



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA
Monday, July 12, 2021
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 back of the council chambers in the west corner.
3. **Notice of Changes in the Agenda:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
4. **Citizens with Items not Scheduled on the Regular Agenda:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
5. **Approval of the Planning Commission Minutes From:**
 - A June 14, 2021 Meeting.
6. **New Business :**
 - A Final Plat of Lots 1 & 2, Block 2, Webber Manor Fourth Addition, situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.
 - B Request for creation of an AEDS within Agricultural Zone located at 240024 Frank Drive situated in the Northwest Quarter of Section 29, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, from Agricultural Zone to AEDS. Total 2.81 acres.
 - C Request for creation of an AEDS within Agricultural Zone located at 80497 County Road 22 situated in the South Half of the South Half of the Northwest Quarter of Section 12, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, NE from an Agricultural Zone to AEDS. Total 2.29 acres.
7. **Adjourn**

City of Scottsbluff, Nebraska

Monday, July 12, 2021

Regular Meeting

Item Appr. Min.1

June 14, 2021 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

PLANING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
June 14, 2021
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, June 14, 2021, 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 local circulation in the City, on June 4, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda is kept current and available for public inspection at the Development Services office provided; the Planning Commission can modify the agenda at the meeting, if the business was determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chairman Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Mark Westphal, Henry Huber, Dave Gompert, Dana Weber, Callan Wayman, Jim Zitterkopf. "Absent": Anita Chadwick, Angie Aguallo. City Officials present were Zachary Glaubius, Secretary/Projects & Planning Coordinator, Gary Batt, Code Administrator II, Anthony Murphy, Fire Prevention Officer, and Kent Hadenfeldt, City Attorney.
- 2 Chairman Weber 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 May 10, 2021 meeting were reviewed. Conclusion, a motion was made by Westphal and seconded by Huber to approve the minutes from January 25, 2021 meeting. "Yeas": Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber. "Abstained": None, "Absent": Aguallo, Chadwick. The motion carried.
- 6 Chairman Weber opened the public hearing for the Blight and Substandard Study for Area #16. Chairman Weber asked Glaubius to read and explain the areas affected in the Area #16 study. Glaubius stated the area affected is north of W. 27th Street between Avenue B and approximately Broadway. Glaubius stated Area #16 is 19.48 acres which would add .47% to the existing 27.1% current blighted areas which would increase the city's blighted area total to 27.57%. Glaubius stated Nebraska state statute limits the City of Scottsbluff to blight a maximum of 35% of the city's area, and with the addition of Study Area #16, the city will still be in compliance with state statute. Westphal asked Batt if Study Area #16 consisted of the former Park Place Motel and if someone was looking to develop the area. Hadenfeldt clarified that Area #16 was east of Avenue B. Weber added it was the area around the former Albertson's, however Area #16 does not include the former grocery store parcel. Weber and Wayman commented that Area #16 does not include the frontage parcels along Avenue B. Westphal asked if the former grocery store could be included in the blight district in the future. Hadenfeldt stated it could potentially be added, however there was likely a reason it was excluded by the study conductors. Huber asked how the blighted designation would affect property taxes or value. Hadenfeldt stated a blight definition does not affect either property taxes or value, and that it is a tool to open areas to economic development methods. Weber asked if MC Schaff who conducted the study ensured the area met the state's requirements for declaring an area

blighted. Hadenfeldt explained that MC Schaff checked each of the requirements and that an area only needs to meet one requirement of the substandard definition and one requirement of the blighted definition. Hadenfeldt stated this area met several of the requirements. Hadenfeldt reiterated from the May 10, 2021 that the name blighted and substandard would be better named as redevelopment area. Weber asked if there was a sunset on a blight declaration. Hadenfeldt said the blight designation can be removed by resolution. Wayman commented that the city could remove the blight designation from areas if the city gets close to the 35% maximum such as the recently developed Reganis area. Hadenfeldt stated yes, however the removal of a blight declaration should wait until all indebtedness has been paid off. Weber closed the public hearing and asked for a resolution on Area #16. Gompert made a positive recommendation for the resolution , seconded by Westphal to the City Council to declare the Study Area #16 as substandard and blighted and in need of development. "Yeas": Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber. "Abstained": None, "Absent": Aguillo, Chadwick. The motion carried.

- 7 Chairman Weber asked if there was any further business, with there being none, he declared the meeting adjourned with the members to signify by saying Aye. Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber all signified by saying aye.

Chairman Dana Weber

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, July 12, 2021

Regular Meeting

Item New Bus1

**Final Plat of Lots 1 & 2, Block 2, Webber Manor Fourth Addition,
situated in the Southeast Quarter of Section 14, Township 22
North, Range 55 West of the 6th P.M., Scotts Bluff County,
Nebraska.**

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff
Planning Commission
Procedure



1. Open Public Hearing
2. Overview of Petition by City Staff
3. Presentation by Applicant
4. Solicitation of Public Comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a Decision (recommendation to the City Council)
 - a. **Approve:** Make a Positive Recommendation to the City Council to approve)
 - b. **Deny:** Make a Negative recommendation to the City Council to disapprove
 - c. **Table:** Make the motion to table.
8. Public Process: City Council determines final approval.



