



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

**Regular Meeting
May 11, 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. April 13, 2026
6. **Public Hearing**
 - A. Planning Commission to conduct a Public Hearing regarding the Preliminary and Final Plats of Block 1, Cougar Park, commonly identified as 814 Winter Creek Drive.
7. **New Business**
 - A. Planning Commission to make a recommendation on the Petition for Annexation from Sanitary Improvement District No. 8.
8. **Schedule a Meeting**
 - A. June 8, 2026
9. **Adjournment**

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
April 13, 2026
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, April 13, 2026 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 April 2, 2026. 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: Angie Aguallo, Becky Estrada, Henry Huber, Michael Mawhinney, Mary Bowman, Callan Wayman “Absent:” Dave Gompert, Dana Weber. City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, Gary Batt, Code Administrator II.
- 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 March 9, 2026 meeting were reviewed. **Conclusion:** a motion was made by Wayman and seconded by Mawhinney to approve the minutes. “Yeas:” Becky Estrada, Henry Huber, Michael Mawhinney, Mary Bowman, Callan Wayman, Angie Aguallo “Nays:” None “Absent:” Dave Gompert, Dana Weber. The motion carried.
- 6 Estrada opened Item 6A at 6:01, Planning Commission to conduct a Public Hearing regarding the Designation of an Agricultural Estate Dwelling Site on a Tract of Land situated in the Accreted Lands of Government Lot 1, Section 21, Township 22 North, Range 55 West of 6th P.M., commonly identified as 181081 Highway 92. Glaubius stated the request is in line with the comprehensive plan. He mentioned a 40-foot by 60-foot access easement in the northeast corner for access to the reserved land. Glaubius stated the intent of this request is to sell it as marginal use land. Glaubius stated that staff makes a recommendation that the Planning Commission make a positive recommendation to City Council for approval of the Agricultural Estate Dwelling Site at 181081 Highway 92. Estrada asked for any public comment. Doug Huey approached and stated he intends to sell the land off to his friend upon approval. Estrada closed the public hearing at 6:04.
Conclusion: A motion was made by Wayman and seconded by Huber to make a recommendation to City Council for the designation of an Agricultural Estate Dwelling Site on 181081 Highway 92. “Yeas:” Henry Huber, Michael Mawhinney, Mary Bowman,

Callan Wayman, Angie Aguallo, Becky Estrada “Nays:” None “Absent:” Dave Gompert, Dana Weber. The motion carried.

Estrada opened Item 6B at 6:05, Planning Commission to conduct Public Hearing regarding the Expansion of an existing Agricultural Estate Dwelling Site on a Tract of Land situated in the Accreted Lands of Government Lot 1, Section 21, Township 22 North, Range 55 West of the 6th P.M., commonly identified as 181015 Highway 92. Glaubius stated this will be an expansion of an AEDS from August 2022. He mentioned the intent is to sell the land to the current owner of the AEDS. Glaubius stated that staff makes a recommendation that the Planning Commission make a positive recommendation to City Council for approval of the Agricultural Estate Dwelling Site at 181015 Highway 92. Estrada asked public comment. Estrada closed the public hearing at 6:07 PM.

Conclusion: A motion was made by Mawhinney and seconded by Wayman to make a recommendation to City Council for the designation of an Agricultural Estate Dwelling Site on 181015 Highway 92. “Yeas:” Henry Huber, Michael Mawhinney, Mary Bowmay, Callan Wayman, Angie Aguallo, Becky Estrada “Nays:” None “Absent:” Doug Gompert, Dana Weber. The motion carried.

Estrada opened Item 6C at 6:07, Planning Commission to conduct a Public Hearing regarding a Conditional Use Permit for a Residential Dwelling in the C-3 Heavy Commercial District at Block 1, Water Shop Addition, commonly identified as 1223 Broadway. Glaubius stated the commercial building is in the South Broadway area which supports R-4 zone and could allow for an apartment. Glaubius outlined changes made earlier in the year, citing 25-13-3, which states the requirements that would allow the Planning Commission to issue a Conditional Use Permit. Glaubius informed that Commission that an apartment is currently housed in the building, and the CUP would bring the building and apartment into compliance with zoning code. Glaubius stated that staff recommends that the Planning Commission issue the Conditional Use Permit to Robert Nichols for residential uses at 1223 Broadway. Estrada asked for public comment. Roger Christensen of 1124 Broadway approached the Commission. He asked Glaubius for clarification if this is for an apartment or multiple. Glaubius replied that the CUP is for residential uses not specifying the number of apartments. Christensen and the Commission asked for clarification. Glaubius stated the CUP allows for apartments in the commercial building as long as the building still has a commercial use. Glaubius stated there could be as many apartments as building and zoning code would allow. Christensen asked if this would allow for a traditional style apartment, or a dormitory style living. Glaubius stated the apartments would be required to follow building code with their own kitchens and bathrooms. The Commission asked if there was an apartment already in the building, and if it is being inhabited. Glaubius responded that there is an apartment and that it is not currently occupied. The Commission asked if there had recently been some controversy involving the building including a news article. Christensen responded that he has received some calls about the building and possible apartment, but that he had not been inside the building. He also mentioned

seeing a news article involving the property. Estrada closed the public hearing at 6:14 P.M. Glaubius reminded council that they could propose conditions to approval of the permit, even if staff did not recommend conditions, which they did not in this case. Mawhinney asked if there was any public opposition. Glaubius stated that a concerned citizen did stop by the office. Glaubius also reminded that this would only grant permission, and that the apartment(s) would still be required to adhere to all building and fire codes, and would need to pass inspection to obtain a Certificate of Occupancy. **Conclusion:** A motion was made by Bowman, and seconded by Aguallo to approve the issuance of a Conditional Use Permit for a Residential Dwelling at 1223 Broadway to Robert Nichols. "Yeas:" Michael Mawhinney, Mary Bowman, Angie Aguallo, Becky Estrada "Nays:" Callan Wayman, Henry Huber "Absent:" Doug Gompert, Dana Weber. The motion carried with the added condition that only one dwelling unit shall be permitted.

Estrada opened Item 6D at 6:18, Planning Commission to conduct a Public Hearing regarding a Zoning Text Amendment to Chapter 25 Article 4 regarding Fences. Glaubius stated this update is to clean up current fence code and change some of the requirements. One of the big changes would be to prohibit sheet metal fences in residential districts. Glaubius outlined the changes to the current fence code. Estrada asked for any public comment, and closed the public hearing at 6:21 P.M. Bowman asked when existing fences that don't meet these requirements would be required to be updated to meet requirements. Glaubius answered if they were voluntarily removed and replaced they would need to be updated to meet code.

Conclusion: A motion was made by Bowman, and seconded by Mawhinney to make a recommendation to City Council to adopt a Zoning Text Amendment to Chapter 25 Article 4 regarding fences. "Yeas:" Michael Mawhinney, Mary Bowman, Callan Wayman, Angie Aguallo, Becky Estrada, Henry Huber "Nays:" None "Absent:" Doug Gompert, Dana Weber. The motion carried.

Estrada opened Item 6E at 6:23, Planning Commission to conduct a Public Hearing regarding Ordinance Text Amendments to Chapter 4 Article 1 regarding Standard Codes and Chapter 25 Article 2 regarding the Definition of Multi-Family Dwellings. Glaubius stated this would adopt a reference to the 2018 International Building Code in our city code. He mentioned we already follow these guidelines per state statute. Glaubius also stated this would clean up our definition of multi-family units to match IBC and state statutes which state, a multi-family unit is three or more units. Wayman asked if changing the definition of multi-family units to three would cause more fire code issues. Glaubius responded that we have been required to follow state standards in regards to three-unit dwellings anyway so no changes would occur, it would only clean up and correct our code definition. Estrada asked for public comment, and closed the public hearing at 6:26 PM.

Conclusion: A motion was made Bowman, and seconded by Wayman to make a recommendation to City Council to adopt Ordinance Text Amendments to Chapter 4 Article 1 and Chapter 25 Article 2. "Yeas:" Mary Bowman, Callan Wayman, Angie

Aguallo, Becky Estrada, Henry Huber, Michael Mawhinney “Nays:” None “Absent:” Doug Gompert, Dana Weber. The motion carried.

Estrada opened Item 6F at 6:27, Planning Commission to conduct a Public Hearing regarding an amendment to the Municipal Code to create a Public Use District within the City's Zoning Jurisdiction. Glaubius stated that City Council approved the creation of the P Zone and waived the three readings, meaning it is officially adopted into ordinance. Glaubius presented a map of the rezone and highlighted statistics and exceptions of the rezone. Glaubius stated that most of the properties will see minimal changes or a relaxation of standards with the rezone. He did note that there are a few properties in C-2 and C-3 that will see stricter performance standards. Glaubius mentioned a few changes made to the rezone since the Commission was last presented with it. He also highlighted the properties that will change. Glaubius reminded council this change was brought about by an annexation request. Bowman asked why would rezone all these areas if it was just a request from the one property. Glaubius responded that this will help with certain setback requirements on City owned properties that are currently all zoned differently. He also mentioned this is a good way to ensure that public spaces stay public in the future. Estrada closed the public hearing at 6:34 P.M.

