



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

Regular Meeting
August 10, 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. July 13, 2026
6. **Public Hearing**
 - A. Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Block 1, ESU 13 Subdivision, commonly identified as 4215 Ave I.
7. **Schedule a Meeting**
 - A. September 14, 2026
8. **Adjournment**

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

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, July 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 July 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, Mary Bowman, Jaci Conrad, Becky Estrada, Jaime Spath, Callan Wayman “absent:” Dave Gompert, Henry Huber, Michael Mawhinney, Dana Weber “excused:” none. City Officials present were Taylor Stephens, GIS Coordinator, Gary Batt, Code Administrator II, 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 June 8, 2026 meeting were reviewed. **Conclusion:** a motion was made by Mawhinney and seconded by Spath to approve the minutes. “Yeas:” Mary Bowman, Jaci Conrad, Becky Estrada, Jaime Spath, Callan Wayman, Angie Aguallo. “Nays:” none “Absent:” Dave Gompert, Henry Huber, Michael Mawhinney, Dana Weber. The motion carried.
- 6 Estrada opened Item 6A at 6:01, Planning Commission to conduct a Public Hearing regarding a Zoning Text Amendment to Chapter 25 Articles 2 and 3 regarding the creation of the definition of Micro Food Processing as a Conditional Use in the C-1 Central Business District. Durbin stated this is a zoning text amendment to include a definition of micro food processing and allow it as a conditional use permit in the C-1 district. Durbin stated that the text amendment was brought to us by Reg Preston and would allow us to open up micro food processing as a conditional use in the downtown district. Durbin stated it is recommended as a conditional use to mitigate potential nuisance conditions, and there will be a 6400-area limitation which is seen throughout chapter 25. Durbin stated the exclusion of meat processing was added to the text amendment to mirror M-1 and M-2. Durbin stated that staff recommends Planning Commission make a positive recommendation to City Council on the adoption of the revised Chapter 25 Article 2 and 3 regarding the definition of micro food processing in

addition to adding the use to the C-1 District as a conditional use. Estrada Asked the public for comment. Reginal Preston, of 3719 Five Oaks Drive, approached the Commission to comment. Preston stated he is the owner at 1600 Ave A, and they intend to give the building new life as a food processing center. Preston stated the intent is to give local producers a place to process their products in a certified facility. Wayman asked Preston why the 6,400 sq. ft. limitation was cited, and if that area would be too small for the operation. Preston replied that the 6,400 area limitation was pulled from other area requirements stated in chapter 25, and what they plan on doing will easily fit within those requirements. Conrad asked if they will have a retail section as well. Preston stated it will primarily be for processing, but there will be some retail as well. Estrada closed the public hearing at 6:07.

- 7 **Conclusion:** A motion was made by Conrad, and seconded by Wayman to make a positive recommendation to City Council on the Zoning Text Amendment to Chapter 25. "Yeas:" Jaci Conrad, Becky Estrada, Jaime Spath, Callan Wayman, Angie Aguallo, Mary Bowman "Nays:" none "Absent:" Dave Gompert, Henry Huber, Michael Mawhinney, Dana Weber. The motion carried.
- 8 Planning Commission confirmed the next meeting date of August 10, 2026 at 6:00 P.M.
- 9 Adjournment: A Motion was made by Bowman to adjourn the meeting at 6:08 PM. "Yeas:" Angie Aguallo, Mary Bowman, Jaci Conrad, Becky Estrada, Jamie Spath, Callan Wayman "Nays:" none "Absent:" Dana Weber, Dave Gompert, Henry Huber, Michael Mawhinney. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, August 10, 2026

Regular Meeting

Item 6.A

Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and

Final Plat of Block 1, ESU 13 Subdivision, commonly identified as 4215 Ave I.

