turnaround easement does not satisfy the requirements of 21-1-18 if the variance is not approved.

**VI. STAFF RECCOMENDATION**

- A.** Staff recommends Planning Commission make a positive recommendation on the preliminary and final plat of Lots 1 and 2, Block 1, Bomgaars Addition to the City Council on the following conditions:
- i. City Council finds the contract for public improvements acceptable.
  - ii. City Council grants the variance waiving 21-1-18 and allowing a turnaround easement to be dedicated instead.

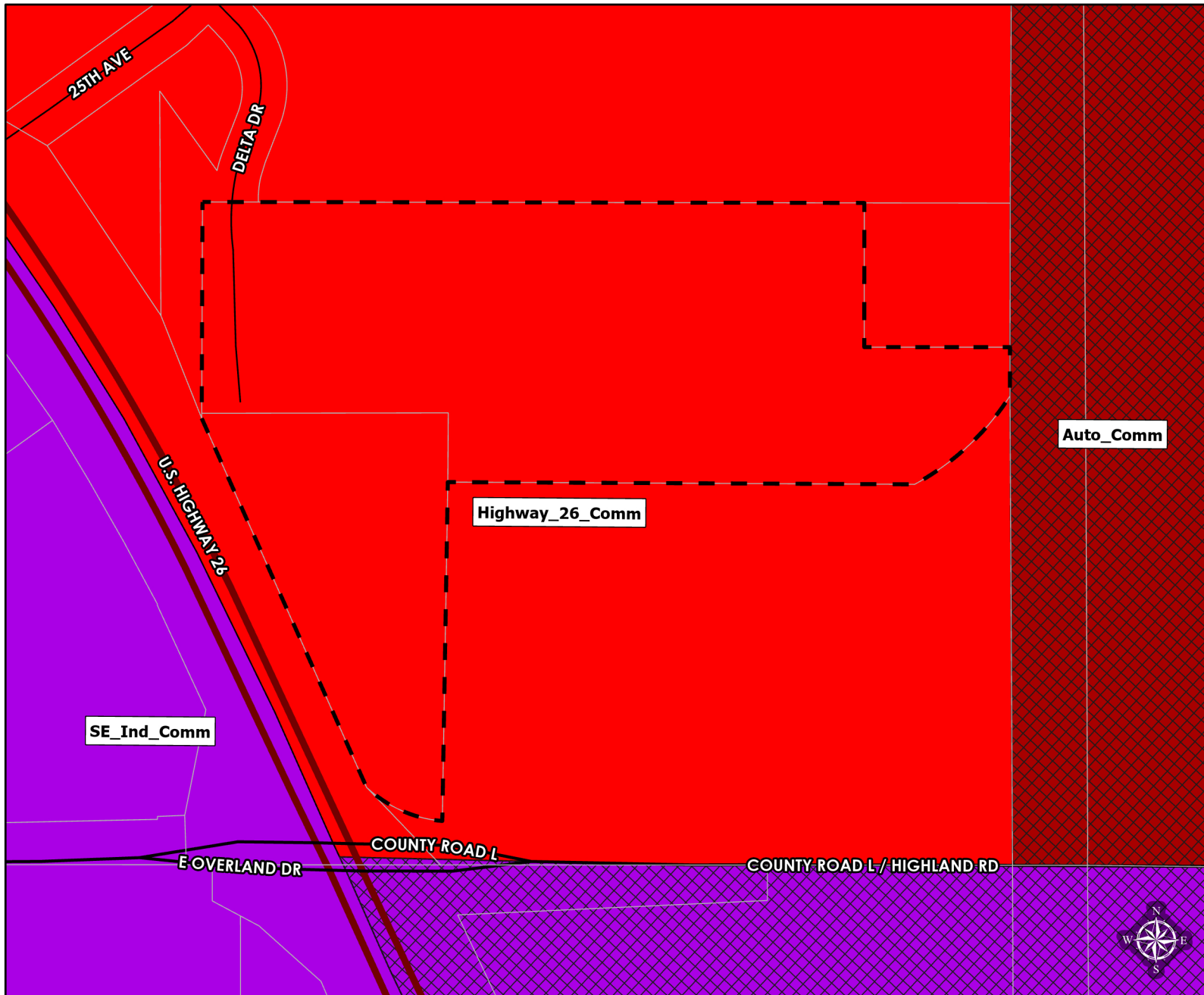


- Property Location(s)
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- Official City Zoning**
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2) 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
- Zoning Boundaries**
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

Taylor Stephens  
City of Scottsbluff GIS  
Created on 8/6/2025  
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.