Conclusion: A motion was made by Wayman, and seconded by Huber to make a recommendation to City Council for an amendment to Municipal Code to create a Public Use District. “Yeas:” Callan Wayman, Angie Aguallo, Becky Estrada, Henry Huber, Michael Mawhinney, Mary Bowman “Nays:” None “Absent:” Doug Gompert, Dana Weber. The motion carried.

Estrada opened Item 6G at 6:35, Planning Commission to conduct a Public Hearing regarding the Proposed Annexation of a Tract of Land situated in the East Half of Section 10, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska, commonly identified as 4500 and 4502 Avenue I. Glaubius gave the Commission an update where the city is in the annexation process. He also provided a summary of the annexation plan, which outlined the annexation provisions. Glaubius stated the Justification for the annexation, including this will help the City annex the proposed annexation request of the Country Club. Glaubius stated staff makes a positive recommendation for the annexation plan of 4550 and 4502 Avenue I. Estrada asked for public comment and closed the public hearing at 6:41.

Conclusion: A motion was made by Wayman, and seconded by Mawhinney to make a recommendation to City Council for the Proposed Annexation of 4500 and 4502 Avenue I. “Yeas:” Angie Aguallo, Becky Estrada, Henry Huber, Michael Mawhinney, Mary Bowman, Callan Wayman. “Nays:” None “Absent:” Doug Gompert, Dana Weber. The motion carried

Estrada opened Item 6H at 6:42, Planning Commission to conduct a Public Hearing regarding the Proposed Annexation of two Tracts of Land situated in the Southwest Quarter of Section 18 and Northwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th PM, commonly identified as 21st Avenue and County Road K Right-

of-Way. Glaubius presented an annexation plan to the commission. He stated that there have been a few annexations in the area that have caused a bit of a mess with the Right of Way in the area. Glaubius stated the purpose of this annexation is to clean this up and bring it all in City Jurisdiction. With this the City can improve the street, intersection, and clarify maintenance. Glaubius outlined how each area of the ROW is currently owned and maintained. Glaubius also mentioned that this would give the City a few more state dollars for lane maintenance. He outlined the Costs and Revenues, Impact, and Justification for the annexation. Glaubius stated staff recommends approval for the annexation plan of two Tracts of Land including 21st Avenue and County Road K, mentioning that the County has been contacted and is aware. Estrada asked for public comment and closed the public hearing at 6:45 P.M.

Conclusion: A motion was made by Bowman, and seconded by Wayman to make a recommendation to City Council for the Proposed Annexation of two Tracts of Land identified as 21st Avenue and County Road K. "Yeas:" Angie Aguallo, Becky Estrada, Henry Huber, Michael Mawhinney, Mary Bowman, Callan Wayman "Nays:" None "Absent:" Doug Gompert, Dana Weber.

- 7 Item 7A: Planning Commission to receive the Presentation of 2025 Annual Report by Development Services Department. Glaubius presented the 2025 Annual Report that outlines what the Development Services department accomplished in 2025.
- 8 Item 8: Planning Commission confirmed the next meeting date of May 11, 2026 at 6:00 P.M.
- 9 Item 9: Adjournment: A Motion was made by Wayman and seconded by Mawhinney to adjourn the meeting at 6:54 PM. "Yeas:" Angie Aguallo, Becky Estrada, Henry Huber, Michael Mawhinney, Mary Bowman, Callan "Nays" None "Absent" Dave Gompert, Dana Weber. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, May 11, 2026

Regular Meeting

Item 6.A

Planning Commission to conduct a Public Hearing regarding the Preliminary and Final Plats of Block 1, Cougar Park, commonly identified as 814 Winter Creek Drive.

Staff Contact:



City of Scottsbluff
Subdivision Application
Permit Identifier 2026-84SD

Type: Preliminary Plat

Applicant Name City of Scottsbluff Applicant Address 2525 Circle Drive
Scottsbluff, NE
Applicant Email Applicant Phone

Contact Name Contact Address
Conact Email Contact Phone

Subdivision Information

Proposed Name of Subdivision Block 1, Cougar Park

General Location/Address 1814 Winter Creek Drive

Legal Description PT LTS 1 & 2, BLK 1, IDLEWYLDE ADD
(VACATED)

Current Zoning District(s) C-2

Total Area (square feet or acre) 1.38 acres

Number of Past Replat/Plat Amendments 1, but vacated

Describe the reason for the subdivision

City owned property. Platted due to complicated nature of property (easements, Scotts Bluff
Drain, Pathway, and Winter Creek Canal)

Applicant Signature

[Handwritten signature]



City of Scottsbluff
Subdivision Application
Permit Identifier 2026-85SD

Type: Final Plat

Applicant Name City of Scottsbluff Applicant Address 2525 Circle Drive
Scottsbluff, NE

Applicant Email [Redacted] Applicant Phone [Redacted]

Contact Name Contact Address

Contact Email Contact Phone

Subdivision Information

Proposed Name of Subdivision Block 1, Cougar Park

General Location/Address 1814 Winter Creek Drive

Legal Description PT LTS 1 & 2, BLK 1, IDLEWYLDE ADD
(VACATED)

Current Zoning District(s) C-2

Total Area (square feet or acre) 1.38 acres

Number of Past Replat/Plat Amendments 1, but vacated

Describe the reason for the subdivision

City owned property with complicated nature.

Applicant Signature

PRELIMINARY PLAT

BLOCK 1, COUGAR PARK

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION,
SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

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 Zones B and C, as shown on FIRM Map, Community Panel No. 310206-0010-C, effective date June 15, 1979. Zone B refers to areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. Zone C refers to areas on minimal flooding.
- 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)

4. Developer - City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
Phone: 308-632-4136

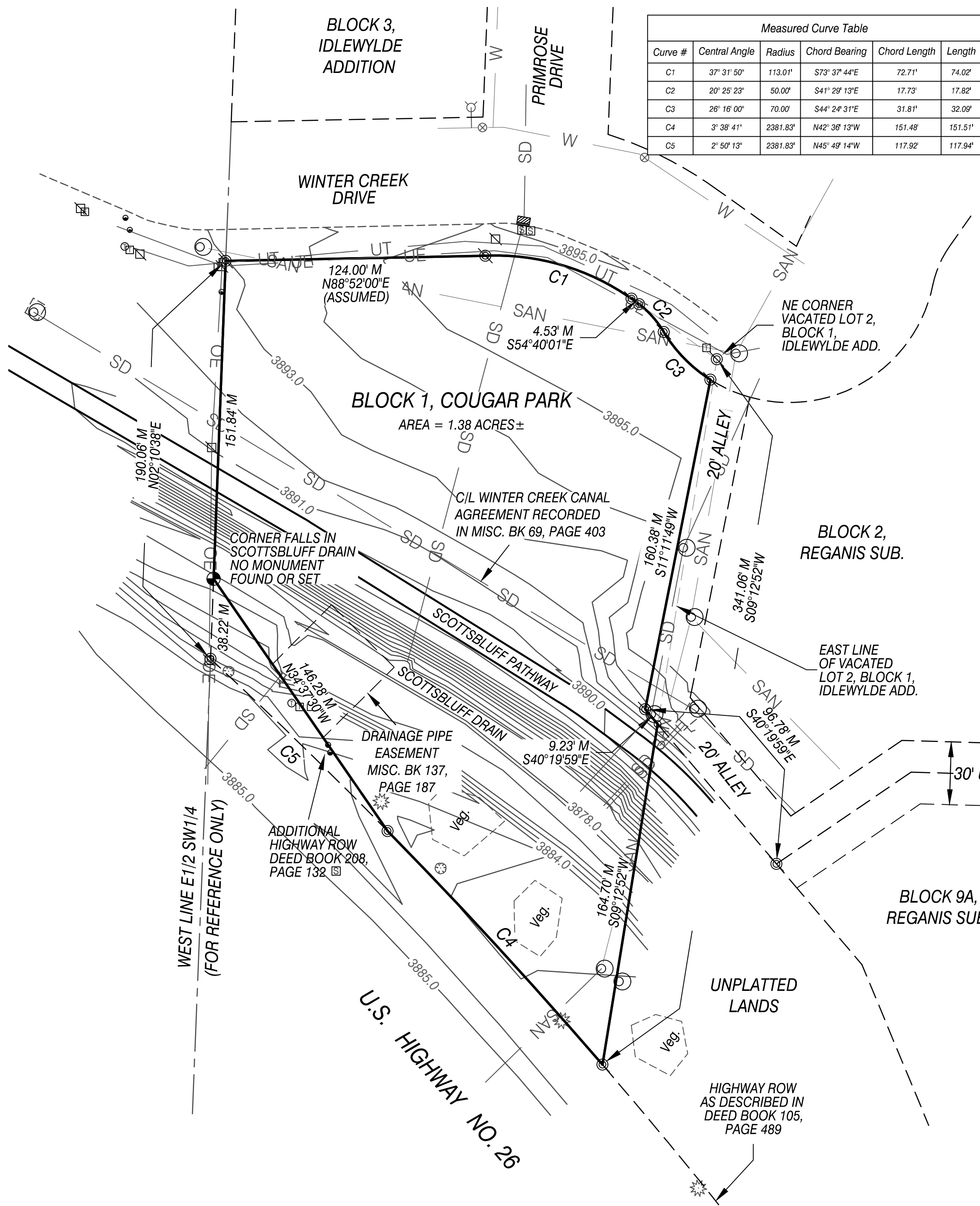
5. Preliminary Plat prepared by Dustin L. Beaudette, For the Firm of M.C. Schaff & Associates, Inc.