Staff Contact:



City of Scottsbluff
Subdivision Application
Permit Identifier 2026-88SD

Type: Preliminary Plat

Applicant Name Monte Docekal

Applicant Address 120 East 16th Street
Scottsbluff, Nebraska

Applicant Email [REDACTED]

Applicant Phone [REDACTED]

Contact Name Laura

Contact Address Battett

Contact Email [REDACTED]

Contact Phone [REDACTED]

Subdivision Information

Proposed Name of Subdivision Block 1, ESU 13 Subdivision

General Location/Address

4215 AVE I

Legal Description

PT SW SW (600'X600') 11-22-55 (8.26)
UNPL LANDS

Current Zoning District(s)

P (public use district)

Total Area (square feet or acre)

308,477

Number of Past Replat/Plat Amendments

na

Describe the reason for the subdivision

Land has never been platted. There will be land improvements made and need to be platted.

Applicant Signature

Monte Docekal



City of Scottsbluff
Subdivision Application
Permit Identifier 2026-89SD

Type: Final Plat

Applicant Name Monte Docekal

Applicant Address 120 East 16th Street
Scottsbluff, Nebraska

Applicant Email [REDACTED]

Applicant Phone [REDACTED]

Contact Name Laura Barrett

Contact Address 4215 Avenue I
Scottsbluff, NE 69361

Contact Email [REDACTED]

Contact Phone [REDACTED]

Subdivision Information

Proposed Name of Subdivision

General Location/Address 4215 AVE I

Legal Description PT SW SW (600'X600') 11-22-55 (8.26)
UNPL LANDS

Current Zoning District(s) P

Total Area (square feet or acre) 299,225 SQ.FT.

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Never originally platted.

Applicant Signature

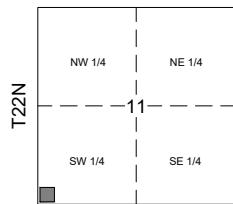
A handwritten signature in black ink, appearing to read "Monte Docekal", written over a horizontal line.

Page 7 of 16

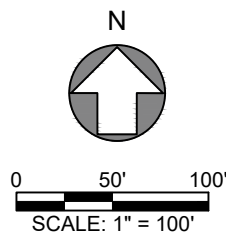
FINAL PLAT
BLOCK 1, ESU 13 SUBDIVISION
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