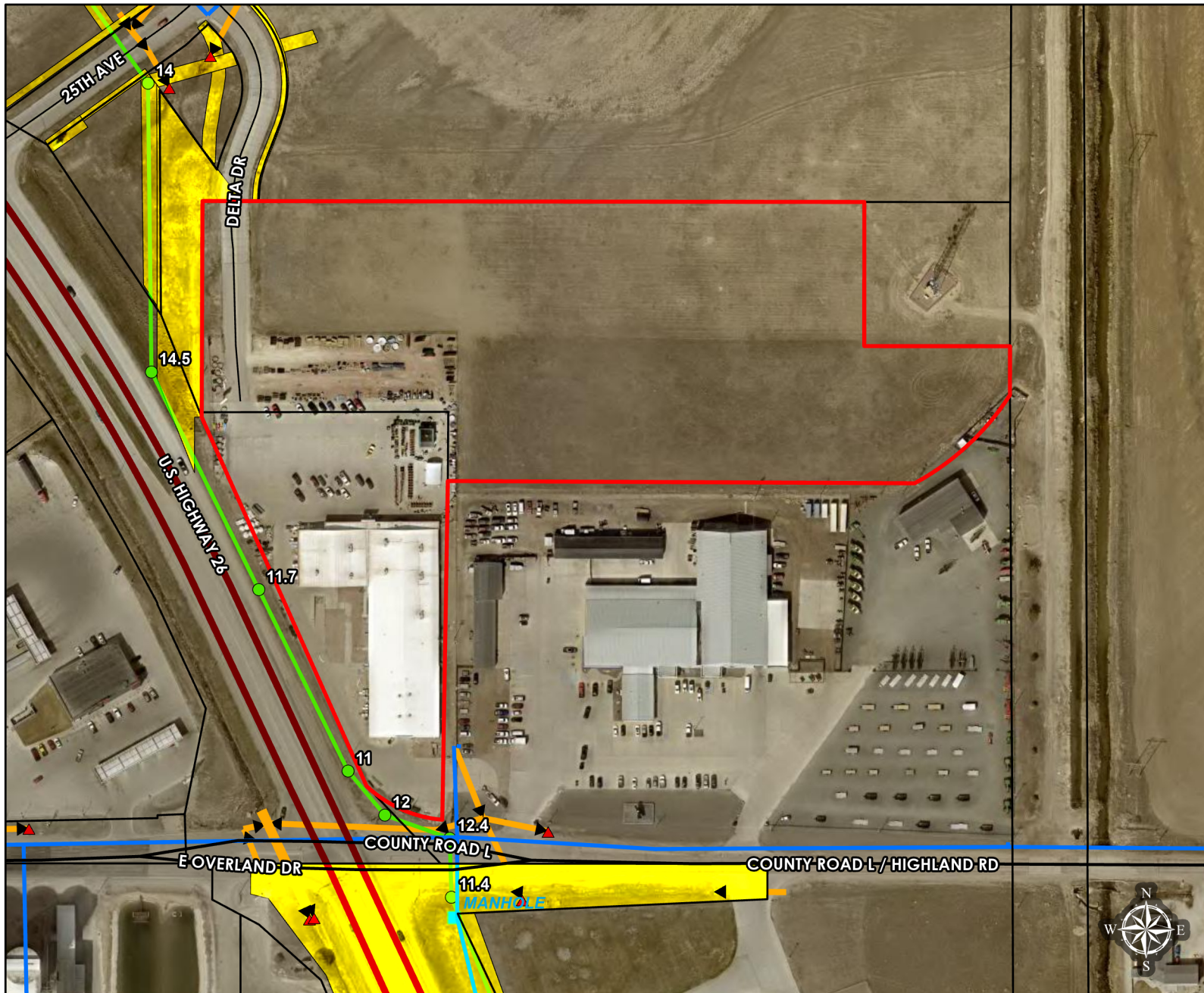
Page 28 of 31



- 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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City of Scottsbluff GIS  
Created on 8/6/2025  
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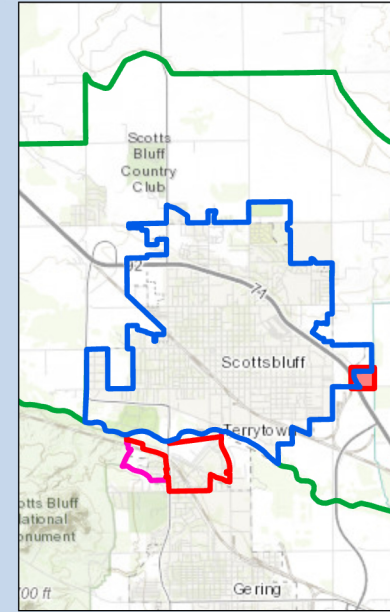
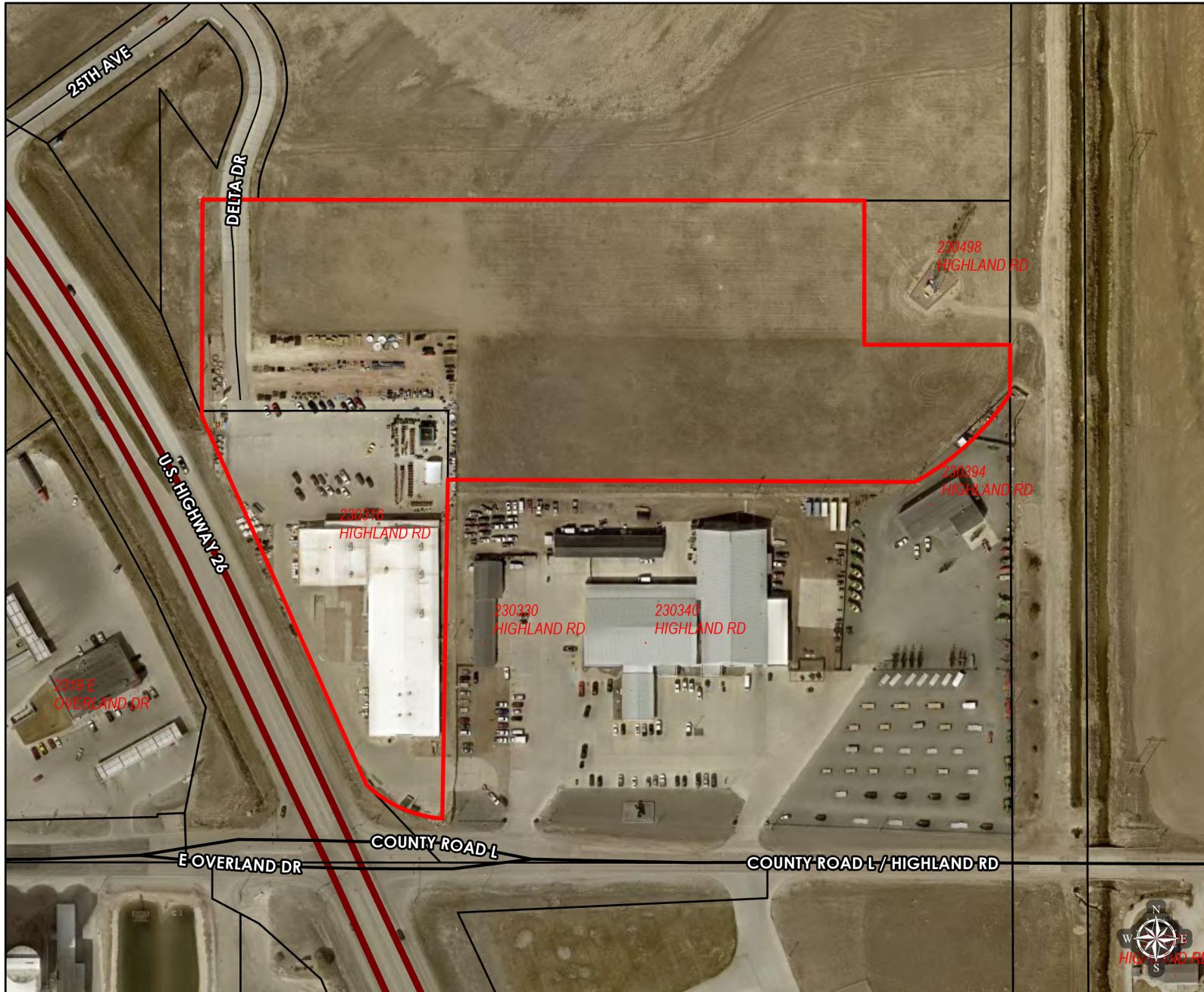
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- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Water\_Lines
- Easements
- Parcels

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 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.



- Proposed Changes
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

Taylor Stephens  
City of Scottsbluff GIS  
Created on 8/6/2025  
Coordinate System: NAD 1983 (2011)  
StatePlane Nebraska FIPS 2600 Feet  
Lambert Conformal Conic

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