City of Scottsbluff, Nebraska

Application for a Final Plat Subdivision

Date: June 28, 2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): East of Avenue B, between W. 27th and Highway 26 in Scottsbluff, Nebraska			Permit Number: 21-7	
Applicant's Name Smith Land Company			Plat Approved _____ Denied _____	
Applicant's Address: 3563 Gold Hill Drive			Date Issued:	
City: Loveland	State: Colorado	Zip: 80538	Comp. Plan Land Use: NW Commercial	Zone: C-2
Telephone: 970-227-6671	Mobile:	Email: mark@smithlandco.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # N.A.	
Property Owner: Smith Land Company				
Property Owner's Address: 3563 Gold Hill Drive				
City: Loveland	State: Colorado	Zip: 80538		
Telephone: 970-227-6671	Mobile:	Email: mark@smithlandco.com		
Engineer or Surveyor: Scott Bosse'			Total Acreage: 11.294	
Engineer or Surveyor Address: 120 East 16th Street, Suite 'A'			Proposed number of lots: 2	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: PLATTED - VACANT	
Telephone: (308) 632-3123	Mobile:	Email: office@baker-eng.com	Proposed Use of Property: Governmental Agencies	
Location of property: East of Avenue B, between W. 27th and Highway 26 in Scottsbluff, Nebraska			Present Zoning: C-2	
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 7-6-2021	
Remarks: (Insert here any information not covered above)				

FINAL PLAT OF A SUBDIVISION OF:
LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION
TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions

Date	Description	Initials
06-21-21	DRAFTED SURVEY	JCB
06-18-21	ADDED WC AND S. EASEMENT	BAS



Final Plat of Lots 1 and 2, Block 2,
Webber Manor Fourth Addition

Title Sheet

Baker Project Number: 6412-002-21			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: Smith Land Company			
Project Code	Last Mod. Date	Sheet	Sheet No.
6412	06-18-2021	1 of 2	2

INDEX OF SHEETS

PAGE 1 TITLE SHEET
PAGE 2 PLAN SHEET

LEGAL DESCRIPTION

BLOCK 2

COMMENCING AT THE CENTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, A REBAR FOUND IN PLACE; THENCE 802°07'12"W ALONG THE CENTER OF SAID SECTION A DISTANCE OF 1274.70 FEET; THENCE 887°52'47"E A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3, WEBBER MANOR SUBDIVISION; THENCE, ALONG THE SAME COURSE A DISTANCE OF 187.39 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 3, THENCE 802°07'13"W A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF 31ST STREET, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE, ALONG SAID SOUTH LINE 887°52'47"E A DISTANCE OF 499.52 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.0 FEET, AN ARC LENGTH OF 24.84 FEET, A CHORD BEARING 852°17'47"E A DISTANCE OF 23.28 FEET; THENCE ON A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.0 FEET, AN ARC LENGTH OF 140.84 FEET, A CHORD BEARING N82°42'13"E A DISTANCE OF 99.85 FEET; THENCE, 887°52'49"E A DISTANCE OF 85.35 FEET; THENCE, ALONG THE CENTERLINE OF WINTER'S CREEK CANAL THE FOLLOWING COURSES:

N13°9'10"E FOR A DISTANCE OF 15.53 FEET;
THENCE, N22°08'38"E A DISTANCE OF 28.88 FEET;
THENCE, N33°34'22"E, A DISTANCE OF 38.48 FEET;
THENCE, N46°02'52"E A DISTANCE OF 34.20 FEET;

THENCE, ALONG THE WEST LINE OF WILLIAM FRANK PARK ADDITION 802°08'31"W, A DISTANCE OF 1083.00 FEET; THENCE N88°19'07"W, A DISTANCE OF 291.23 FEET; THENCE N16°50'16"E A DISTANCE OF 381.88 FEET; THENCE, N18°43'22"E, A DISTANCE OF 134.02 FEET; THENCE, N87°52'47"W, A DISTANCE OF 87.59 FEET; THENCE, 802°02'52"W, A DISTANCE OF 89.95 FEET; THENCE, N87°51'59"W, A DISTANCE OF 279.55; THENCE, N02°08'54"E, A DISTANCE OF 80.09 FEET; THENCE, N87°53'04"W, A DISTANCE OF 226.83 FEET; THENCE, N02°07'13"E, A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.294 ACRES, MORE OR LESS.

OWNER'S AND DEDICATION STATEMENT

I THE UNDERSIGNED, BEING THE OWNER OF LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, STATE THAT THE FOREGOING FINAL PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER.

WE HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.

Mark E. Smith

OWNER: REPRESENTATIVE OF SMITH LAND COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF }

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME *Mark E. Smith*, A REPRESENTATIVE OF SMITH LAND COMPANY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 6th DAY OF July, 2021.

Denise J. Barker
NOTARY PUBLIC



MY COMMISSION EXPIRES: April 17, 2024

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2021.

WE HEREBY ACCEPT ALL STREETS, ALLEYS, EASEMENTS AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.

