



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

**Regular Meeting**  
**January 12, 2026**  
**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. December 8, 2025
6. **Public Hearing**
  - A. Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Block 1, Rise N Shine Addition, commonly identified as 1900 South Beltline Highway West.
7. **Schedule a Meeting**
  - A. February 9, 2026
8. **Adjournment**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
December 8, 2025  
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Tuesday, December 8, 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 November 26, 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, Kendall Palu, Michael Mawhinney, Mary Bowman, Callan Wayman, Jim Zitterkopf "Absent" Dana Weber, Dave Gompert, Henry Huber "Excused" None. City Officials present were Zachary Glaubius, Development Services Director; Gary Batt, Code Administrator I; Chris Perales, Fire Prevention Officer; Taylor Stephens, GIS Coordinator; Zachary Durbin, Development 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 November 10, 2025 meeting were reviewed. **Conclusion:** a motion was made by Bowman and seconded by Mawhinney to approve the minutes. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney, Angie Aguallo, Mary Bowman "Nays" None "Absent" Henry Huber, Dave Gompert, Dana Weber. The motion carried.
- 6 Estrada introduced Item 6A, Planning Commission to remove from the table to conduct Public Hearing regarding a Zoning Text Amendment regarding Conditional Use Permits to Chapter 6, Article 6, and Chapter 25 Articles 2, 3, 4, 5, 6, 8, 13, and 20. Glaubius stated the item was from June and needed to be removed from the table. **Conclusion:** a motion was made by Aguallo and seconded by Bowman to remove the Public Hearing regarding a Zoning Text Amendment regarding Conditional Use Permits. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney, Angie Aguallo, Mary Bowman "Nays" None "Absent" Henry Huber, Dave Gompert, Dana Weber. The motion carried.
- 7 At 6:02 Estrada introduced Public Hearing item 7A, Planning Commission to conduct a Public Hearing regarding an Amended Plat of Lot 1 and 2A, Block 2, Clemens-Reinhardt Subdivision, commonly identified as 802 and 826 W. 36th Street. Glaubius stated the Plat is part of the Les Schwab project that was presented earlier in the year. Part of the neighboring business' (Chilis) drive was on their property. The two parties came to an agreement to adjust the property line and dedicate a utility easement for a gas line. Glaubius stated staff makes a positive recommendation to approve the amended plat. Estrada closed public hearing item at 6:03. **Conclusion:** a motion was made by Mawhinney and seconded by Zitterkopf to approve the amended plat of Lot 1 and 2A, Block 2, Clemens-Reinhardt Subdivision. "Yeas:" Becky Estrada,

Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney, Angie Aguallo, Mary Bowman  
"Nays" None "Absent" Henry Huber, Dave Gompert, Dana Weber. The motion carried.

- 8 At 6:03 Estrada introduced Public Hearing item 7B, Planning Commission to conduct a Public Hearing regarding a Special Use Permit for a Residential Dwelling in the C-3 Heavy Commercial District at Lot 1B, Block 4, East Portal Addition Replat, commonly identified as 2012 E. Portal Place. Glaubius stated the building on the lot is currently a warehouse with an existing apartment. The Special Use permit would bring the property into compliance and allow for improvements to be made to it. Glaubius noted Special Use Permits are granted to the property owners and not the land itself. The proposed permit will also fall in line with the Comprehensive Plan, which calls for a mix of residential and commercial properties along Highway 26. Glaubius stated staff makes a positive recommendation to the Commission to grant a Special Use Permit to Terry Schank, allowing the dwelling at 2012 E. Portal Place. Estrada closed public hearing item 7B at 6:05. **Conclusion:** a motion was made by Palu and seconded by Zitterkopf to approve a Special Use Permit for a Residential Dwelling at 2012 E. Portal Place. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney, Angie Aguallo, Mary Bowman "Nays" None "Absent" Henry Huber, Dave Gompert, Dana Weber. The motion carried.
- 9 At 6:06 Estrada introduced Public Hearing item 7C, Planning Commission to conduct a Public Hearing regarding a Salon in the R-1A Single-Family Residential District at Lot B, Block C, Subdivision of Lot 6, Second Addition, commonly identified as 215 and 217 E. 15<sup>th</sup> Street. Glaubius stated the applicant Lindsey Steyer is seeking a Special Use Permit to operate a salon in half of the duplex she owns. Steyer would reside in 215 E. 15<sup>th</sup> Street, and operate the Salon in 217 E. 15<sup>th</sup> St. Glaubius stated a Special Use Permit is required for such operation in the R-1A zone, and noted the property is adjacent to a C-1 zone. Due to the properties location a rezone could have been pursued, but staff felt a Special Use Permit was a better option for the situation. Glaubius stated staff recommends the Commission grant a Special Use Permit to Lindsey Steyer allowing her to operate a salon at 217 E. 15<sup>th</sup> Street. Estrada Opened the floor for public comment. Sara Vasquez a representative of Farmers Irrigation District located at 1505 2<sup>nd</sup> Avenue took the floor. Vasquez stated concern of people parking in a private lot owned by Farmers Irrigation District, which is located near the proposed salon. Vasquez also noted the owner of Korn King Gourmet Popcorn located at 1501 2<sup>nd</sup> Avenue, directly West of the proposed Salon, wrote letter with similar parking concerns. Sarah wanted to make it known that patrons of the Salon who parked in the private lot would be towed at the owner's expense. Estrada addressed the public for any additional comment. Lindsey Steyer owner of the proposed salon addressed the Commission. Steyer stated it would be only her, with one other person. Steyer also noted there is public parking along 15<sup>th</sup> St. in front of her duplex, as well as a two-car driveway on the property. Steyer stated there is plenty of public parking around the property, and no reason her patrons would need to park in the private lots near the salon. No other comments were made. Estrada closed public hearing item 7C at 6:09. **Conclusion:** A motion was made by Bowman and seconded by Mawhinney to approve granting a Special Use Permit to Lindsey Steyer, allowing the operation of a salon at 217 E. 15<sup>th</sup> Street. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney, Angie Aguallo, Mary Bowman "Nays" None "Absent" Henry Huber, Dave Gompert, Dana Weber. The motion carried.
- 10 At 6:10 Estrada introduced Public Hearing item 7D, Planning Commission to Conduct a Public Hearing regarding a Zoning Text Amendment regarding Conditional Use Permits and Formatting Changes to Chapter 6, Article 6, and Chapter 25 Articles 2, 3, 4, 5, 6, 8, 13, and 20. Glaubius stated he has updated his plans to a zoning text amendment. Originally all Special Use and Special Permits were going to be renamed Conditional Use Permits. Since June Glaubius has shifted the proposed text amendment slightly, now only renaming Special Use Permit to