LEGAL DESCRIPTION

BLOCK 1, COUGAR PARK, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

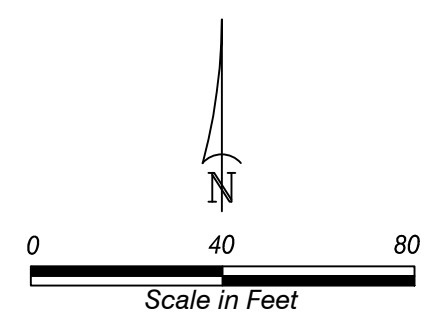
BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE SOUTH RIGHT OF WAY LINE OF WINTER CREEK DRIVE, AS PLATTED IN DEED BOOK 119, PAGE 617, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE; THENCE EASTERLY ON THE SOUTH RIGHT OF WAY LINE OF WINTER CREEK DRIVE, ON AN ASSUMED BEARING OF N88°52'00"E, A DISTANCE OF 124.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 37°31'50", A RADIUS OF 113.01 FEET, A CHORD BEARING OF S73°37'44"E, AND A CHORD LENGTH OF 72.71 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 74.02 FEET; THENCE BEARING S54°40'01"E, ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 4.53 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°25'23", A RADIUS OF 50.00 FEET, A CHORD BEARING OF S41°29'13"E, AND A CHORD LENGTH OF 17.73 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 17.82 FEET, TO THE POINT OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'00", A RADIUS OF 70.00 FEET, A CHORD BEARING OF S44°24'31"E, AND A CHORD LENGTH OF 31.81 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 32.09 FEET, TO THE NORTHWEST CORNER OF A 20-FOOT ALLEY, AS PLATTED IN INSTRUMENT 2014-2872; THENCE BEARING S11°11'49"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 160.38 FEET; THENCE BEARING S40°19'59"E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 9.23 FEET; THENCE BEARING S09°12'52"W, A DISTANCE OF 164.70 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 26, AS DESCRIBED IN DEED BOOK 105, PAGE 489, SAID POINT ALSO BEING THE POINT OF CUSP OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 3°38'41", A RADIUS OF 2381.83 FEET, A CHORD BEARING OF N42°36'13"W, AND A CHORD LENGTH OF 151.51 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE AND SAID NORTH HIGHWAY RIGHT OF WAY LINE, A DISTANCE OF 151.51 FEET; THENCE BEARING N34°37'30"W, ON THE NORTH LINE OF ADDITIONAL HIGHWAY RIGHT OF WAY, AS DESCRIBED IN DEED BOOK 208, PAGE 132, A DISTANCE OF 148.28 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE BEARING N02°10'38"E, ON SAID WEST LINE, A DISTANCE OF 151.84 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.38 ACRES, MORE OR LESS.

VICINITY MAP



Measured Curve Table					
Curve #	Central Angle	Radius	Chord Bearing	Chord Length	Length
C1	37° 31' 50"	113.01'	S73° 37' 44"E	72.71'	74.02'
C2	20° 25' 23"	50.00'	S41° 29' 13"E	17.73'	17.82'
C3	26° 16' 00"	70.00'	S44° 24' 31"E	31.81'	32.09'
C4	3° 38' 41"	2381.83'	N42° 36' 13"W	151.48'	151.51'
C5	2° 50' 13"	2381.83'	N45° 49' 14"W	117.92'	117.94'

- LEGEND**
- EXISTING 5/8" REBAR, OR AS NOTED
 - SET 5/8" x 24" REBAR W/ PVC CAP
 - EXISTING MANHOLE
 - ELECTRICAL BOX/METER
 - FIRE HYDRANT
 - STORM INLET
 - WATER VALVE
 - GUY WIRE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - POWER POLE
 - STREET SIGN
 - TELEPHONE MARKER
 - TELEPHONE PEDESTAL
 - RIGHT OF WAY
 - RECORD DISTANCE
 - MEASURED DISTANCE
 - UTILITY EASEMENT
 - UNDERGROUND STORM MAIN / CANAL
 - UNDERGROUND SANITARY MAIN
 - UNDERGROUND WATER MAIN
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC
 - UNDERGROUND TELEPHONE



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: BLOCK 1, COUGAR PARK
IN THE E1/2SW1/4
SECTION 13, T22N-R55W
SCOTTSBLUFF
NEBRASKA

CLIENT: CITY OF SCOTTSBLUFF

PROJECT NUMBER: 1SB100002
PROJECT DATE: 4/1/2026
PROJECT MGR: D.L.B.
PROJECT TEAM: DB-TD

SEAL	
DATE	REVISION

SHEET 1 OF 1
P-1

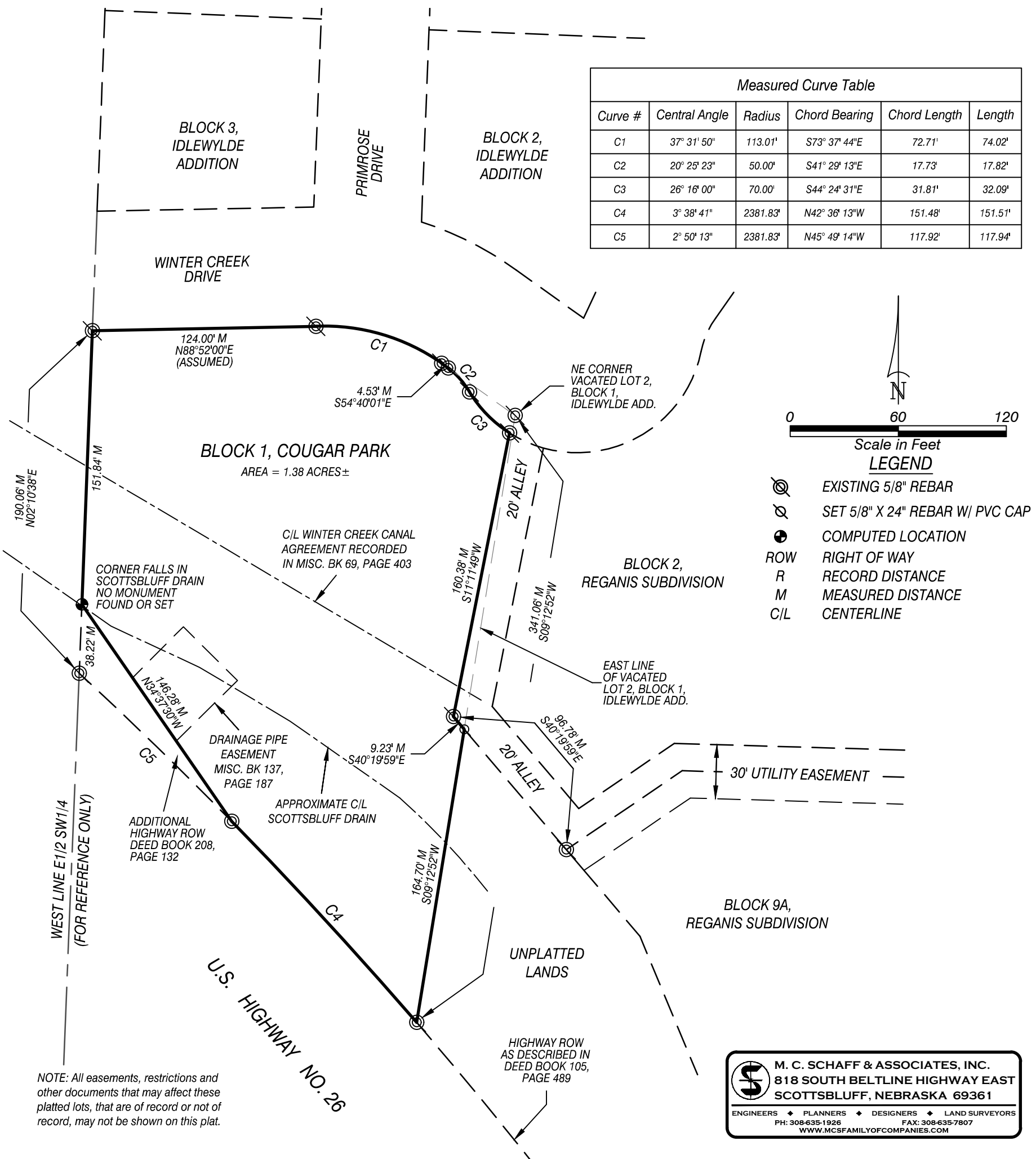
FINAL PLAT

BLOCK 1, COUGAR PARK

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION,
SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