BY: _____

CITY MANAGER

SEAL

ATTESTED: CITY CLERK _____

PROJECT VICINTY MAP



SURVEY NOTES

1. BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS, A CERTIFICATE OF TITLE WAS ALSO PROVIDED BY FERGUSON TITLE SERVICES COMPANY TO VERIFY ALL OWNERSHIP AND RESEARCH.
2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T22N, R55W OF THE 6TH PRINCIPAL MERIDIAN. BEARING OF SAID LINE IS 802°07'12"W, AND IS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2900.
4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

* PLATTED PARCELS:

- BLOCK 3, WEBBER MANOR SECOND ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
- LOTS 1, 3, 5, 7, 9 AND 10, WEBBER MANOR THIRD ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
- BLOCK 5, WEBBER MANOR SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

**FINAL PLAT OF A SUBDIVISION OF:
LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION
TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA**

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

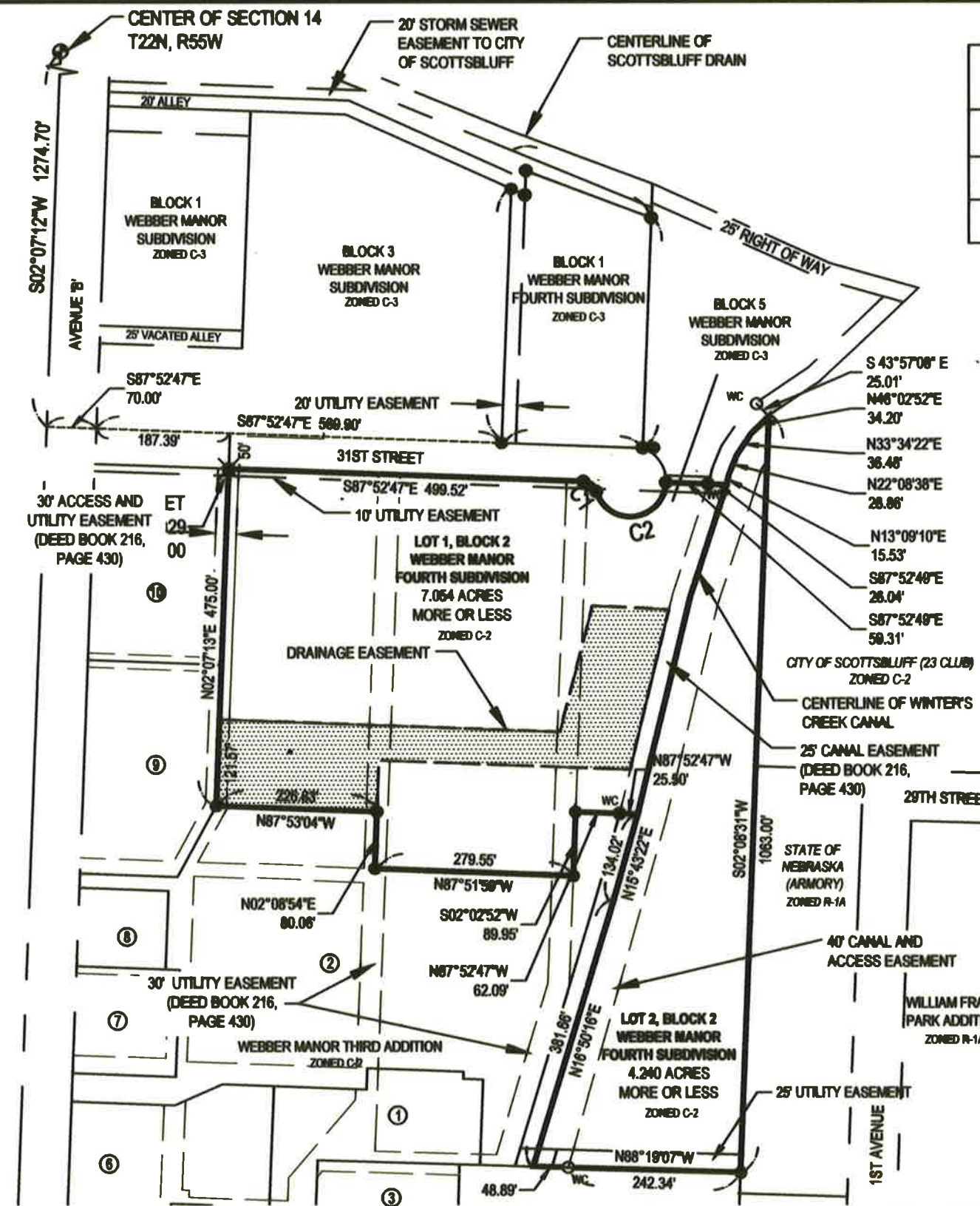
Sheet Revisions

Date	Description	Initials
05-21-21	DRAFTED SURVEY	JCB
06-18-21	ADDED WC AND S. EASEMENT	BAS

Baker Associates Inc.
120 EAST 16TH STREET
SCOTTSBLUFF, NE 69501
308-483-0128
www.baker-eng.com
Engineers • Architects • Surveyors
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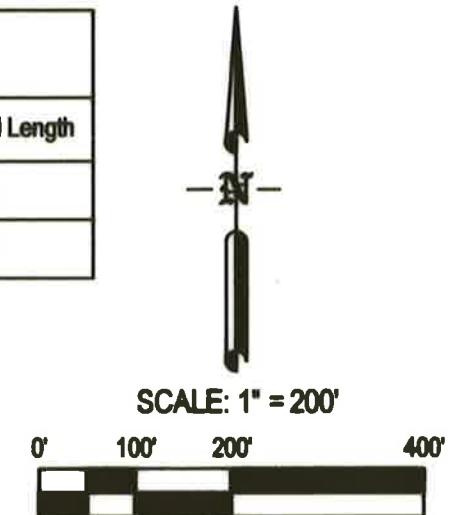
**Final Plat of Lots 1 and 2, Block 2,
Webber Manor Fourth Addition
Plan Sheet**