Conditional Use Permits. The change reflects how the permits are referred to by Nebraska State Statute, and most Nebraska cities. Glaubius stated he has eliminated a couple sections after another review. Chapter 21 and 23 are eliminated to keep Special Permits. Chapter 25, Articles 7 and 21 were also eliminated. Glaubius stated another big change to the text includes adding an expiration date to Conditional Use Permits. The expiration change would make Conditional Use Permits expire after twelve (12) months if the use hasn't commenced before the end of the twelve (12) months, or when the use ends, they would expire after twelve (12) months. Glaubius stated other changes made were removing anything pertaining to perimeter fences. Perimeter fences are viewed as a temporary structure and would be unnecessary for a Special Use Permit. Glaubius stated the final changes pertain to fixing errors found in Chapter 25 Article 3. There were a few consistency and general errors in the Article such as, misaligned columns and errors in tables, listed uses not being consistent, and some duplicated uses. Staff recommends a positive recommendation on approval of the Zoning Text Amendment. Bowman asked Glaubius how our use of Conditional Use Permits compare to Gering. Glaubius answered that one of the biggest differences is Gering assigns the Permits to the property owner allowing for transfer, where ours don't transfer based on our City Attorneys interpretation of State Statute. Mawhinney asked if there were any objections from the Commission in June to the previous revisions, and if that's why these changes are being made. Glaubius replied that this is mostly to change the name of Special Use Permits to Conditional Use Permits, with a couple additions to help with enforcement issues. Glaubius also noted the consultant for our Comprehensive plan advised we make these changes as well. Estrada closed public hearing item 7D at 6:16.

**Conclusion:** A motion was made by Aguillo and seconded by Palu to approve the text amendment changes.

- 11 Item 8: Staff Reports- Estrada introduced Staff Reports at 6:16. Glaubius gave a brief update on the Comprehensive Plan. Glaubius noted the consultants said the plan is 95% done. Glaubius stated there will be changes from our current Plan, with future land use maps being broken down into neighborhoods with more detail. Glaubius Introduced Zachary Durbin as the Development Services Assistant.
- 12 Planning Commission confirmed the next meeting date of January 12, 2026.
- 13 Item 9: Adjournment
- 14 **Adjournment:** A Motion was made by Bowman and seconded by Mawhinney to adjourn the meeting at 6:17 PM. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney, Angie Aguillo, Mary Bowman "Nays" None "Absent" Henry Huber, Dave Gompert, Dana Weber. The motion carried.

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Becky Estrada, Chairperson

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Zachary Glaubius, Secretary

# **City of Scottsbluff, Nebraska**

**Monday, January 12, 2026**

**Regular Meeting**

## **Item 6.A**

**Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Block 1, Rise N Shine Addition, commonly identified as 1900 South Beltline Highway West.**

**Staff Contact:**



**City of Scottsbluff**  
**Subdivision Application**  
Permit Identifier 2025-65SD

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Type: Preliminary Plat

Applicant Name Survey Dept MC Schaff Applicant Address 818 S BELTLINE HWY  
E SCOTTSBLUFF,  
Nebraska

Applicant Email [REDACTED] Applicant Phone [REDACTED]

Contact Name Rogelio Garcia Contact Address 1904 S Beltline Hwy W  
Scottsbluff, Nebraska

Contact Email [REDACTED] Contact Phone [REDACTED]

Subdivision Information

Proposed Name of Subdivision BLOCK 1, RISE N SHINE ADD.

General Location/Address 1900 SOUTH BELTLINE HWY

Legal Description PT LT 1, TL 12 (& N PT ACCR), UNPL  
LANDS, 27-22-55 (1.64)

Current Zoning District(s) A

Total Area (square feet or acre) 1.76 ACRES

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision  
COMBINE TWO UNPLATTED PARCELS



City of Scottsbluff
Subdivision Application
Permit Identifier 2025-66SD

Type: Final Plat
Applicant Name: Survey Dept MC Schaff
Applicant Address: 818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska
Applicant Email: [Redacted]
Applicant Phone: [Redacted]
Contact Name: Rogelio Garcia
Contact Address: 1904 S Beltline Hwy W Scottsbluff, Nebraska
Conact Email: [Redacted]
Contact Phone: [Redacted]

Subdivision Information

Proposed Name of Subdivision: BLOCK 1, RISE N SHINE ADD.