Measured Curve Table					
Curve #	Central Angle	Radius	Chord Bearing	Chord Length	Length
C1	37° 31' 50"	113.01'	S73° 37' 44"E	72.71'	74.02'
C2	20° 25' 23"	50.00'	S41° 29' 13"E	17.73'	17.82'
C3	26° 16' 00"	70.00'	S44° 24' 31"E	31.81'	32.09'
C4	3° 38' 41"	2381.83'	N42° 36' 13"W	151.48'	151.51'
C5	2° 50' 13"	2381.83'	N45° 49' 14"W	117.92'	117.94'



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

SURVEYOR'S CERTIFICATE

BLOCK 1, COUGAR PARK
SCOTTSBLUFF, NEBRASKA
JOB# 1SB100002-00
SHEET 2 OF 2

I, DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED AND PREPARED A PLAT OF **BLOCK 1, COUGAR PARK**, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE SOUTH RIGHT OF WAY LINE OF WINTER CREEK DRIVE, AS PLATTED IN DEED BOOK 119, PAGE 617, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE; THENCE EASTERLY ON THE SOUTH RIGHT OF WAY LINE OF WINTER CREEK DRIVE, ON AN ASSUMED BEARING OF N88°52'00"E, A DISTANCE OF 124.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 37°31'50", A RADIUS OF 113.01 FEET, A CHORD BEARING OF S73°37'44"E, AND A CHORD LENGTH OF 72.71 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 74.02 FEET; THENCE BEARING S54°40'01"E, ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 4.53 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°25'23", A RADIUS OF 50.00 FEET, A CHORD BEARING OF S41°29'13"E, AND A CHORD LENGTH OF 17.73 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 17.82 FEET, TO THE POINT OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'00", A RADIUS OF 70.00 FEET, A CHORD BEARING OF S44°24'31"E, AND A CHORD LENGTH OF 31.81 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 32.09 FEET, TO THE NORTHWEST CORNER OF A 20-FOOT ALLEY, AS PLATTED IN INSTRUMENT 2014-2872; THENCE BEARING S11°11'49"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 160.38 FEET; THENCE BEARING S40°19'59"E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 9.23 FEET; THENCE BEARING S09°12'52"W, A DISTANCE OF 164.70 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 26, AS DESCRIBED IN DEED BOOK 105, PAGE 489, SAID POINT ALSO BEING THE POINT OF CUSP OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 3°38'41", A RADIUS OF 2381.83 FEET, A CHORD BEARING OF N42°36'13"W, AND A CHORD LENGTH OF 151.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE AND SAID NORTH HIGHWAY RIGHT OF WAY LINE, A DISTANCE OF 151.51 FEET; THENCE BEARING N34°37'30"W, ON THE NORTH LINE OF ADDITIONAL HIGHWAY RIGHT OF WAY, AS DESCRIBED IN DEED BOOK 208, PAGE 132, A DISTANCE OF 146.28 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE BEARING N02°10'38"E, ON SAID WEST LINE, A DISTANCE OF 151.84 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.38 ACRES, MORE OR LESS.

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 _____, 2026.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, 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, COUGAR PARK**, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, 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. WE HEREBY DEDICATE THIS PARK FOR THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2026.

OWNERS: THE CITY OF SCOTTSBLUFF

BY: BETSY VIDLAK, MAYOR OF THE CITY OF SCOTTSBLUFF

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME BETSY VIDLAK, MAYOR OF THE CITY OF SCOTTSBLUFF, 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, AND THE VOLUNTARY ACT AND DEED OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF **BLOCK 1, COUGAR PARK**, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, 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 _____, 2026.

MAYOR: BETSY VIDLAK

ATTEST: CITY CLERK

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

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 4, 2026 For Hearing of: May 11, 2026



I. GENERAL INFORMATION

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

B. Property
Owner: City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

C. Proposal: Preliminary Plat and Final Plat, Block 1, Cougar Park

D. Legal Description: Block 1, Cougar Park

E. Location: 814 Winter Creek Drive

F. Existing Zoning & Land Use: C-2 Neighborhood and Retail Commercial | Vacant Land

G. Future Land Use & Proposed Use: Residential | City Park

H. Size of Site: Approximately 1.38 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	Detached Single-Family Dwellings
East	Highway 26 Commercial	C-2 Neighborhood and Retail Commercial	Fairfield Hotel
South	Residential	R-1A Single-Family Residential	Highway 26 / Scotts Bluff Drain
West	Residential	R-1A Single-Family Residential	Highway 26 / Monument Valley Pathway

III. ANALYSIS

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

B. Traffic & Access:

1. Access is via Winter Creek Drive
2. No sidewalk is present along Winter Creek Drive.
 - i. Monument Valley Pathway crosses the southern portion of the property.
3. An unimproved alley is located along the eastern boundary of Block 1.

C. Utilities:

1. A sewer main and water main are located in the right-of-way of Winter Creek Drive.
2. Two stormwater mains cross the Block 1.
 - i. A Drainage Pipe Easement is located on the property.
3. The Scotts Bluff Drain crosses the property
4. The Winter Creek Canal crosses the property

IV. STAFF COMMENTS

A. The land was recently donated to the City of Scottsbluff for the purpose of building a park.

B. The C-2 District does not have lot minimum areas or minimum lot widths.

V. FINDINGS OF FACT

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

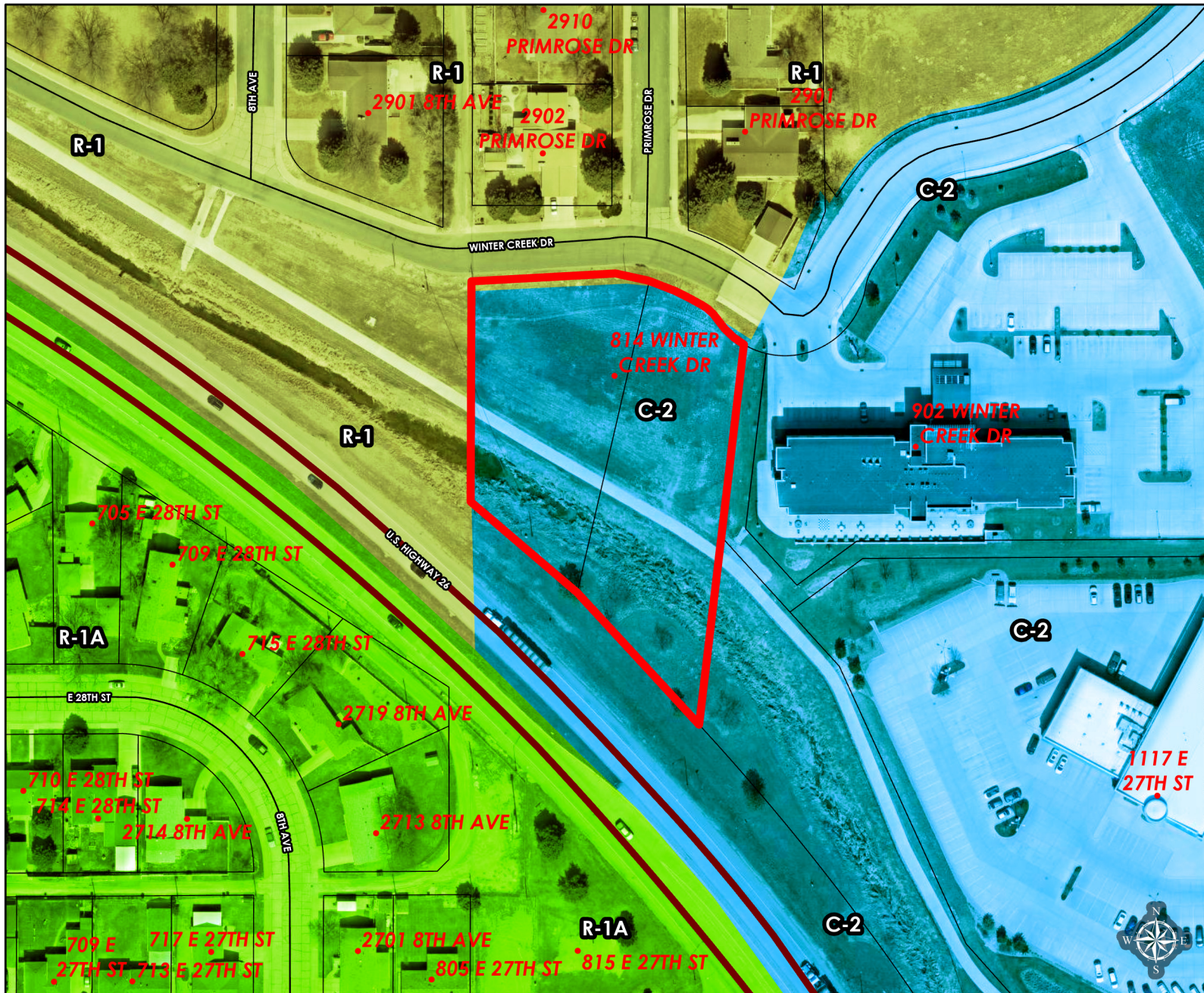
1. The Comprehensive Plan identifies the area as Residential and the subdivision will continue to comply with the plan.
2. Block 1 abuts a public street for the minimum width of 20 feet.