VICINITY SKETCH

SCOTTS BLUFF COUNTY
NEBRASKA
R55W



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

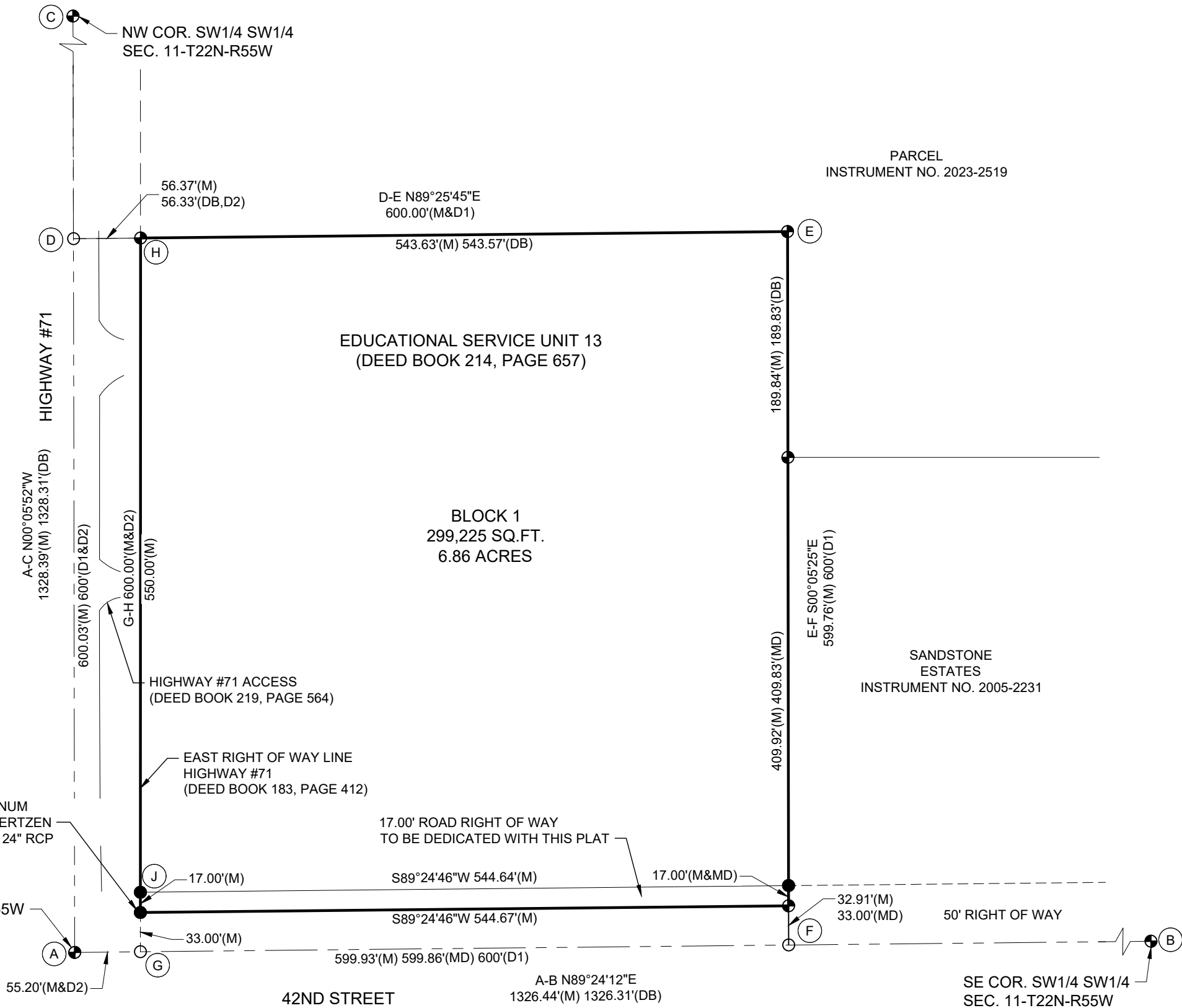
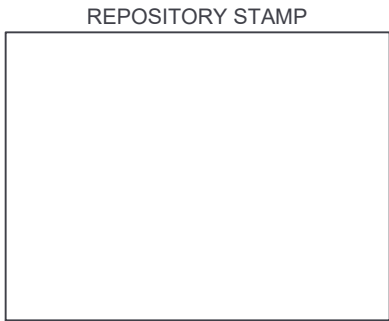


LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D1 DEEDED DISTANCE (DEED BOOK 214, PAGE 657)
- D2 DEEDED DISTANCE (DEED BOOK 183, PAGE 412)
- G GOVERNMENT DISTANCE
- M PLATTED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- DB RECORDED DISTANCE (DONALD BRUSH 05-26-2023)
- MD RECORDED DISTANCE (MICHAEL DEDECKER 10-30-2000)

Project No.: 242279
Date: 6/29/2026
QAQC: AG
Scale: 1" = 100'
Field Book: SCOTTS BLUFF CO. #3
Field Crew: AM/AP
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



FINAL PLAT
BLOCK 1, ESU 13 SUBDIVISION
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

A TRACT OF LAND SIX HUNDRED FEET BY SIX HUNDRED FEET (600' X 600') IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION ELEVEN, TOWNSHIP 22 NORTH, RANGE FIFTY-FIVE WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN FOREGOING "SURVEYORS REPORT" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS BLOCK 1, ESU 13 SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THAT THE FORGOING PLAT AND PLANS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. WE HEREBY DEDICATE THE RIGHT OF WAY SHOWN FOR THE USE AND BENEFIT OF THE PUBLIC.

SIGNED THIS _____ DAY OF _____, 2026.

OWNER:
EDUCATIONAL UNIT 13
BY: ESU 13 BOARD OF EDUCATION

BY: MARK SINNER, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
)SS
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME EDUCATION UNIT 13, ESU 13 BOARD OF EDUCATION, BY MARK SINNER, PRESIDENT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FORGOING "OWNER'S CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED.