Baker Project Number: 6412-002-21				
Project Location: Scottsbluff, Scotts Bluff County Nebraska				
Owners: Smith Land Company				
Project Code	Last Mod. Date	Sheet	Sheet No.	
6412	06-18-2021	2 of 2	2	



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.84	20.00	71.17	N52° 17' 47"W	23.28
C2	140.64	50.00	161.17	N82° 42' 13"E	98.65



- = CORNER FOUND AS NOTED
- = CORNER SET
5/8"x24" REBAR WITH PINK PVC CAP
STAMPED "ACCUSTAR BOSSE" LS 603
- _{WC} = WITNESS CORNER SET
5/8"x24" REBAR WITH PINK PVC CAP
STAMPED "ACCUSTAR BOSSE" LS 603
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 1 AND 2, BLOCK 2, WEBBER MANOR TO THE CITY OF SCOTTSBLUFF; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 15 day of July, 2021.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: July 1, 2021 For Hearing of: July 12, 2021



I. GENERAL INFORMATION

- A. Applicant:** Smith Land Company
3563 Gold Hill Drive
Loveland, CO 80538
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Request to replat Block 2, Webber Manor Fourth Addition, into two separate lots and add a canal and access easement.
- D. Legal Description:** Block 2, Webber Manor Fourth Addition (to be replatted as Lots 1 and 2, Block 2, Webber Manor Fourth Addition)
- E. Location:** Generally located south of 31st Street between Avenue B and 1st Avenue.
- F. Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial. This site is currently vacant. Winters Creek Irrigation Canal crosses the site at a NE-SW angle.
- G. Size of Site:** Approximately 11.29 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	Commercial	C-3 Heavy Commercial	Greenhouses, Vacant Lot, Single-Family Dwelling
East	Residential	C-2 Neighborhood and Retail Commercial, R-1A Single Family Residential	23 Club Baseball Complex, National Guard Armory, Calvary Lutheran Church
South	Commercial	C-2 Neighborhood and Retail Commercial	Webber Furniture, former Alberton's
West	Commercial	C-2 Neighborhood and Retail Commercial	Culver's, Centennial Professional Center

B. Relevant Case History

1. The Blighted and Substandard Designation for this site was approved by City Council on June 21, 2021.
2. Contract for Public Improvements made on October 8, 2021. Building permits will not be issued for the Block 1 & 2 until the owner has an agreement with a contractor for the construction of public improvements.

III. ANALYSIS

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

B. Traffic & Access:

1. Current access to Block 2 is frontage W. 31st Street. Additionally, two 30' access easements connect W. 31st Street to the Centennial Professional Center, Culvers, and former Alberton's lots.
2. The accesses above will remain for the proposed Lot 1.
3. The proposed Lot 2 will be accessed from a proposed 40' canal and access easement

C. Utilities:

1. The current lot has access to water, and sewer. (See Contract for Public Improvements)
2. Proposed Lot 1 will have access to water. (See Contract for Public Improvements)
3. Proposed Lot 2 will have access to sewer. (See Contract for Public Improvements)

IV. STAFF COMMENTS

A. The proposed Lot 2 does not have street frontage as required by 21-1-23. The City of Scottsbluff will receive Lot 2 and access will be provided through the 23 Club Complex or an access easement.

V. FINDINGS OF FACT

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

1. The replat of Block 2, Webber Manor Fourth Addition will replace an one odd shaped lot with two lots separated by a natural boundary.
2. The Comprehensive Plan identifies the area as commercial and the lots will remain C-2.
3. The City will receive Lot 2 and provide access, thus remedying the lack of street frontage.
4. The 40' canal and access easement will provide access to Lot 2 and the east bank of the irrigation canal.
5. The Contract for Public Improvements requires public improvements be made prior to a building permit being issued, therefore meeting the requirements of 21-1-27.

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

1. Lot 2 does not have street frontage.

VI. STAFF RECCOMENDATION

A. Staff recommends Planning Commission recommend approval of the Final Plat of Lots 1 and 2, Block 2, Webber Manor Fourth Addition