General Location/Address: 1900 SOUTH BELTLINE HWY

Legal Description: PT LT 1, TL 12 (& N PT ACCR), UNPL LANDS, 27-22-55 (1.64)

Current Zoning District(s): A

Total Area (square feet or acre): 1.76 ACRES

Number of Past Replat/Plat Amendments: 0

Describe the reason for the subdivision

Combine two unplatted parcels

**PRELIMINARY PLAT**  
**BLOCK 1, RISE N SHINE ADDITION,**  
 AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
 SCOTTS BLUFF COUNTY, NEBRASKA

PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1,  
 SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27,  
 TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF  
 COUNTY, NEBRASKA

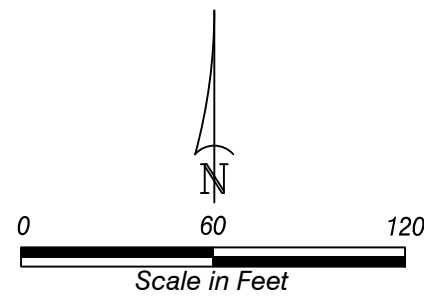
**LEGAL DESCRIPTION**

PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF  
 THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
 SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, THENCE WESTERLY ON THE  
 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, ON AN ASSUMED BEARING OF N88°06'35"W, A  
 DISTANCE OF 255.62 FEET MEASURED (255.5 FEET RECORD), TO THE NORTHEAST CORNER OF TAX LOT 12,  
 AS DESCRIBED IN DEED BOOK 36, PAGE 114, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE,  
 THENCE BEARING S01°52'18"W, ON THE EAST LINE OF TAX LOT 12, A DISTANCE OF 670.29 FEET MEASURED  
 (670.1 FEET RECORD), TO THE SOUTHEAST CORNER OF SAID TAX LOT 12, THENCE BEARING S01°52'01"W,  
 ON THE EAST LINE OF ACCRETION TO TAX LOT 12, A DISTANCE OF 262.97 FEET MEASURED, TO THE  
 SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 111, PAGE 428, SAID CORNER  
 BEING THE TRUE POINT OF BEGINNING, THENCE BEARING S01°56'44"W, ON SAID EAST LINE OF  
 ACCRETION TO TAX LOT 12, A DISTANCE OF 372.86 FEET MEASURED (±371.6 FEET RECORD), TO AN  
 AGREED UPON BOUNDARY LINE AS DESCRIBED IN DEED BOOK 128, PAGES 542 AND 550, THENCE  
 BEARING N88°24'39"W, ON SAID BOUNDARY LINE, A DISTANCE OF 200.06 FEET MEASURED (±200.0 FEET  
 RECORD), TO THE POINT OF INTERSECTION WITH THE WEST LINE OF ACCRETION TO TAX LOT 12, THENCE  
 BEARING N01°55'00"E, ON THE WEST LINE OF ACCRETION TO TAX LOT 12, A DISTANCE OF 393.03 FEET  
 MEASURED (±392.3 FEET RECORD), TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN  
 DEED BOOK 111, PAGE 428, THENCE BEARING S82°39'25"E, ON THE SOUTH LINE OF A TRACT OF LAND AS  
 DESCRIBED IN DEED BOOK 11, PAGE 428, A DISTANCE OF 201.14 FEET MEASURED (201.0 FEET RECORD),  
 TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.76 ACRES, MORE OR LESS.