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

(SEAL) _____
NOTARY PUBLIC

LEGAL DESCRIPTION (DEED BOOK 214, PAGE 657):

A TRACT OF LAND SIX HUNDRED FEET BY SIX HUNDRED FEET (600' X 600') IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTY-FIVE (55) WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH OF THE ENTERPRISE IRRIGATION DISTRICT CANAL, CONTAINING APPROXIMATELY 8 ACRES, MORE OR LESS.

APPROVAL AND ACCEPTANCE:

THE FOREGOING PLAT OF BLOCK 1, ESU 13 SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTSBLUFF COUNTY, NEBRASKA, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSBLUFF MAYOR AND CITY COUNCIL.

DATED THIS _____ DAY OF _____, 2026.

KIMBERLEY WRIGHT
CITY CLERK, CITY OF SCOTTSBLUFF, NEBRASKA

BESTY VIDLAK
MAYOR
CITY OF SCOTTSBLUFF, NEBRASKA

Project No.: 242279

Date: 6/29/2026

QAQC AG

Scale:

Field Book: SCOTTS BLUFF CO. #3

Field Crew: AM/AP

Drawn By: MLD



 **US SURVEY FEET (±FT)**

Sheet 2 of 3

Survey File No.: 2026-123

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

FINAL PLAT
BLOCK 1, ESU 13 SUBDIVISION
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

CORNER TIES:

- (A) SW CORNER SW1/4 SECTION 11-T22N-R55W**
FOUND A SURVEY SPIKE, AS RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/26/2023, FLUSH WITH ASPHALT ROAD.
- | | | |
|----|--------|---|
| NE | 69.38' | TO A 60D NAIL WITH AN ALUMINUM WASHER FOUND IN THE SE FACE OF A LIGHT POLE (1' ABOVE GROUND) |
| SW | 60.46' | TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE NW FACE OF A POWER POLE (2' ABOVE GROUND) |
| SE | 76.78' | TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SW FACE OF A POWER POLE (1' ABOVE GROUND) |
| NW | 89.59' | TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP WEST POST OF A UNIVERSITY OF NEBRASKA RESEARCH PLOTS SIGN |
| S | 3' | TO THE CENTERLINE TO AN EAST-WEST ROAD ON THE CENTERLINE OF THE ASPHALT NORTH-SOUTH HIGHWAY #71 |
- (B) SE CORNER SW1/4 SW1/4 SECTION 11-T22N-R55W**
FOUND AN ALUMINUM CAP, AS RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/26/2023, FLUSH WITH ASPHALT ROAD.
- | | | |
|-----|---------|--|
| SSE | 31.42' | TO A 60 D NAIL WITH AN ALUMINUM WASHER FOUND IN THE NW FACE OF A POWER POLE (1' ABOVE GROUND) |
| NE | 109.90' | TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SOUTH FACE OF A POWER POLE (2' ABOVE GROUND) |
| NW | 102.09' | TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SW FACE OF A POWER POLE (2' ABOVE GROUND) |
| W | 9.81' | TO THE CENTER OF A MANHOLE |
| NNW | 42.07' | TO THE CENTER OF A MANHOLE |
| S | 3' | TO THE CENTERLINE OF AN EAST-WEST ROAD |
| E | 19' | TO THE CENTERLINE OF AN EAST-WEST GRAVEL ROAD |
- (C) NW CORNER SW1/4 SW1/4 SECTION 11-T22N-R55W**
FOUND A SURVEY SPIKE, AS RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/26/2023, FLUSH WITH ASPHALT ROAD.
- | | | |
|----|--------|--|
| SE | 63.06' | TO "X" NAILS FOUND IN THE NORTH FACE OF A POWER POLE (2' ABOVE GROUND) |
| NE | 72.03' | TO "X" NAILS FOUND IN THE SOUTH FACE OF A POWER POLE (2' ABOVE GROUND) |
| NW | 59.62' | TO "X" NAILS FOUND IN THE SOUTH FACE OF A POWER POLE (2' ABOVE GROUND) |
| SW | 88.54' | TO "X" NAILS FOUND IN THE SOUTH FACE OF A POWER POLE (2' ABOVE GROUND) |
| E | 3' | TO THE CENTERLINE OF THE ASPHALT NORTH-SOUTH HIGHWAY #71 |

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF EDUCATIONAL SERVICE UNIT 13. THE PURPOSE OF THIS SURVEY WAS TO PLAT THE PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA AS BLOCK 1, ESU 13 SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTSBLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBAR OR DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "A. GOERTZEN PLS 704", UNLESS NOTED OTHERWISE.