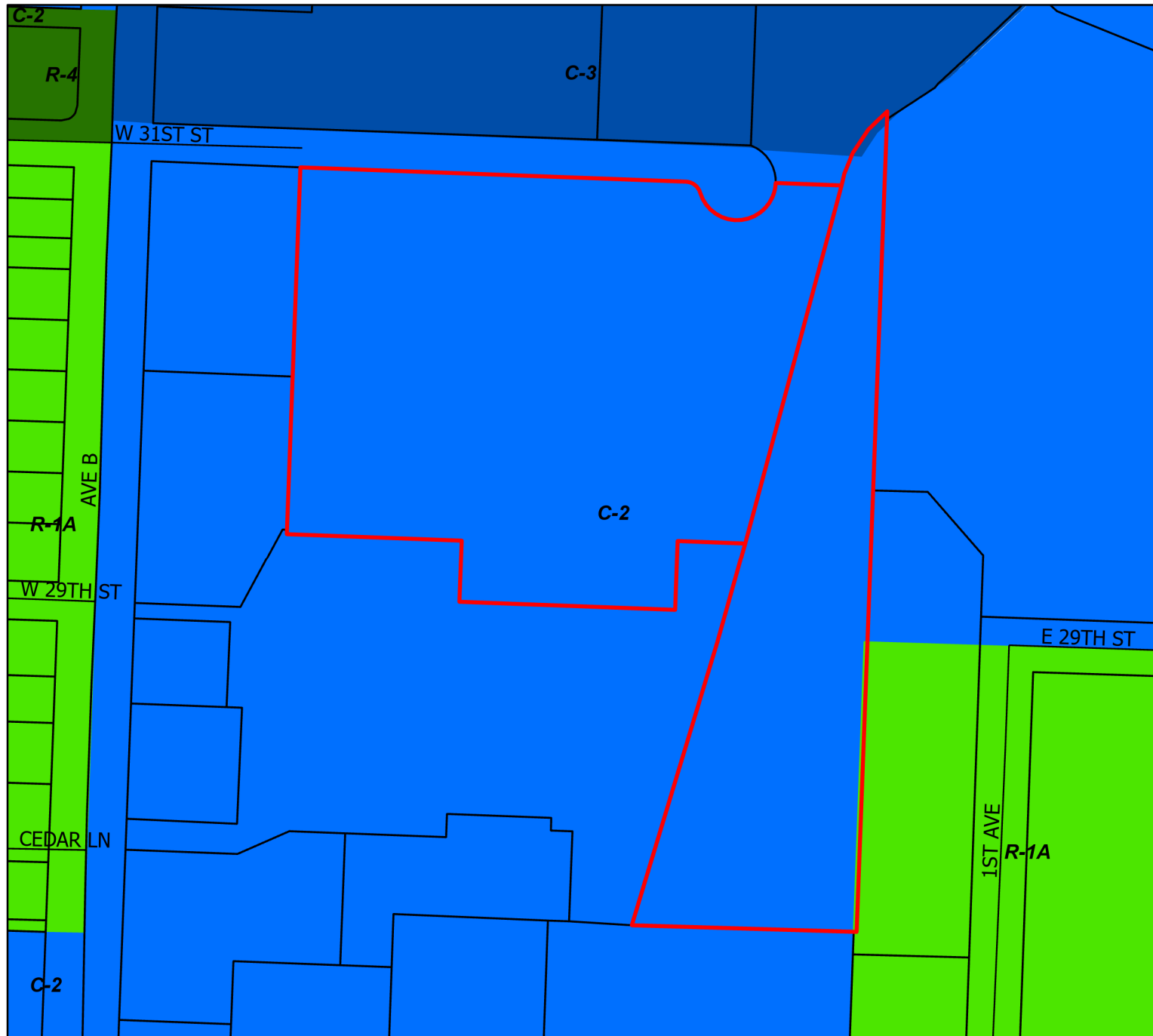


Bureau of Land Management, Nebraska Game & Parks Commission, Esri
Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

- Proposed Changes
- Street Centerline
- Highway
- Main Road
- Residential

Taylor Stephens
City of Scottsbluff GIS
Created on July 2nd, 2021
Coordinate System:
NAD 1983 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.



Street Centerline

- Highway
- Main Road
- Residential
- Proposed Changes
- Parcel Boundaries

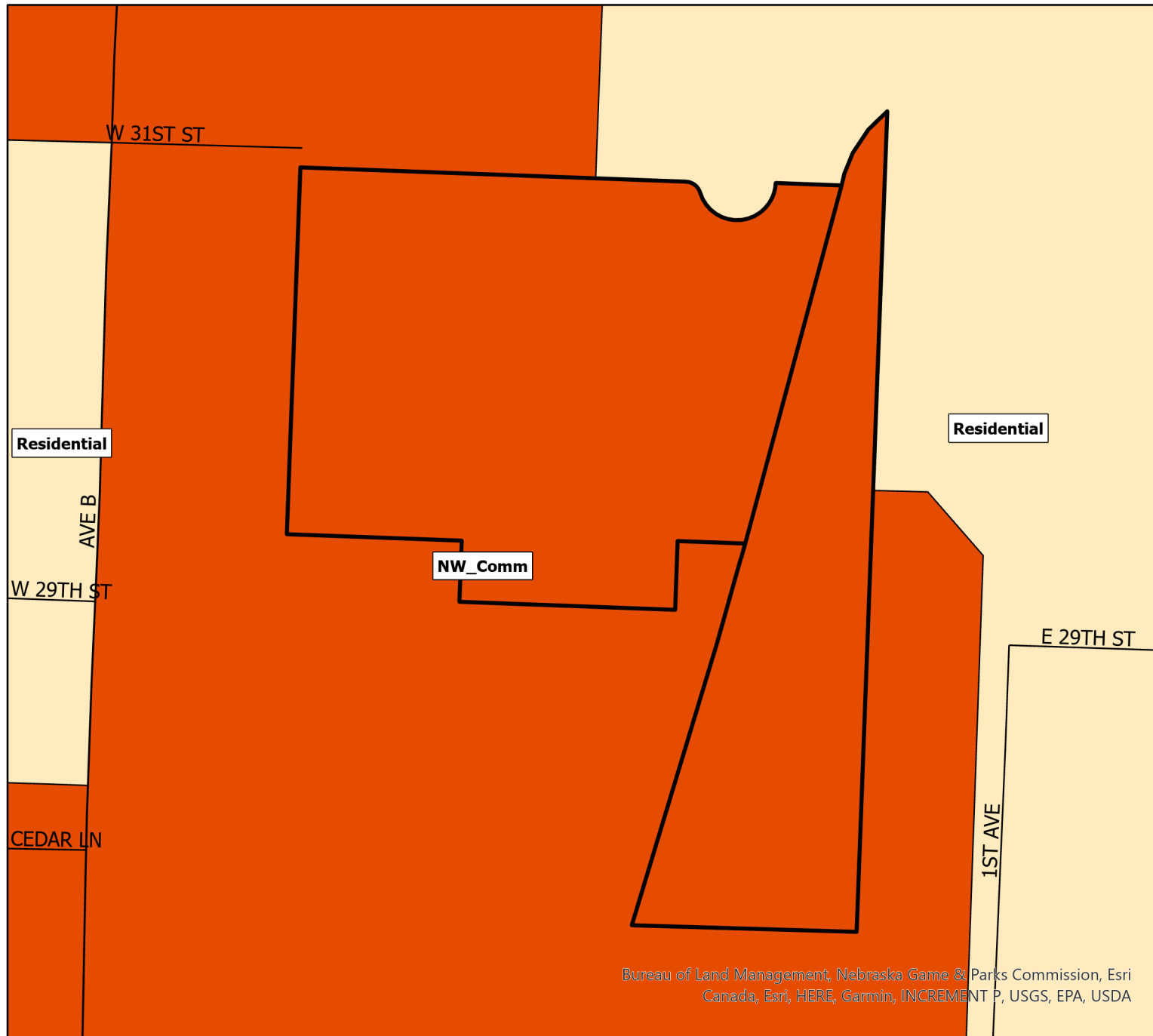
Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