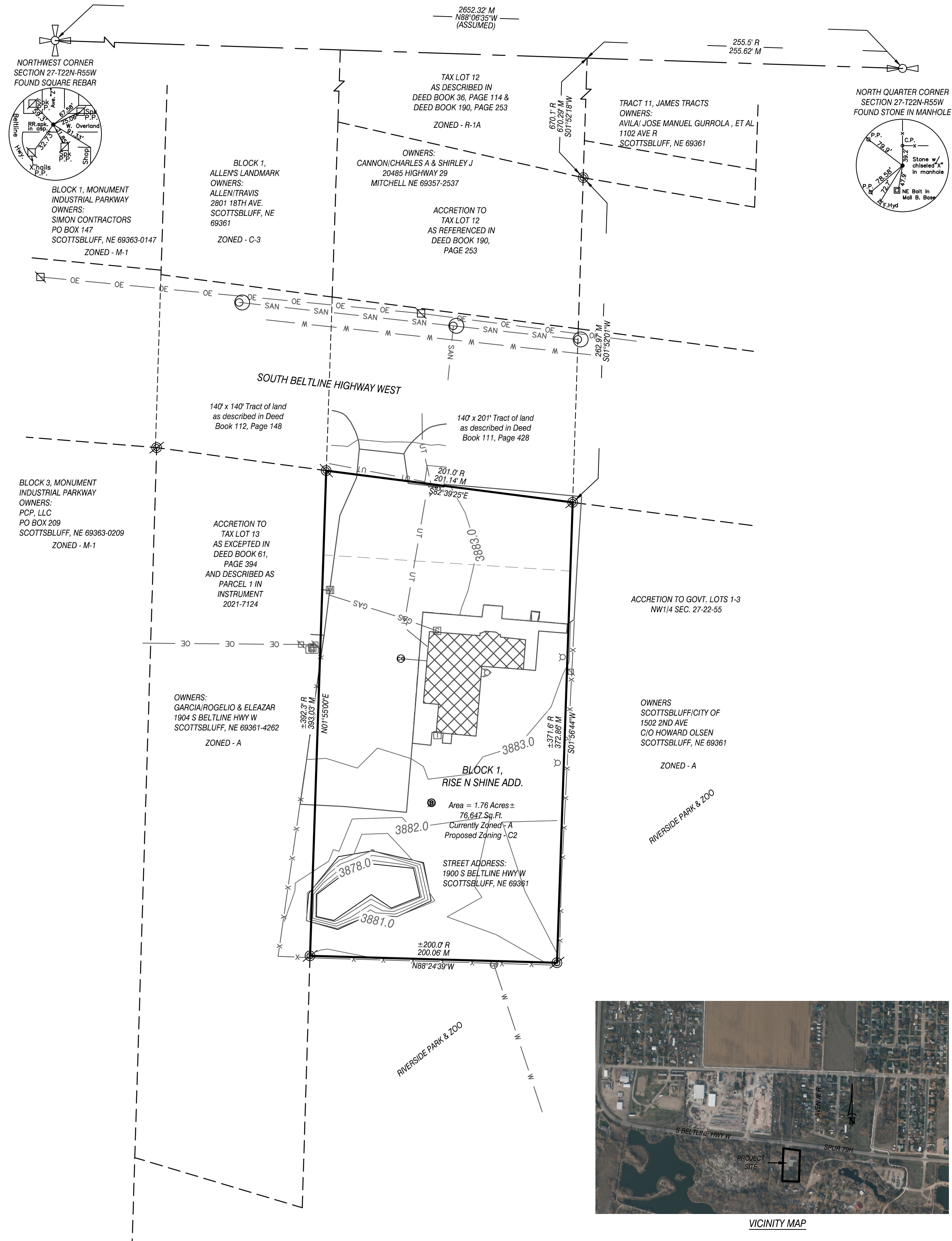
**GENERAL NOTES**

- Underground utilities shown are based on locates from the Nebraska one-call system and  
 Scottsbluff GIS information. It may or may not represent the true location of shown utility, or the  
 presence of all buried existing utilities.
- Flood Plain Information: This property is located in the Flood Plain Zone A5, as shown on FIRM  
 Map, Community Panel No. 310206-0005-C, effective date June 15, 1979, Zone A5 refers to areas  
 of 100-year flood; base flood elevations and flood hazard factors determined
- Zoning Information: This property is zoned C-2 (Neighborhood and Retail Commercial) in the  
 City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as  
 follows:  
  
**SETBACK REQUIREMENTS FOR ZONE C-2 (Neighborhood and Retail Commercial)**  
 Front yard setback - 25 feet  
 Side street setback - 12.5 feet  
 Rear yard setback - 0 feet  
 Side yard setback - 0 feet  
  
 The maximum floor height allowed - 35 feet  
 (source: Scottsbluff Municipal Code Section 25-3-14)
- Developer - **ROGELIO & ELEAZAR GARCIA**  
 1904 S BELTLINE HWY W  
 SCOTTSBLUFF, NE 69361-4262  
 Phone: 308-672-4396
- Preliminary Plat prepared by Dustin L. Beaudette, For the Firm of M.C. Schaff & Associates, Inc.



**LEGEND**

	EXISTING SECTION CORNER, AS NOTED		EXISTING 5/8" REBAR, OR AS NOTED
	EXISTING QUARTER SECTION CORNER, AS NOTED		SET 5/8" x 24" REBAR AND PVC CAP
	POWER POLE		FENCELINE
	MANHOLE		WATER LINE
	FIRE HYDRANT OR YARD HYDRANT		GAS LINE
	WATER VALVE		UNDERGROUND TELEPHONE
	STREET SIGN		OVERHEAD ELECTRIC
	GUY WIRE		24" STORM DRAIN
	CURB STOP		SANITARY SEWER
	BOLLARD		RIGHT OF WAY
	SANITARY CLEANOUT		RECORD DISTANCE
	MAILBOX		MEASURED DISTANCE
	STRUCTURES		PROPORTIONED DISTANCE
			BUILDING SETBACK LINE



**M. C. SCHAFF & ASSOCIATES, INC.**  
**818 SOUTH BELTLINE HIGHWAY EAST**  
**SCOTTSBLUFF, NEBRASKA 69361**

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS  
 PH: 308-635-1926 FAX: 308-635-7807  
 WWW.MCSFAMILYOFCOMPANIES.COM

**PROJECT: PRELIMINARY PLAT**  
**BLOCK 1, RISE N SHINE**  
**IN E1/2 OF NW1/4**  
**SECTION 27, T22N-R55W**  
**SCOTTS BLUFF COUNTY**  
**NEBRASKA**

**CLIENT: GARCIA/ROGELIO**

<b>PROJECT NUMBER:</b> RM250337-00
<b>PROJECT DATE:</b> OCT. 22, 2025
<b>PROJECT MGR:</b> D.P.S.
<b>PROJECT TEAM:</b> DS-TD