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 R12i GNSS BASE RECEIVER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL 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

Project No.:242279

Date:6/29/2026

QAQCAG

Scale:

Field Book:SCOTTS BLUFF CO. #3

Field Crew:AM/AP

Drawn By:MLD

US SURVEY FEET (±FT)

120 East 16th Street

Scottsbluff, NE 69361

308.632.3123

JEO CONSULTING GROUP

JEO Consulting, Inc.

1937 N Chestnut St

Wahoo, NE 68066

800.723.8567 | jeo.com

Organization Certificate of

Authorization Number: CA-0069

Sheet3of3

Survey File No.:2026-123

Drawing Name: 242279 Survey.dwg
File Path: J:\Projects\242279.00-ESU 13 Expansion Concept Planning\2 Drawings and Supporting Data\2.1 Working Drawings\2.1.6 - Survey\Drawings

Page 10 of 16

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: August 5, 2026 For Hearing of: August 10, 2026



I. GENERAL INFORMATION

- A. Applicant:** JEO
120 East 16th Street
Scottsbluff, NE 69361
- B. Property**
Owner: ESU 13
4215 Avenue I
Scottsbluff, NE 69361
- C. Proposal:** Preliminary Plat and Final Plat, Block 1, ESU 13 Subdivision
- D. Legal Description:** Block 1 ,ESU 13 Subdivision
- E. Location:** 4215 Avenue I
- F. Existing Zoning & Land Use:** P Public Use | ESU 13 Campus
- G. Future Land Use:** Northwest Commercial
- H. Size of Site:** Approximately 6.86 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-4 Heavy Density Residential	Vacant Land
East	Residential	R-4 Heavy Density Residential	Townhomes
South	Northwest Commercial	C-2 Neighborhood and Retail Commercial	Elite Center
West	Rural	P Public Use	UNL PREEC

III. ANALYSIS

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

B. Traffic & Access:

1. Access is via Avenue I and W 42nd Street.
2. Sidewalk is present along W. 42nd Street
3. No sidewalk is present along Avenue I
 - i. This section of sidewalk is not required at this time due to Avenue I being State Highway 71.

C. Utilities:

1. A sewer main is located in the in the ROW of Avenue I at the southwest corner of the subdivision and the ROW of W. 42nd Street.
2. Water mains are located in both the ROW of Avenue I and W. 42nd Street.
3. A stormwater main is located in the ROW of W 42nd Street and in the ROW of Avenue I at the southwest corner of the property.

IV. STAFF COMMENTS

- A.** The current ESU 13 property is unplatted. As a building permit for an addition was applied for, platting the land became required per code.
- B.** 17' of ROW will be dedicated for W. 42nd Street to align with the current northern ROW of W 42nd Street to the east of the proposed subdivision.