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2016 Comp. Plan Future Land Use Overview



Parcel(s)

Street Centerline

Highway

Main Road

Residential

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

Southeast Industrial and Commercial

South Broadway

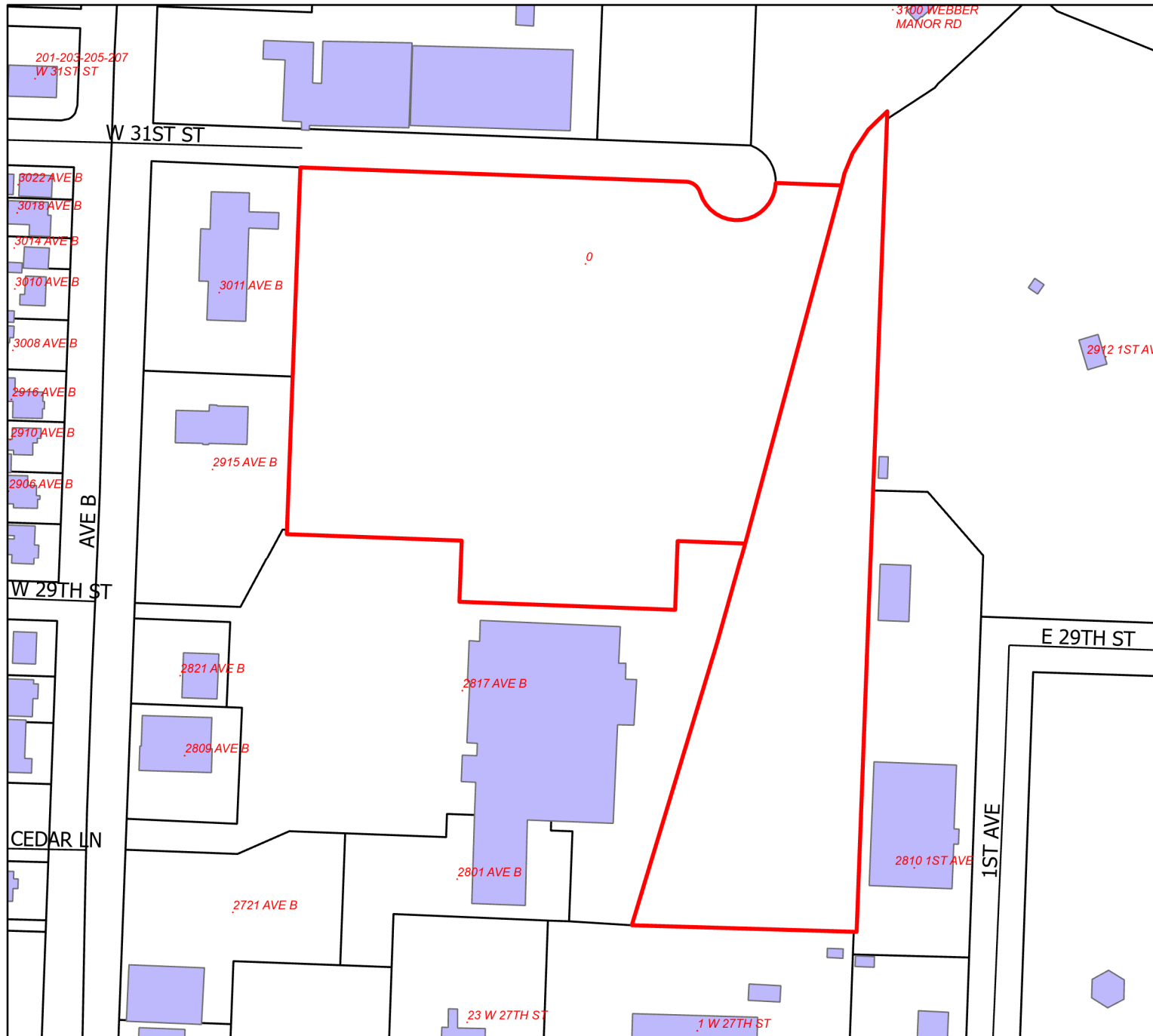
WNCC and Surrounding Area

Proposed Changes

Bureau of Land Management, Nebraska Game & Parks Commission, Esri
Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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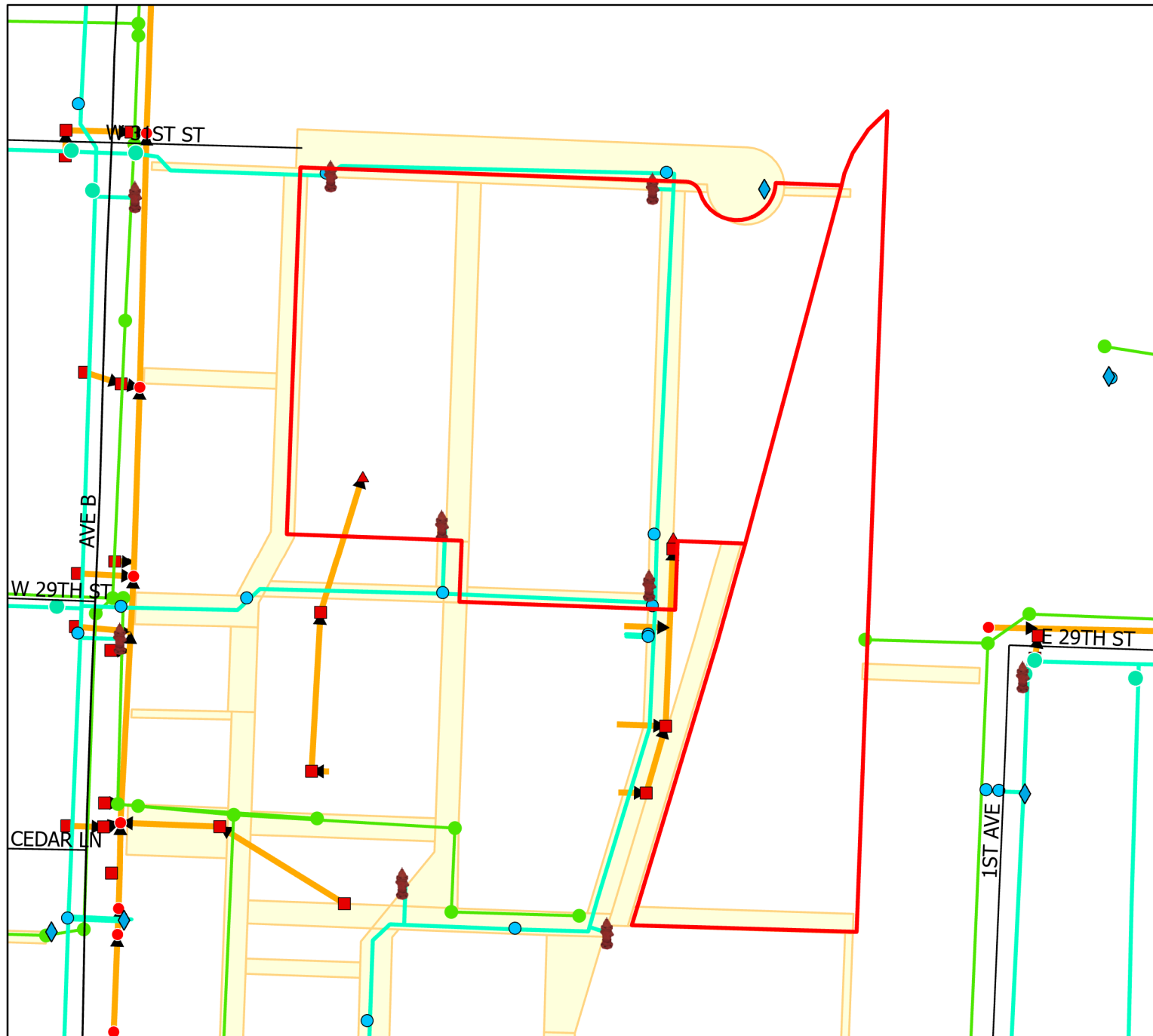
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map features thereon.



- Proposed Changes
- Street Centerline**
- Highway
- Main Road
- Residential
- Building
- Parcel Boundaries

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- Proposed Changes
- Street Centerline
- Highway
- Main Road
- Residential
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- ▶ Stormwater Arc
- Easement

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City of Scottsbluff, Nebraska

Monday, July 12, 2021

Regular Meeting

Item New Bus2

Request for creation of an AEDS within Agricultural Zone located at 240024 Frank Drive situated in the Northwest Quarter of Section 29, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, from Agricultural Zone to AEDS. Total 2.81 acres.