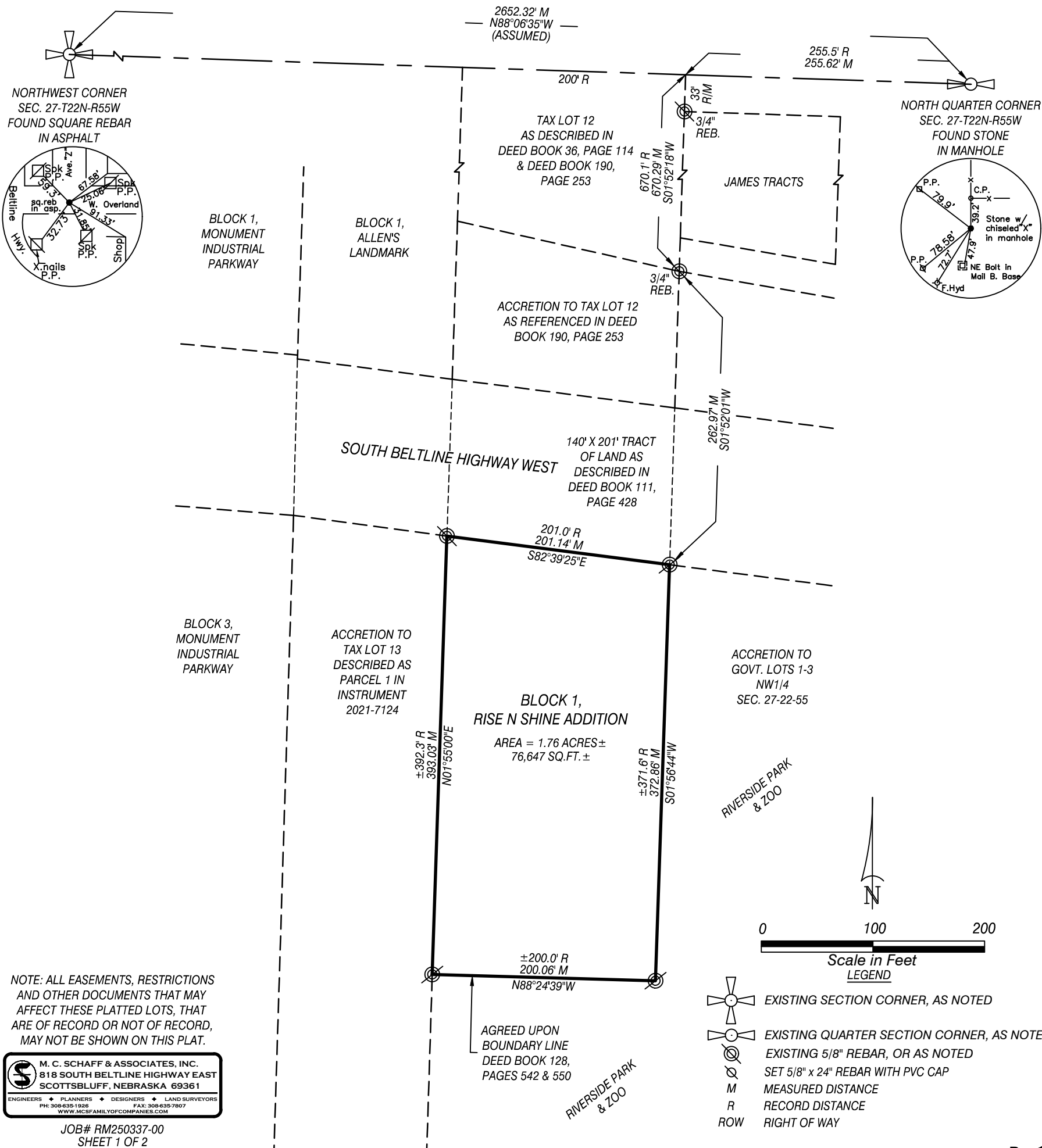
SEAL	
DATE	REVISION

SHEET 1 OF 1  
**P-1**

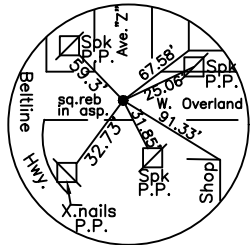
# FINAL PLAT

## BLOCK 1, RISE N SHINE ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

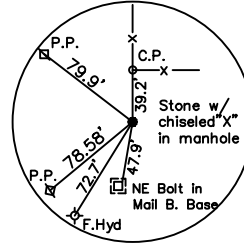
PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1,  
SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF  
COUNTY, NEBRASKA



NORTHWEST CORNER  
SEC. 27-T22N-R55W  
FOUND SQUARE REBAR  
IN ASPHALT



NORTH QUARTER CORNER  
SEC. 27-T22N-R55W  
FOUND STONE  
IN MANHOLE



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.

**M. C. SCHAFF & ASSOCIATES, INC.**  
818 SOUTH BELTLINE HIGHWAY EAST  
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS • PLANNERS • DESIGNERS • LAND SURVEYORS  
PH: 308-635-1926 FAX: 308-635-7807  
WWW.MCSFAMILYOFCOMPANIES.COM