V. FINDINGS OF FACT

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

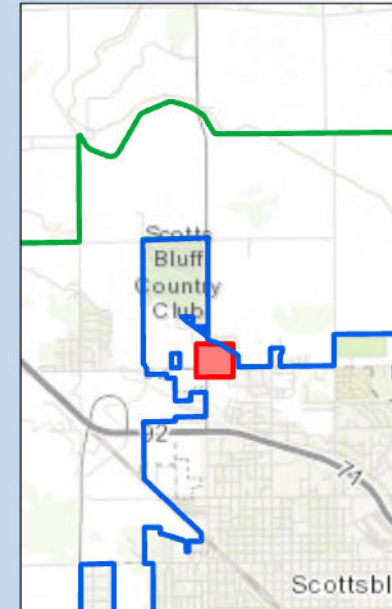
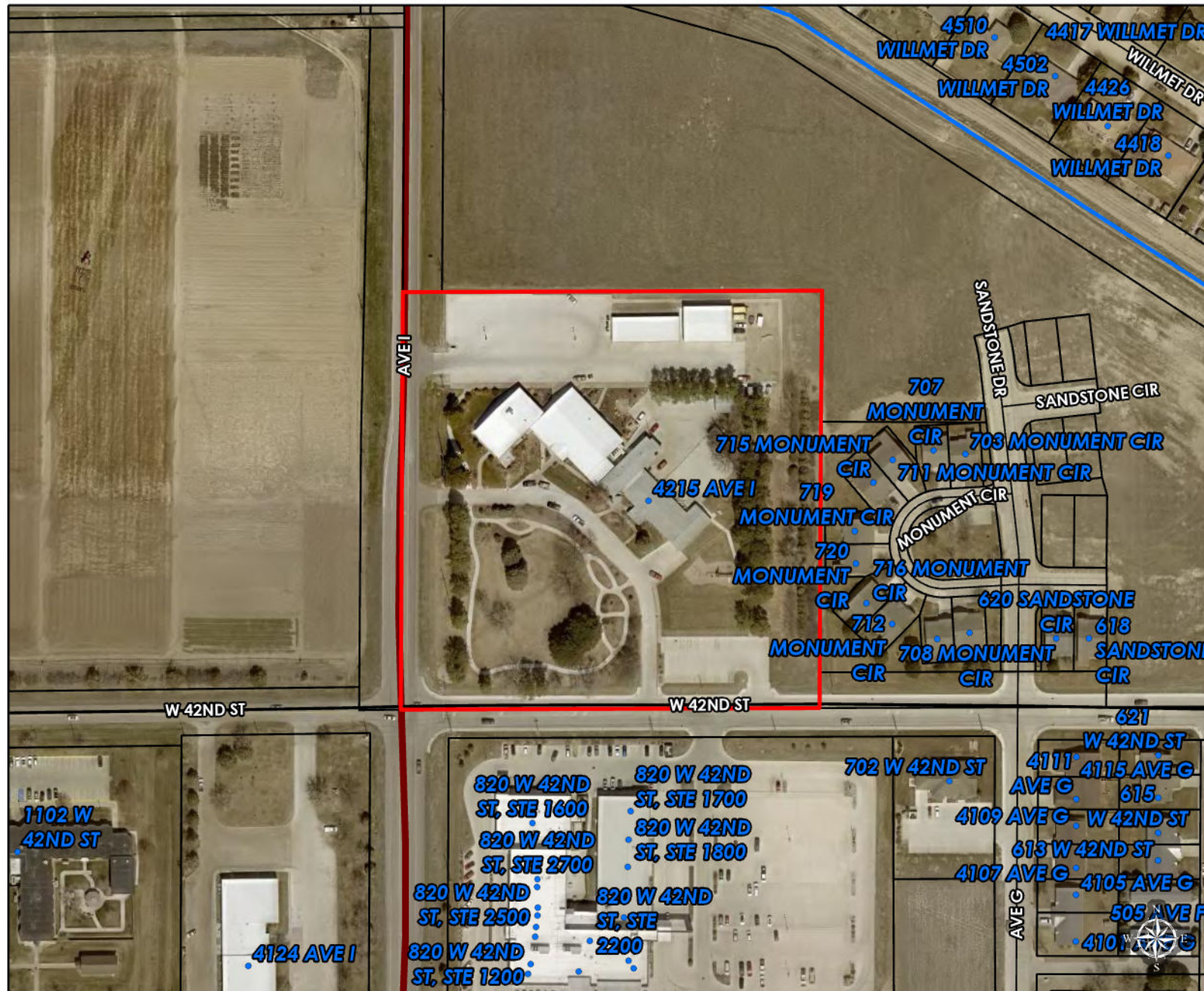
1. The Comprehensive Plan identifies the area as Northwest Commercial and the subdivision will continue to comply with the plan.
2. Block 1 abuts a public street for the minimum width of 20 feet.

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, ESU 13 Subdivision.