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

1. None

VI. STAFF RECCOMENDATION

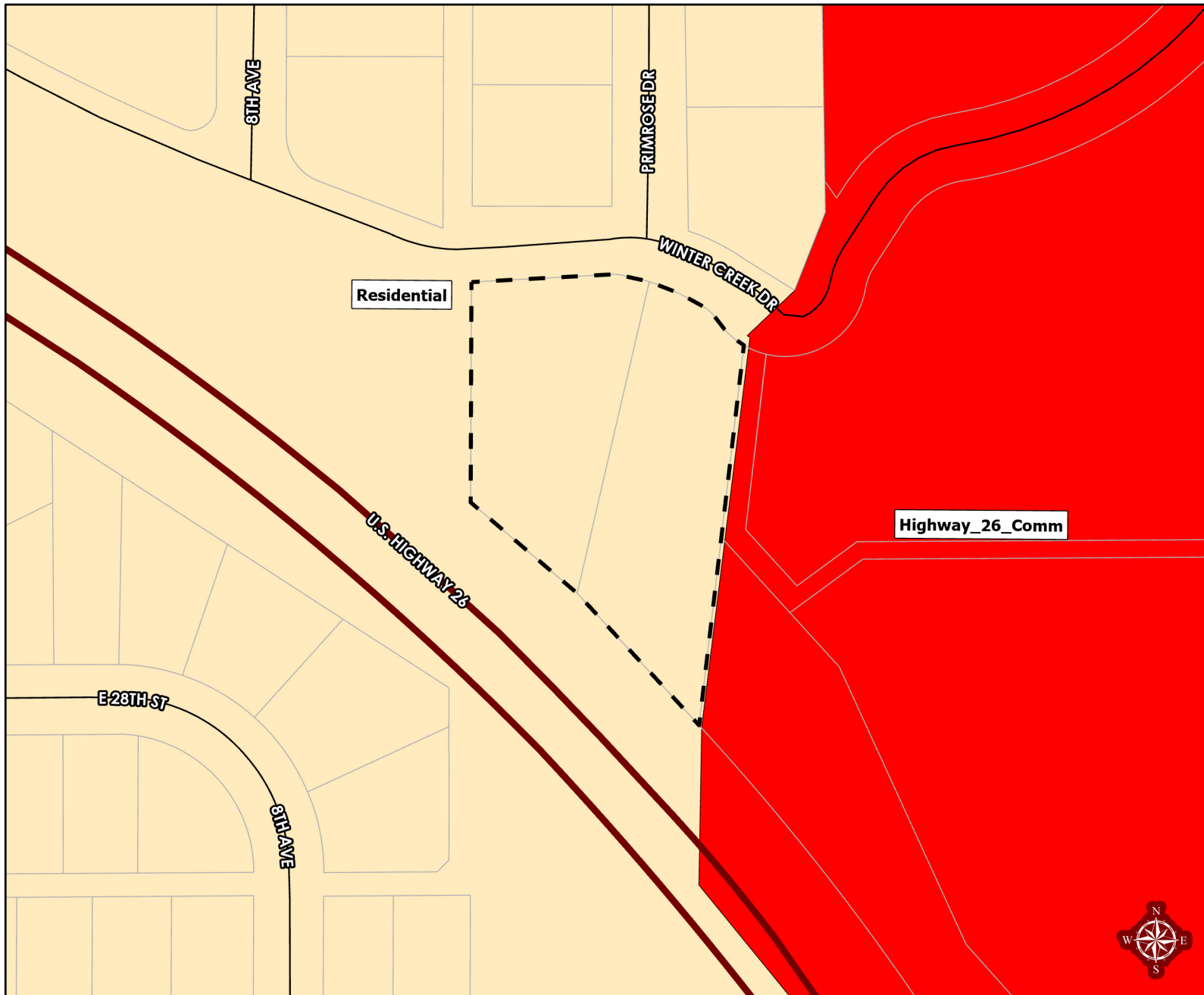
A. Staff recommends Planning Commission make a positive recommendation to City Council to approve of the preliminary plat and final plat for Block 1, Cougar Park.



- 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 & Zoë Frank
 City of Scottsbluff GIS
 Created on 5/4/2026
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

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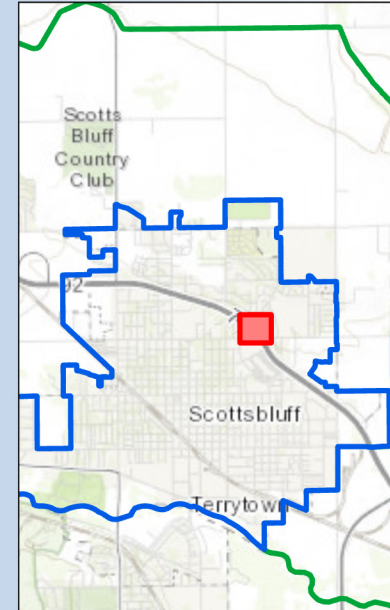
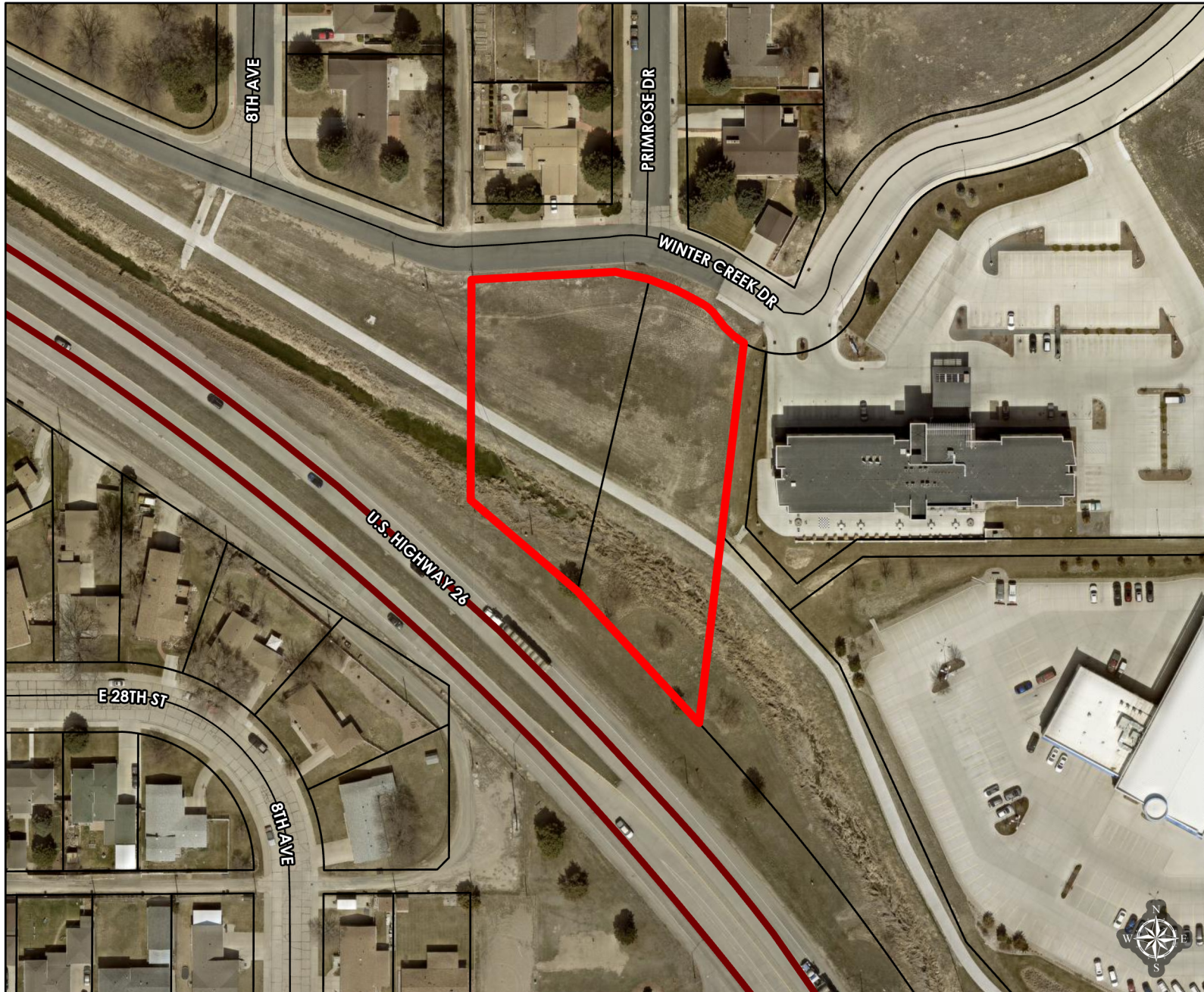


- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway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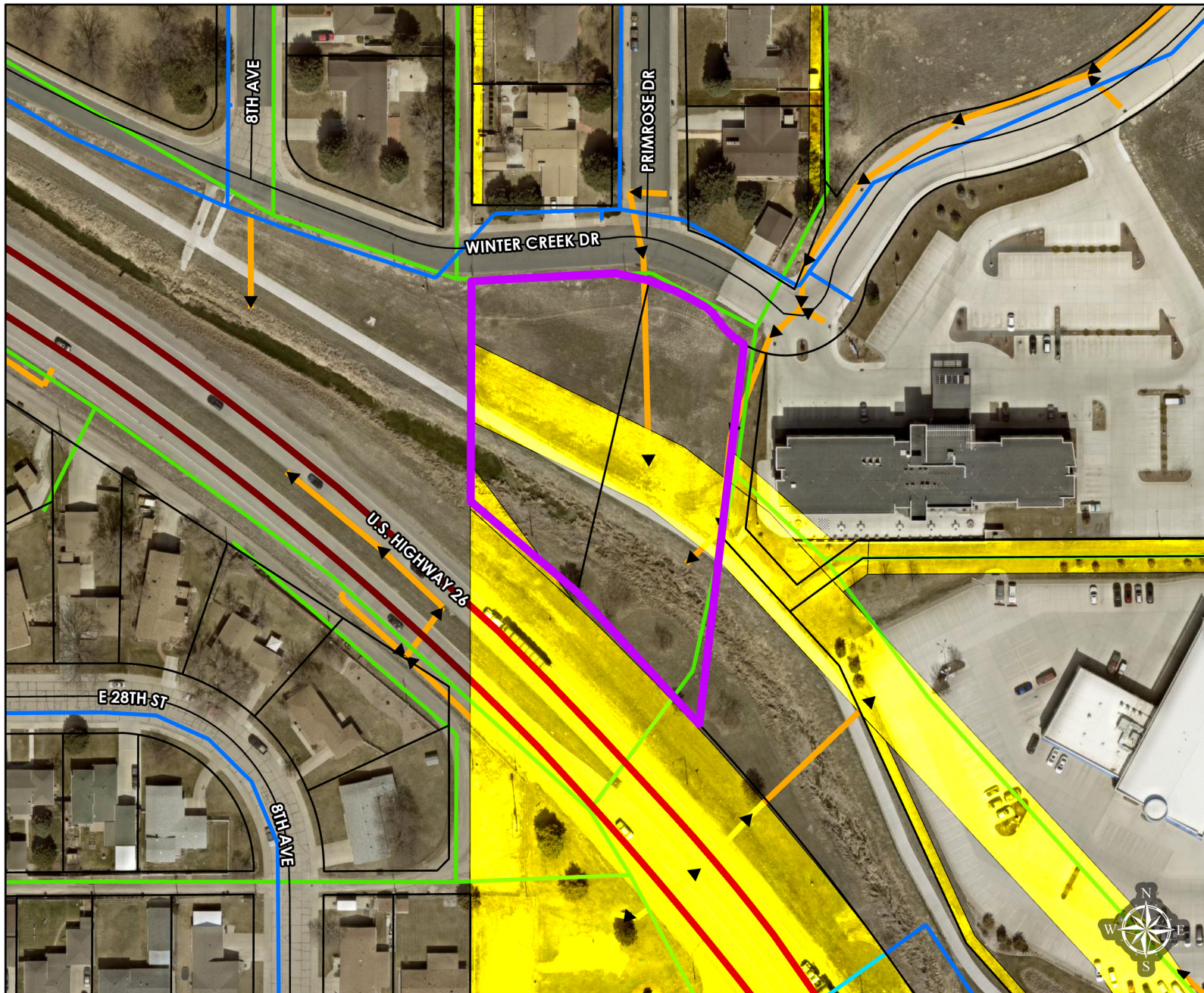




-  Concerning Property
- Street Centerlines**
-  Highway
-  Main Road
-  Residential/Rural
-  Parcels
- Zoning Boundaries**
-  Scottsbluff Corporate Limits
-  Scottsbluff ETJ

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- Highway
- Main Road
- Residential/Rural
- Wastewater Lines
- Stormwater Arc
- Property To Be Annexed
- Water_Lines
- Easements
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ
- Proposed_Changes

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City of Scottsbluff, Nebraska
Monday, May 11, 2026
Regular Meeting

Item 7.A

Planning Commission to make a recommendation on the Petition for Annexation from Sanitary Improvement District No. 8.

Staff Contact:

PETITION FOR ANNEXATION

WHEREAS, on February 19, 2026 at 6:00 p.m. the Board of Trustees of Sanitary Improvement District No. 8 conducted a special meeting concerning the issue of submitting a petition for annexation of the property within the boundaries of the Sanitary Improvement District No. 8 to the City of Scottsbluff.

WHEREAS, notice was given to all property owners and residents of Sanitary Improvement District No. 8 by letter, first-class postage pre-paid, on December 31, 2025 of a special meeting to be held on February 3, 2026.

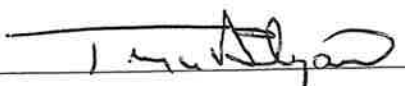
WHEREAS, the meeting was held pursuant to said notice on February 3, 2026 at 6:00 p.m. at the Scotts Bluff Country Club, 5014 Avenue I, Scottsbluff, Nebraska. At such meeting the residents and property owners within Sanitary Improvement District No. 8 were given an opportunity to comment both in favor and against the proposition concerning the petition for annexation.

A notice of the February 19, 2026 special meeting of the Board of Trustees of Sanitary Improvement District No. 8 was published in the Star Herald, a publication of general circulation within the district on February 12, 2026.

Attached hereto as Exhibit A is a copy of the Resolution adopted at the meeting on February 19, 2026.

WHEREFORE, based upon the proceedings conducted by Sanitary Improvement District No. 8 and the Resolution adopted by the Board of Trustees on February 19, 2026, request is made of the City of Scottsbluff, Nebraska to annex the properties within the boundaries of Sanitary Improvement District No. 8.

Dated: 2/19/26


Chairman

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 4, 2026 For Hearing of: May 11, 2026



I. GENERAL INFORMATION

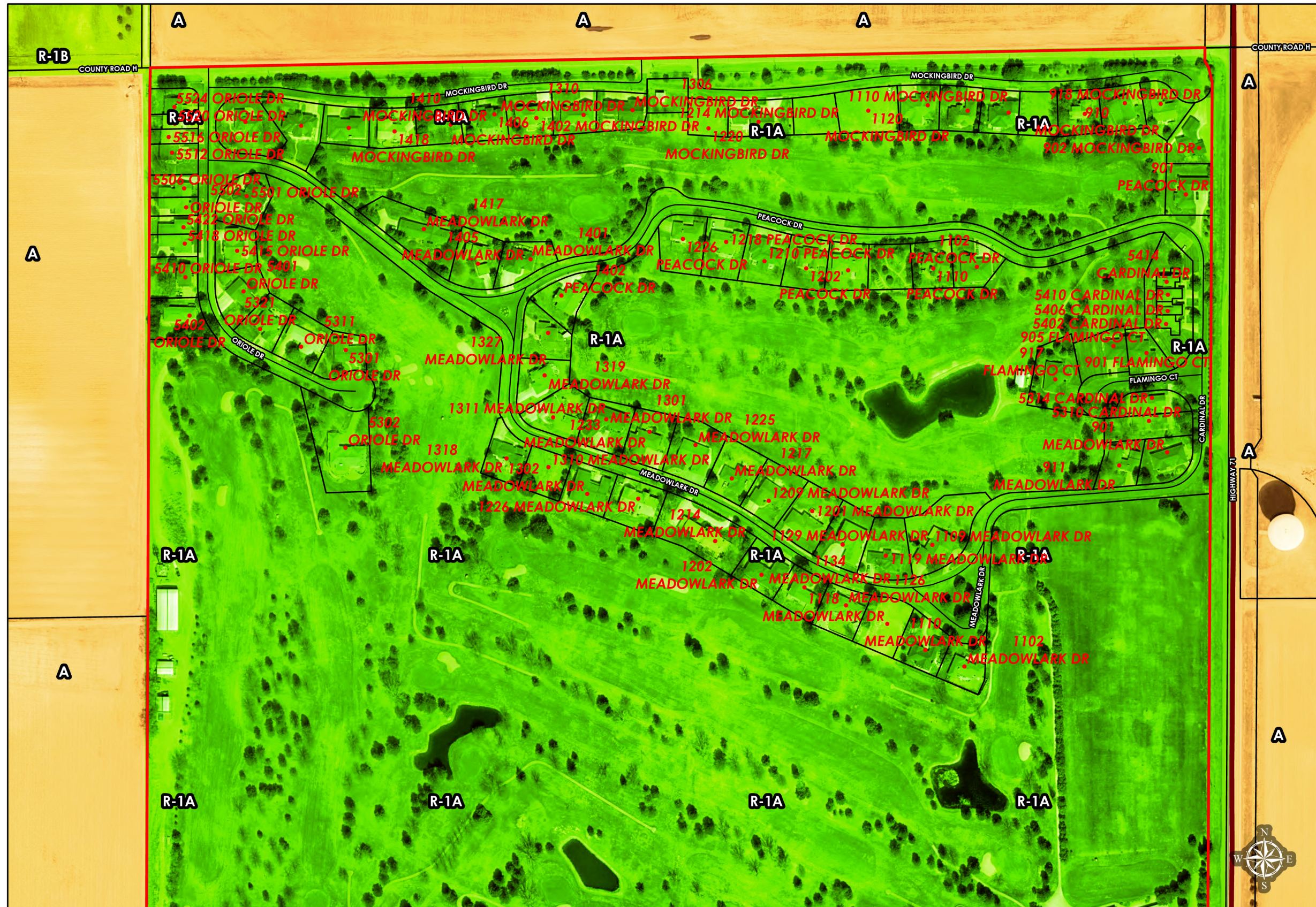
- A. On February 19, 2026, the Board of Trustees of Sanitary Improvement District No. 8 conducted a special meeting concerning submitting a petition for annexation of the property within the boundaries of the SID to the City of Scottsbluff.
- B. The Board of Trustees voted in favor of annexation.
- C. As per Nebraska State Statute §31-783, City Council must formally grant or deny the petition by the July 6, 2026 meeting.