JOB# RM250337-00  
SHEET 1 OF 2



**SURVEYOR'S CERTIFICATE**

I, DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY THAT I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED AND PREPARED A PLAT OF **BLOCK 1, RISE N SHINE ADDITION**, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, THENCE WESTERLY ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, ON AN ASSUMED BEARING OF N88°06'35"W, A DISTANCE OF 255.62 FEET MEASURED (255.5 FEET RECORD), TO THE NORTHEAST CORNER OF TAX LOT 12, AS DESCRIBED IN DEED BOOK 36, PAGE 114, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE BEARING S01°52'18"W, ON THE EAST LINE OF TAX LOT 12, A DISTANCE OF 670.29 FEET MEASURED (670.1 FEET RECORD), TO THE SOUTHEAST CORNER OF SAID TAX LOT 12, THENCE BEARING S01°52'01"W, ON THE EAST LINE OF ACCRETION TO TAX LOT 12, A DISTANCE OF 262.97 FEET MEASURED, TO THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 111, PAGE 428, SAID CORNER BEING THE TRUE POINT OF BEGINNING, THENCE BEARING S01°56'44"W, ON SAID EAST LINE OF ACCRETION TO TAX LOT 12, A DISTANCE OF 372.86 FEET MEASURED (±371.6 FEET RECORD), TO AN AGREED UPON BOUNDARY LINE AS DESCRIBED IN DEED BOOK 128, PAGES 542 AND 550, THENCE BEARING N88°24'39"W, ON SAID BOUNDARY LINE, A DISTANCE OF 200.06 FEET MEASURED (±200.0 FEET RECORD), TO THE POINT OF INTERSECTION WITH THE WEST LINE OF ACCRETION TO TAX LOT 12, THENCE BEARING N01°55'00"E, ON THE WEST LINE OF ACCRETION TO TAX LOT 12, A DISTANCE OF 393.03 FEET MEASURED (±392.3 FEET RECORD), TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 111, PAGE 428, THENCE BEARING S82°39'25"E, ON THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 11, PAGE 428, A DISTANCE OF 201.14 FEET MEASURED (201.0 FEET RECORD), TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.76 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SUCH SURVEY DRAWN TO A SCALE OF 100 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 PROFESSIONAL LAND SURVEYOR, P.L.S.799

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, BEING THE OWNERS OF PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, 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 **BLOCK 1, RISE N SHINE ADDITION**, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, 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:

\_\_\_\_\_  
BY: ROGELIO GARCIA

\_\_\_\_\_  
BY: ELEAZAR GARCIA

BLOCK 1, RISE N SHINE ADDITION  
SCOTTSBLUFF, NE  
JOB# RM250337-00  
SHEET 2 OF 2

**ACKNOWLEDGEMENTS**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ROGELIO GARCIA, 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 HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ELEAZAR GARCIA, 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 HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVAL**

THE FOREGOING PLAT OF **BLOCK 1, RISE N SHINE ADDITION**, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, 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: January 8, 2026

For Hearing of: January 12, 2026



## I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates  
818 S Beltline Highway  
Scottsbluff, NE 69361
  
- B. Property**
  - Owner:** Rogelio Garcia  
1904 S Beltline Highway West  
Scottsbluff, NE 69361
  
- C. Proposal:** Preliminary Plat and Final Plat, Block 1, Rise N Shine Addition
  
- D. Legal Description:** Block 1, Rise N Shine Addition
  
- E. Location:** 1900 S Beltline Highway West
  
- F. Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial | Restaurant
  
- G. Size of Site:** Approximately 1.76 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	R-1A Single-Family Residential	Vacant
East	Automobile Commercial	A Agricultural	Riverside Park / Riverside Discovery Center
South	Automobile Commercial	A Agricultural	Riverside Park / Riverside Discovery Center
West	Automobile Commercial	A Agricultural	Acreage

**III. ANALYSIS**

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

1. The subdivision was recently rezoned to C-2 Neighborhood Retail and Commercial.

**B. Traffic & Access:**

1. Access is via South Beltline Highway.
2. No sidewalk is present. Sidewalks are not required at this time.
3. The acreage on the unplatted land adjacent to the subdivision utilizes the same driveway cut as Block 1. Both properties are owned by the same owner, so no access easement is required at this time.

**C. Utilities:**

1. A sewer main is located in the right-of-way of South Beltline Highway.
2. A water service line is located in Riverside Park.
  - i. Another water main is located in the ROW of South Beltline Highway/West 11<sup>th</sup> Street.

**IV. STAFF COMMENTS**

- A. The land is currently unplatted and comprises of two parcels.
- B. As the property is unplatted, a preliminary and final plat are needed.
- C. The C-2 District does not have lot minimum areas or minimum lot widths.
- D. The provision of water mains in the general area will need to be reviewed in the future, especially if more development occurs.