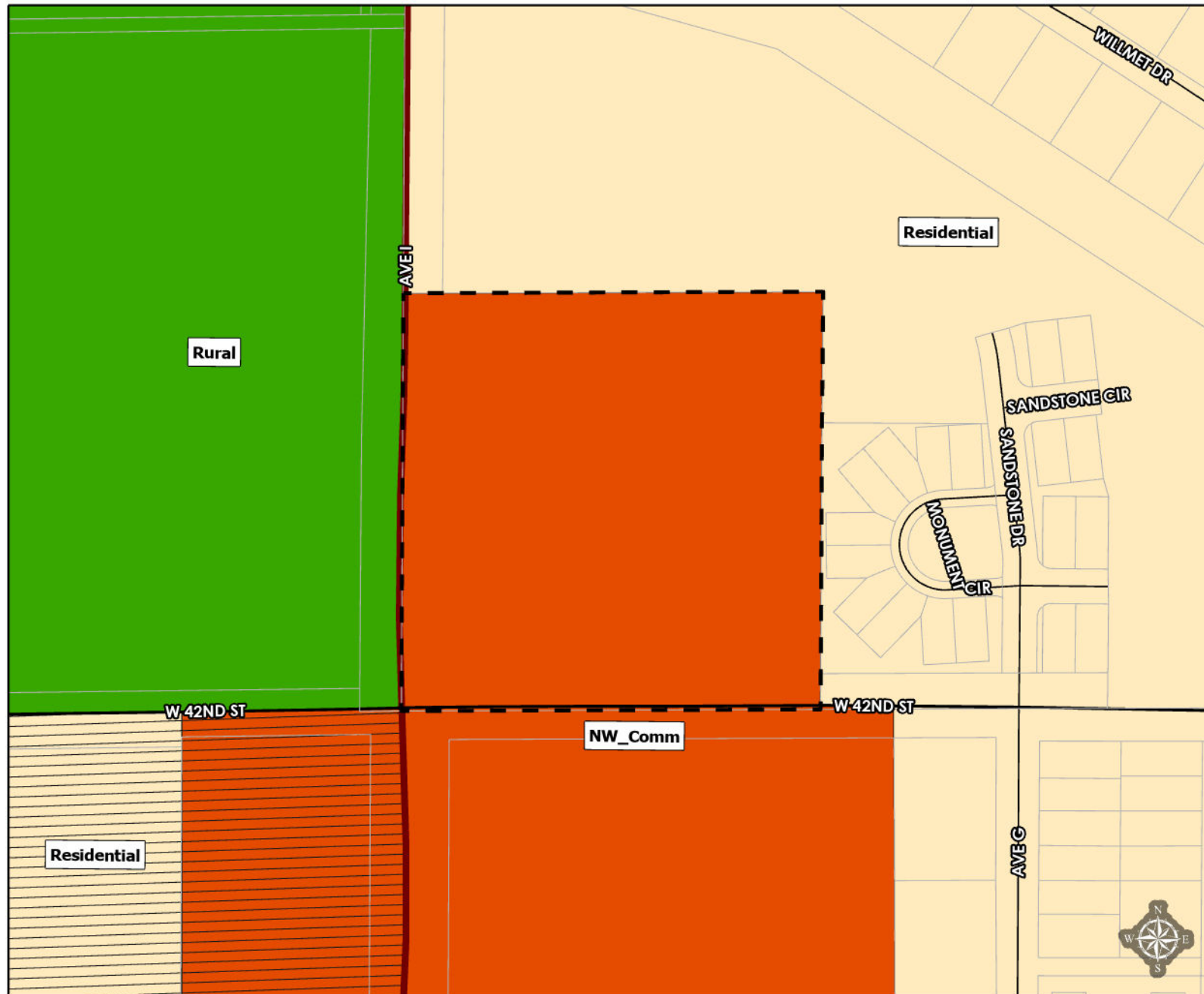


- Concerning Parcel(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Parcels
- Zoning Boundaries
 - Scottsbluff Corporate Limits
 - Scottsbluff ETJ