II. STAFF COMMENTS

- A. Per 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
- B. Following the approval of the UNL PREEC annexation, the City will be adjacent to the SID.
 - i. The third reading on the UNL PREEC annexation will be on May 18, 2026.
- C. SID #8 is already connected to the city water and sewer system.
- D. The City will take ownership of all public streets within SID #8 as well as 0.25 miles of CR H.
 - i. Streets include:
 - 1. Mockingbird Drive
 - 2. Meadowlark Drive
 - 3. Oriole Drive
 - 4. Peacock Drive
 - 5. Cardinal Drive
 - 6. Flamingo Court
 - 7. Blue Jay Court
- E. The majority of SID #8 is within the Roosevelt Public Power District. The City is in communication with RPPD to purchase the infrastructure pursuant to state statutes.
- F. Law enforcement jurisdiction will change from Scotts Bluff County Sheriff to Scottsbluff Police.
- G. Fire protection will change form Scottsbluff Rural Fire District to Scottsbluff Fire Department.
- H. City sanitation will take over solid waste connection following the adoption of a resolution by City Council.

III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council on the granting of the petition for annexation by Sanitary Improvement District No. 8.



- 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 5/4/2026
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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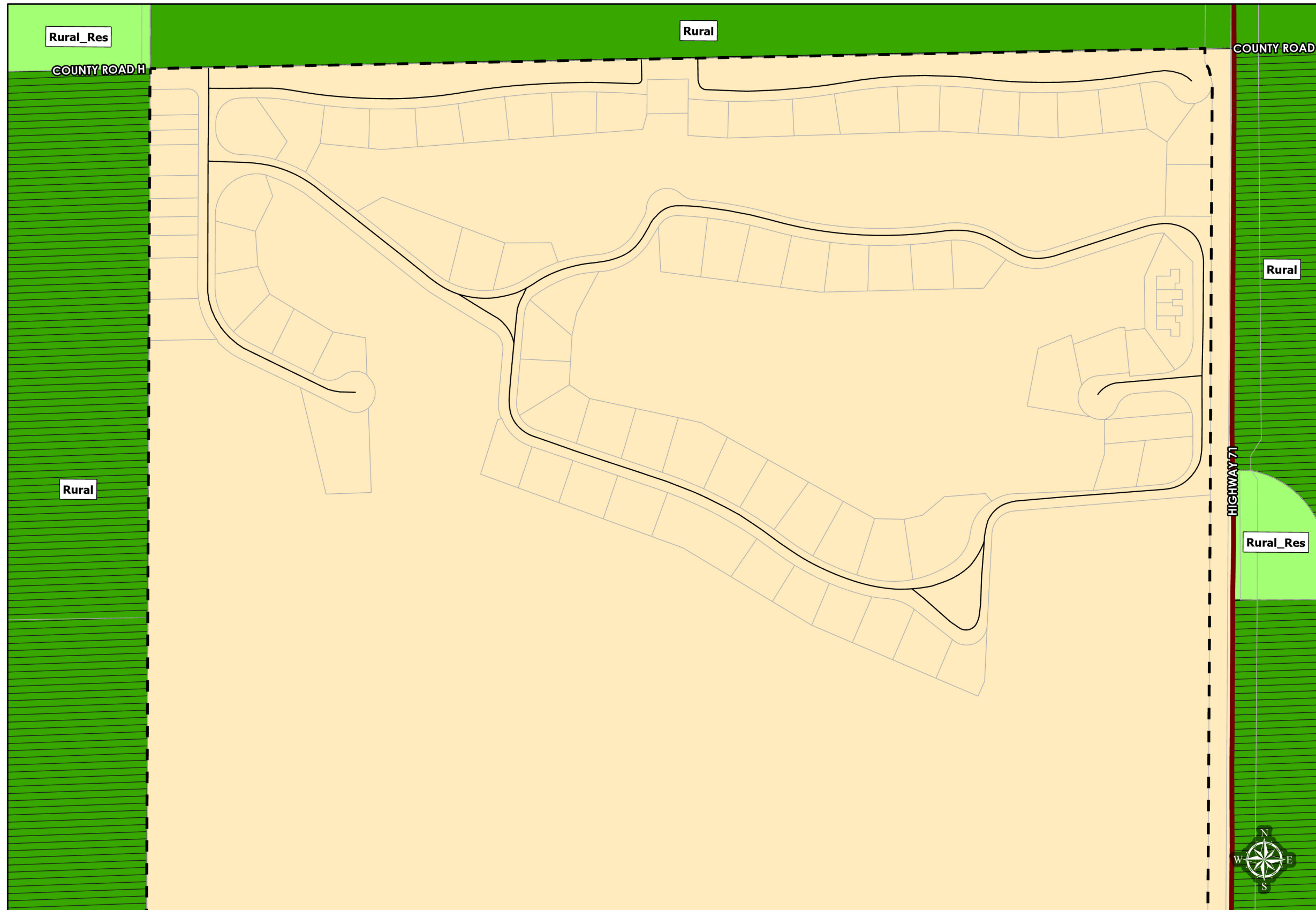


- Property Location(s)
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- Official City Zoning**
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2) 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
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SID 8 Boundaries (North)