**V. FINDINGS OF FACT**

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

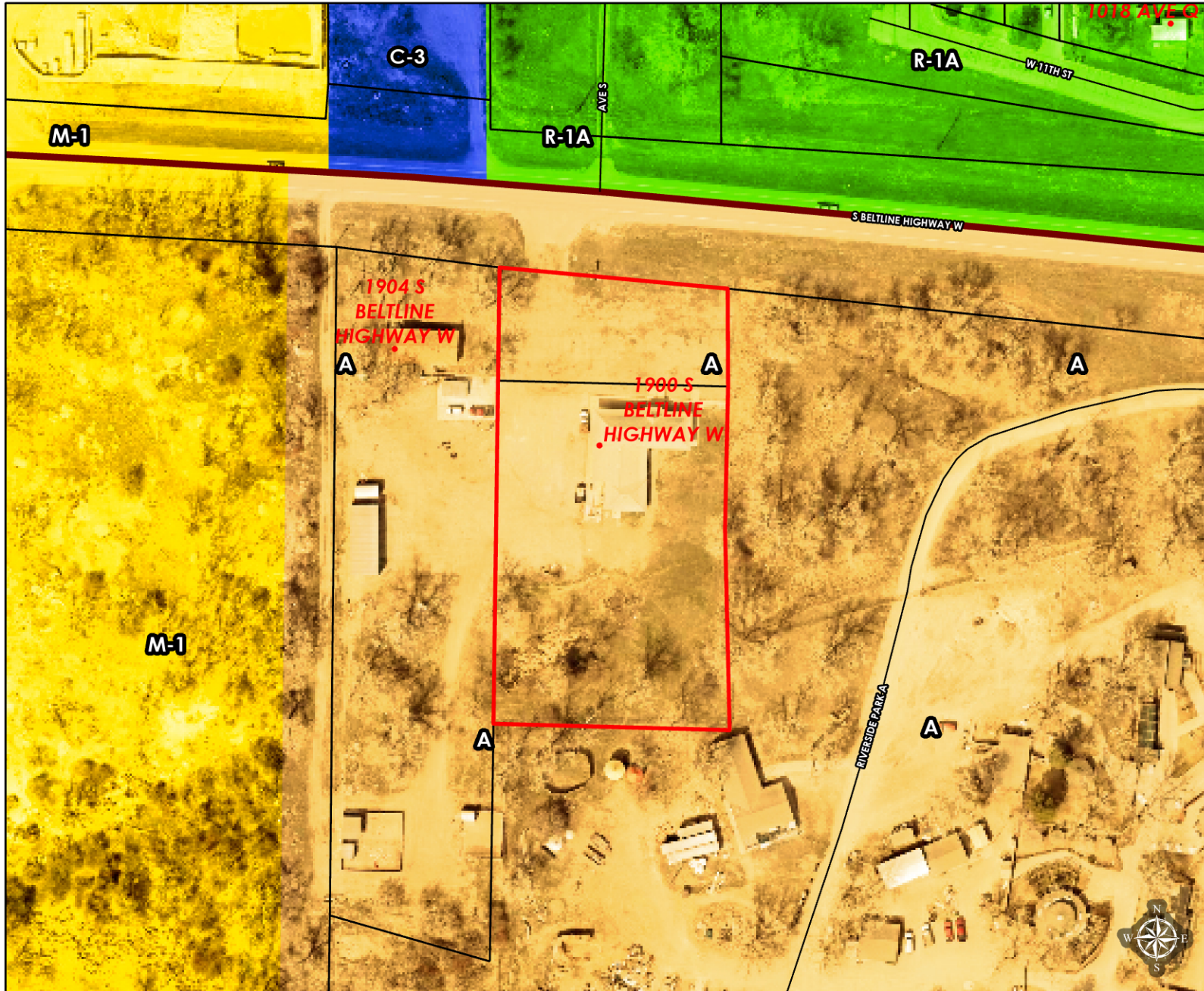
1. The Comprehensive Plan identifies the area as Automobile Commercial and the subdivision will continue to comply with the plan.
2. Block 1 abuts a public street for the minimum width of 20 feet.

**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 Block 1, Rise N Shine Addition.

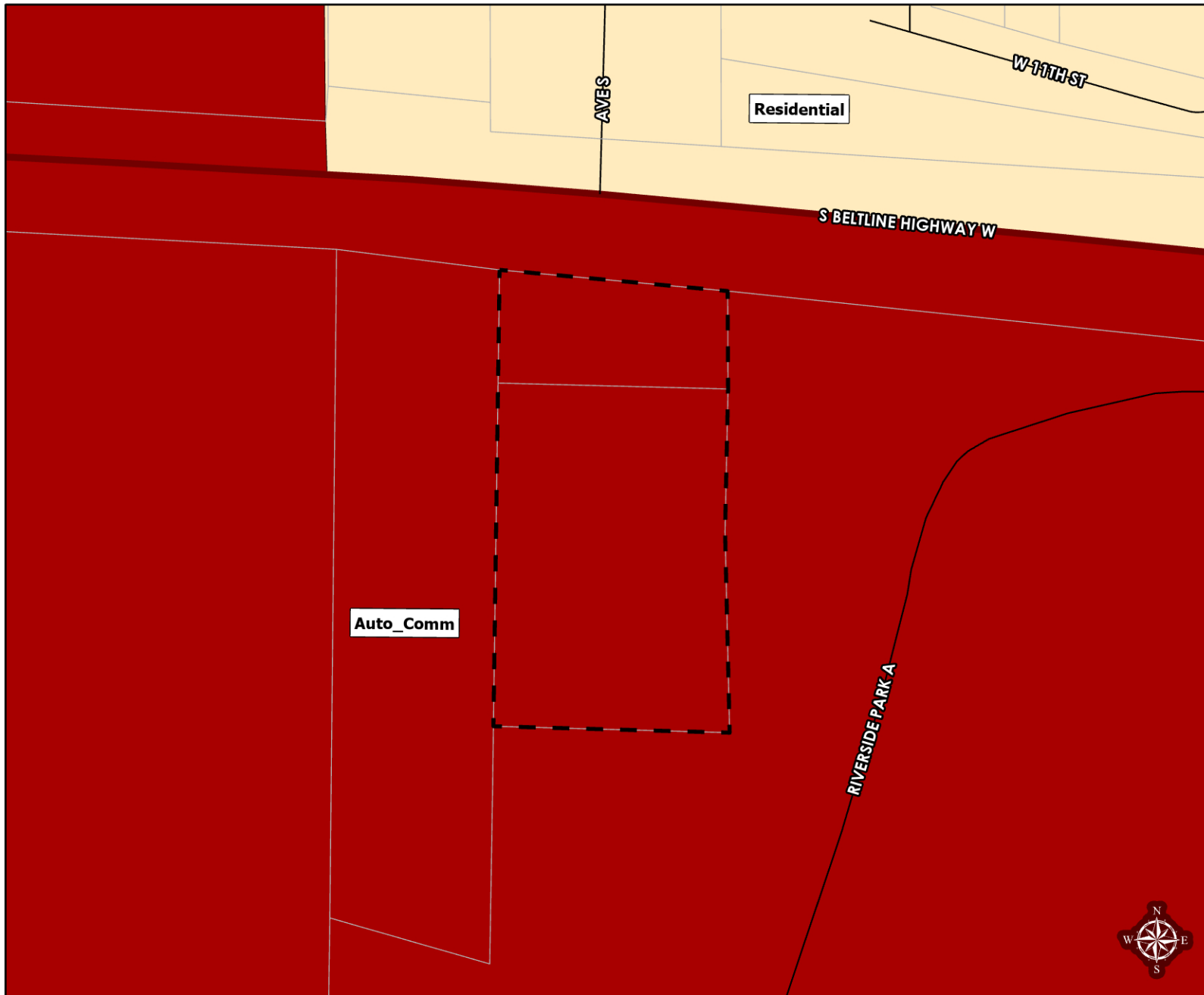


- Property Location(s)
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- Official City Zoning**
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2)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

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 11/5/2025  
 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.