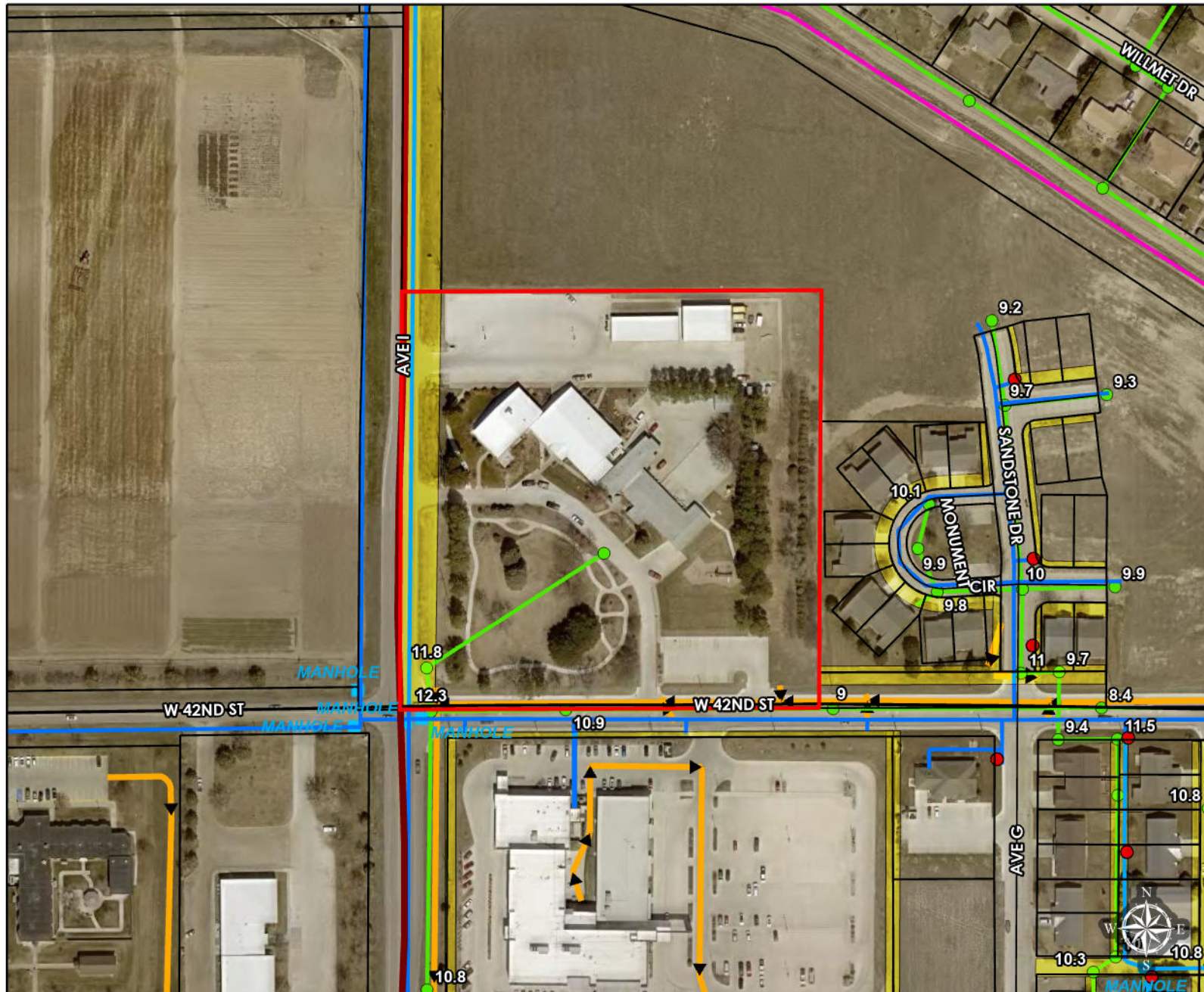
Taylor Stephens & Zoë Frank
City of Scottsbluff GIS
Created on 8/5/2026
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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.





- Concerning Parcel(s)**
- 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)



- 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

Taylor Stephens & Zoë Frank
City of Scottsbluff GIS
Created on 8/5/2026
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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