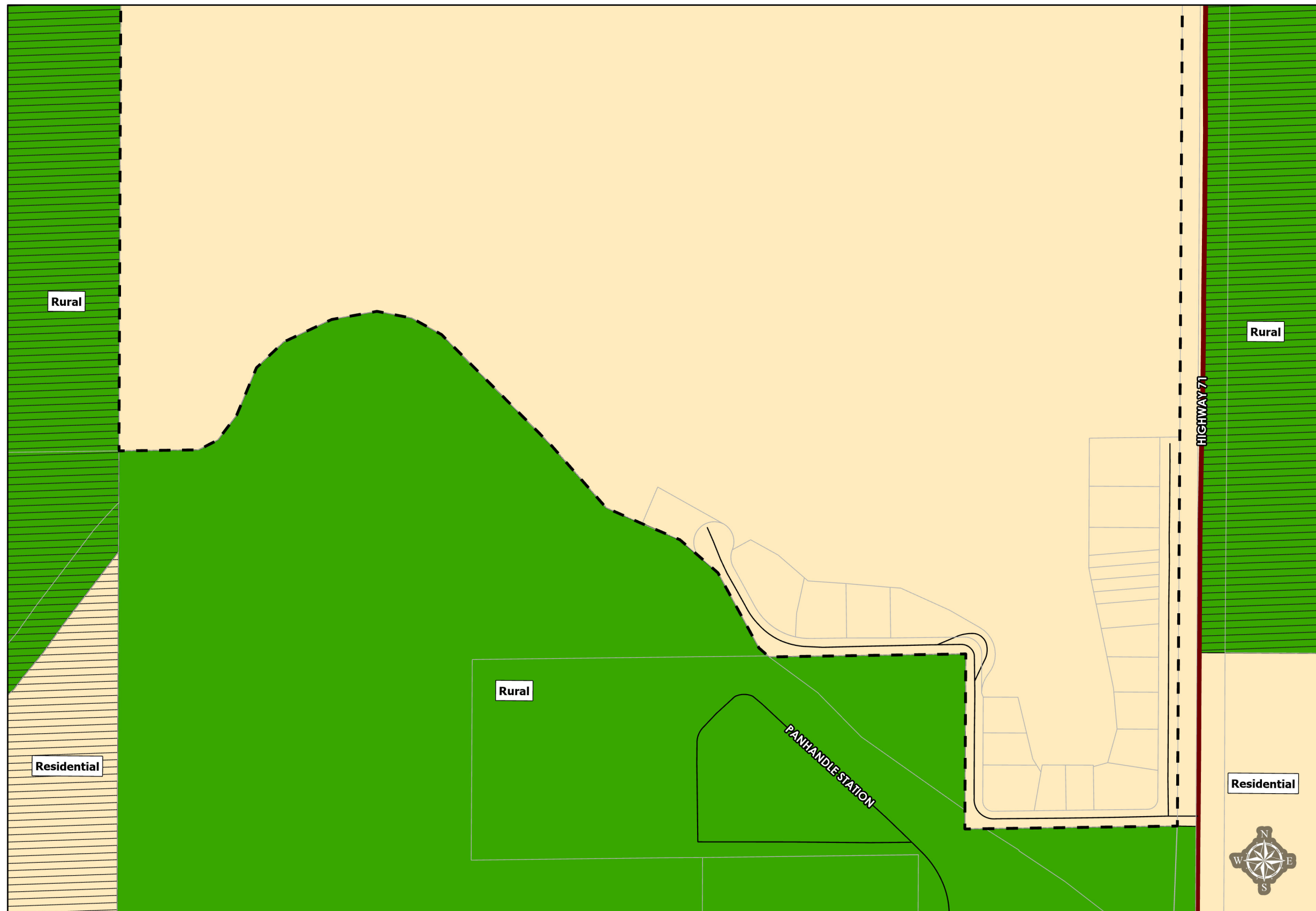


- Proposed Changes
 - Parcel Boundaries
- ### 2016 Comp. Plan Land Use
- Automobile Commercial
 - Avenue B and Hospital Campus
 - Central Business District
 - East Overland
 - Highway 26 Commercial
 - Northwest Commercial
 - Residential
 - Rural
 - Rural Residential
 - SE Industrial and Commercial
 - 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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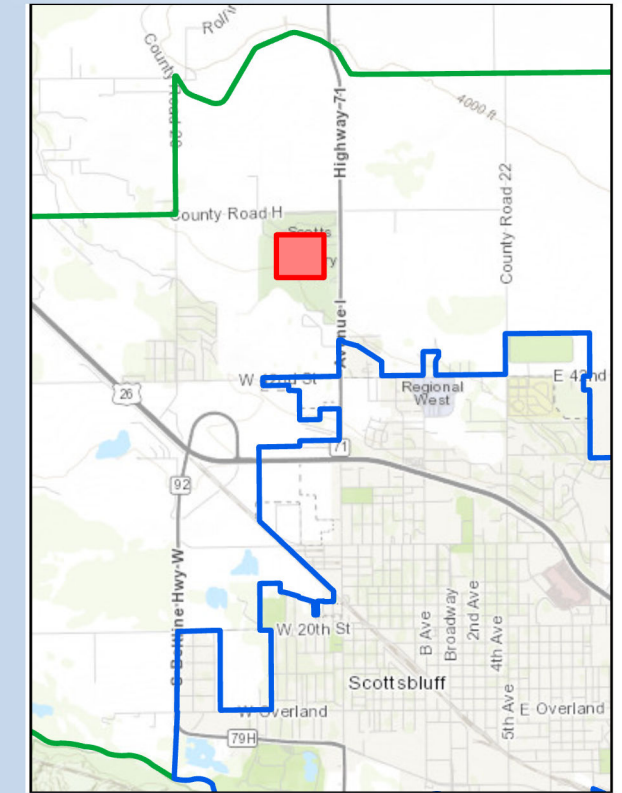
SID 8 Boundaries (South)



- 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)
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Concerning Property
 Concerning Property

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Parcels
 Parcels

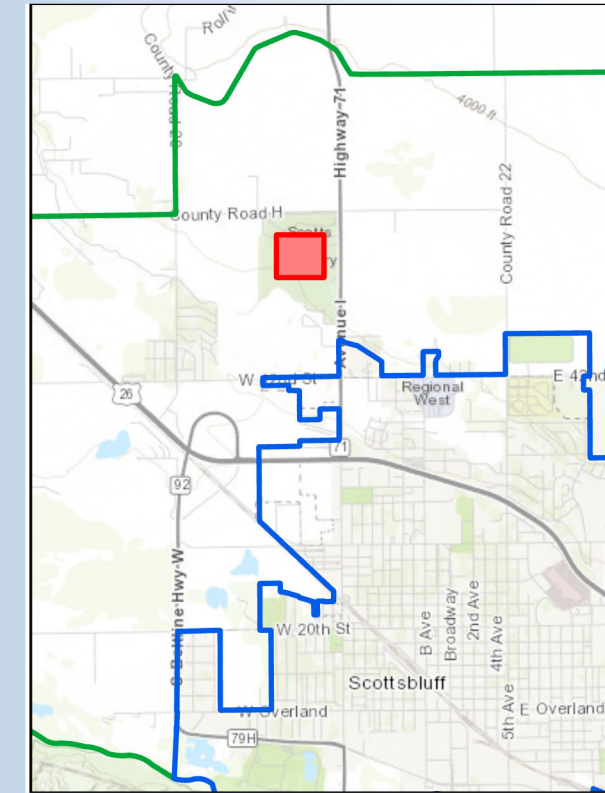
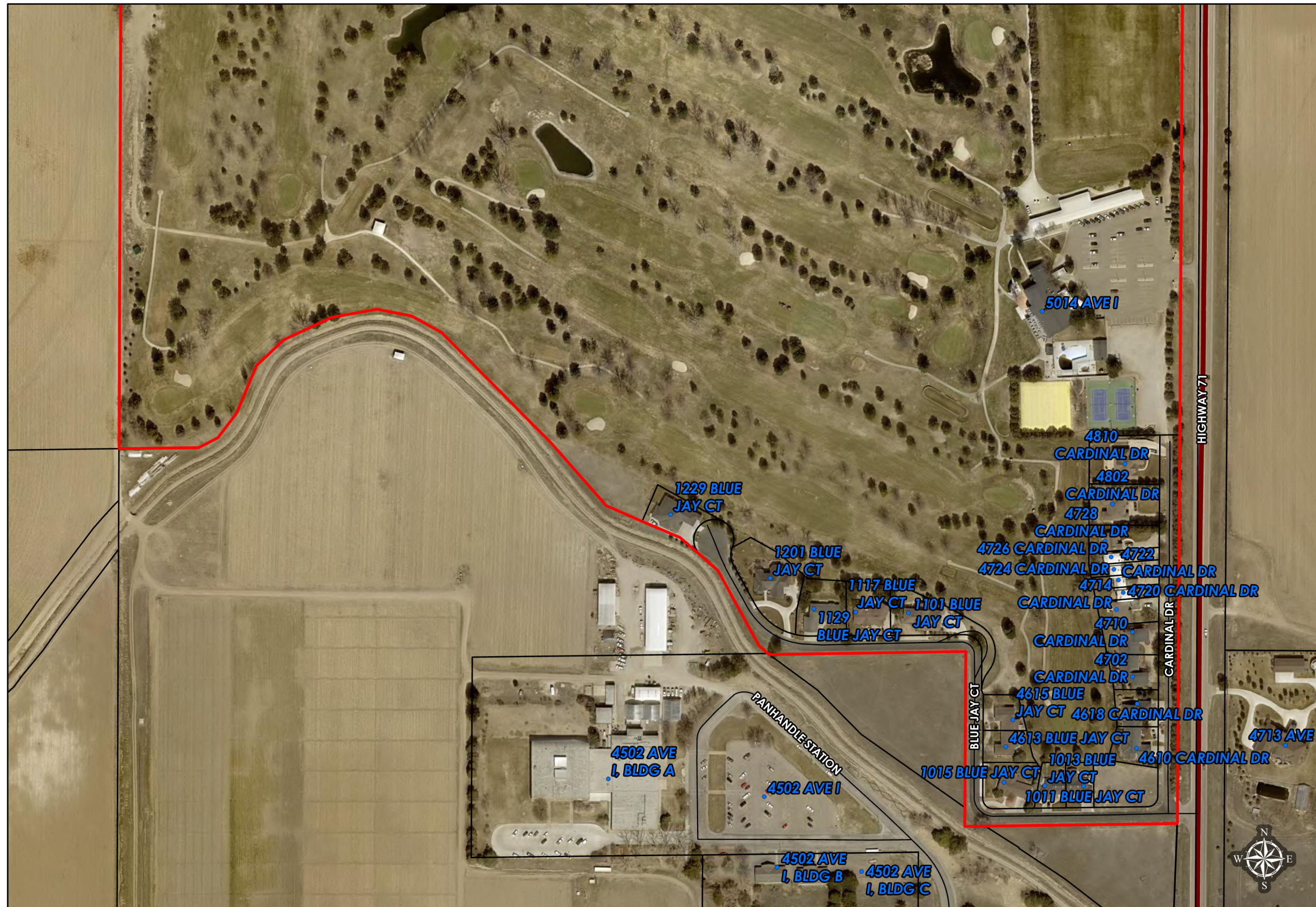
Zoning Boundaries

- Scottsbluff Corporate Limits
- Scottsbluff ETJ

LayoutBox

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Concerning Property

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels

Zoning Boundaries

- Scottsbluff Corporate Limits
- Scottsbluff ETJ

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- Highway
- Main Road
- Residential/Rural
- Water Lines
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- ▶ Stormwater Arc
- Concerning Parcel(s)
- Scottsbluff Drain Centerline
- Scottsbluff Drain ROW
- Easements
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

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