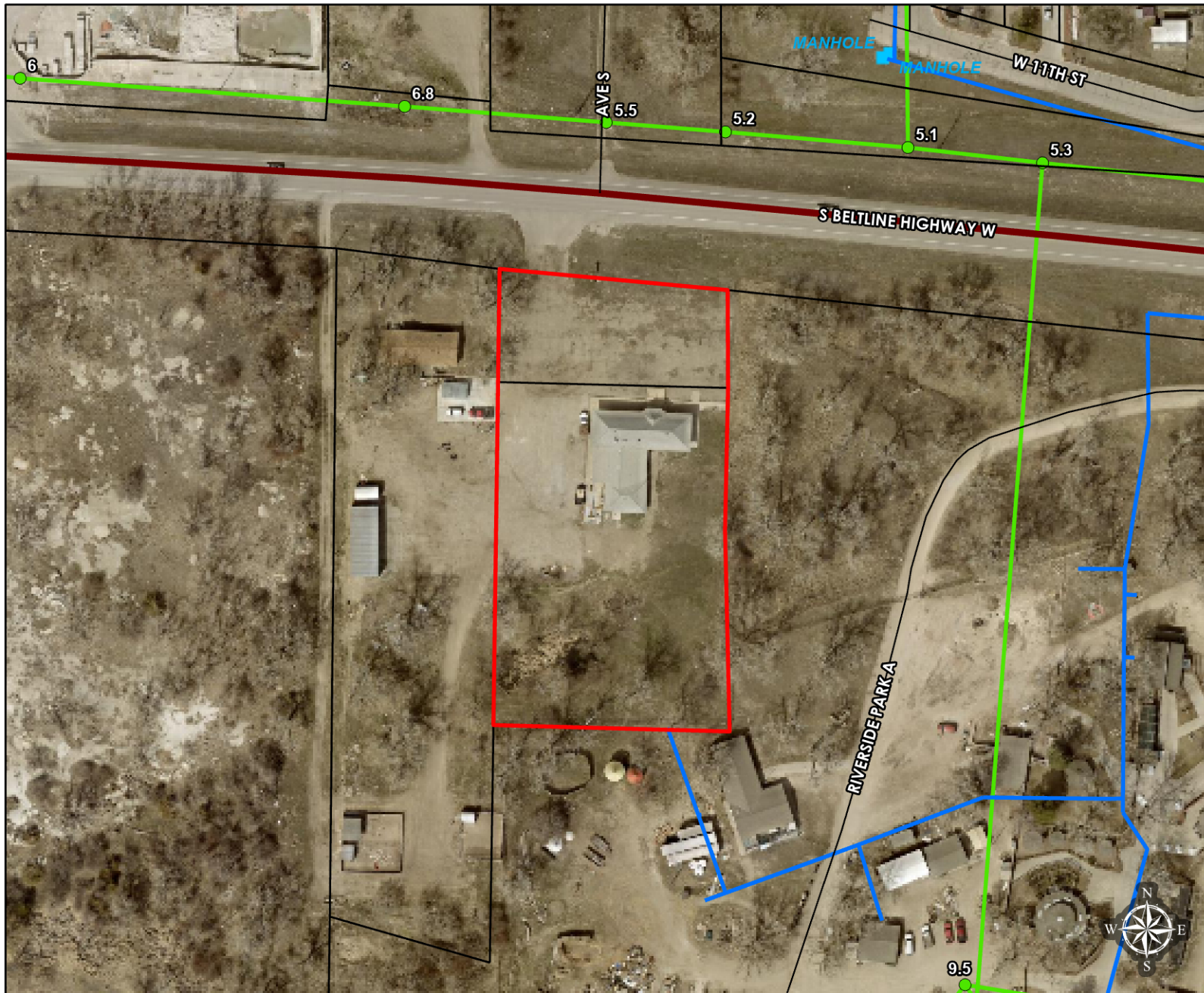
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- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- 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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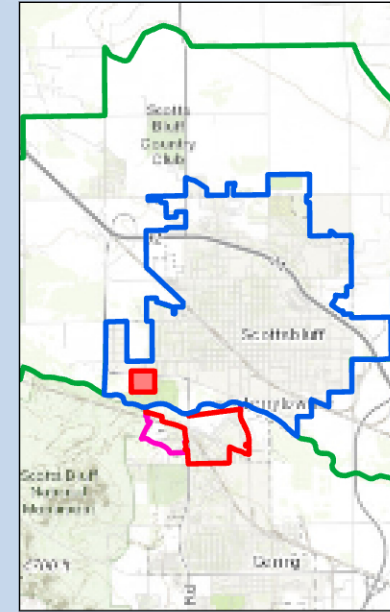
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




- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Water\_Lines
- Easements
- Parcels

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

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