Staff Contact: Zachary Glaubius, Planning Administrator

CITY OF SCOTTSBLUFF
AGRICULTURAL ESTATE DWELLING SITE APPLICATION
AGRICULTURAL – ET ZONING DISTRICT

On the 8th day of June, 2021,

Frank Properties 2, LLC. (being the record title owner of the real estate described in paragraphs 1 and 3 below), has caused to be made an application to the City of Scottsbluff, Scotts Bluff County for an exception to Agriculture (A-ET) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 13 Ag. District, specifically 25-3-19.1-13, of the Zoning Regulations, as follows:

1. **LEGAL DESCRIPTION OF TRACT TO BE SEPARATED:** An accurate survey, properly identifying the tract to be set out, must accompany this application. If more space is needed, please attach the legal description. See Attached 2.81 Acres ±
-

2. **SIZE (ACREAGE) IN ABOVE DESCRIBED TRACT TO BE SEPARATED:**
Total Area = 2.81 Acres ± / Net Area = 2.54 Acres ±
-

3. **LEGAL DESCRIPTION OF BALANCE OF LAND WHICH IS TO BE RESERVED:**
See Attached Total Area = 166.05 Acres ± / Net Area = 157.97 Acres ±
-
-
-
-
-
-

4. **SIZE (ACREAGE) IN ABOVE DESCRIBED TRACT TO BE RESERVED:**
Total Area = 166.05 Acres ± / Net Area = 157.97 Acres ±
-
-
-

5. **INTENT** (Must have one or more of the following; each should be specifically described):

a). An existing farmstead site (describe previous use) _____

b). A conveyance to a farm-ranch owner's relative (set out the names of the relatives and relationship to the owner): _____

c). A conveyance to a farm-ranch owner, to be used for dwelling purposes for that farm-ranch owner:

Splitting off 2.81 acres from the farm ground (166.05 acres) so the owner, Frank Properties 2, LLC.,

would eventually be able to sell off said 2.81 acre AEDS

d). Marginal usage land (describe completely as to the reason such land is "marginal use"):

6. **ACCESS TO PUBLIC ROAD** (Describe access: Must have a minimum width of 150 feet on an existing dedicated public road; or if an interior section type, there must be an access road of at least 25 feet in width. Also, access roads on the dedicated public road must be

288.00 feet on the north side of property (Highland Road)

7. **PRELIMINARY PLAN REQUIREMENTS** (Following procedures in Scottsbluff Municipal Code Book of the City of Scottsbluff Subdivision Regulations, as required by the City of Scottsbluff Development Services Department):

8. **REQUIREMENT**: Before any action can be taken, applicant shall submit a receipt from the Scotts Bluff County Treasurer's Office showing that the current property taxes have been paid.

CITY OF SCOTTSBLUFF
AGRICULTURAL ESTATE DWELLING SITE APPLICATION
AGRICULTURAL – ET ZONING DISTRICT

9. **NOTE:** Assuming that the City of Scottsbluff Planning Commission and City Council approve the referenced application for the creation of an Agricultural Estate Dwelling Site, then the applicant therein is required to have recorded for public record, at the direction of the City of Scottsbluff City Council, a "CERTIFICATE", which sets out the action taken by the Commission and Council (at the cost of the applicant). Furthermore, there shall be a clear understanding that as to the referenced legal description (paragraph 3, above), a request for an Agricultural Estate Dwelling Site shall be granted ONE TIME ONLY, so as to carry out the intent as expressed in Section 25-3-19.1 of the Scottsbluff Municipal Code Zoning Regulations. Furthermore, in the event that the Agricultural Estate Dwelling Site is no longer actually used for the purpose in existence upon giving of such approval, then it is understood that the approval granted by the City Council shall be automatically revoked.

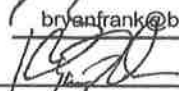
Owner Name: Frank Properties 2, LLC.

Address: PO Box 2395

City/State: Scottsbluff, Nebraska 69361

Telephone: 308-631-8350

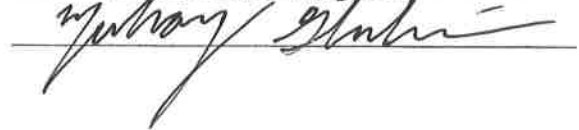
Email Address: bryanfrank@bfenterprising.com

Signature: X 

Ag-Estate Address: 240024 Frank Dr.

City/State: Scottsbluff, Nebraska 69361

City of Scottsbluff, Development Services



RECEIVED:

Date: 6-9-21

Receipt #: 248971 + 250311

Filing Fee - \$100.00

Public Hearing Notifications per Property Owner \$3.00 each (10)

2.81 ACRE LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE EASTERLY ON THE NORTH LINE OF SAID SECTION 29, ON AN ASSUMED BEARING OF S88°41'07"E, A DISTANCE OF 717.53 FEET, TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ON THE NORTH LINE OF SAID SECTION 29, BEARING S88°41'07"E, A DISTANCE OF 288.00 FEET, THENCE BEARING S01°46'50"W, ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 426.00 FEET, THENCE BEARING N88°41'07"W, ON A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 288.00 FEET, THENCE BEARING N01°46'50"E, ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 426.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 2.81 ACRES, MORE OR LESS

AND SAID TRACT TO INCLUDE A PIVOT IRRIGATION EASEMENT (0.05 ACRES±) AS SHOWN ON THE ACCOMPANYING SURVEY

NORTHEAST QUARTER LEGAL DESCRIPTION (166.05 Acre Remainder)

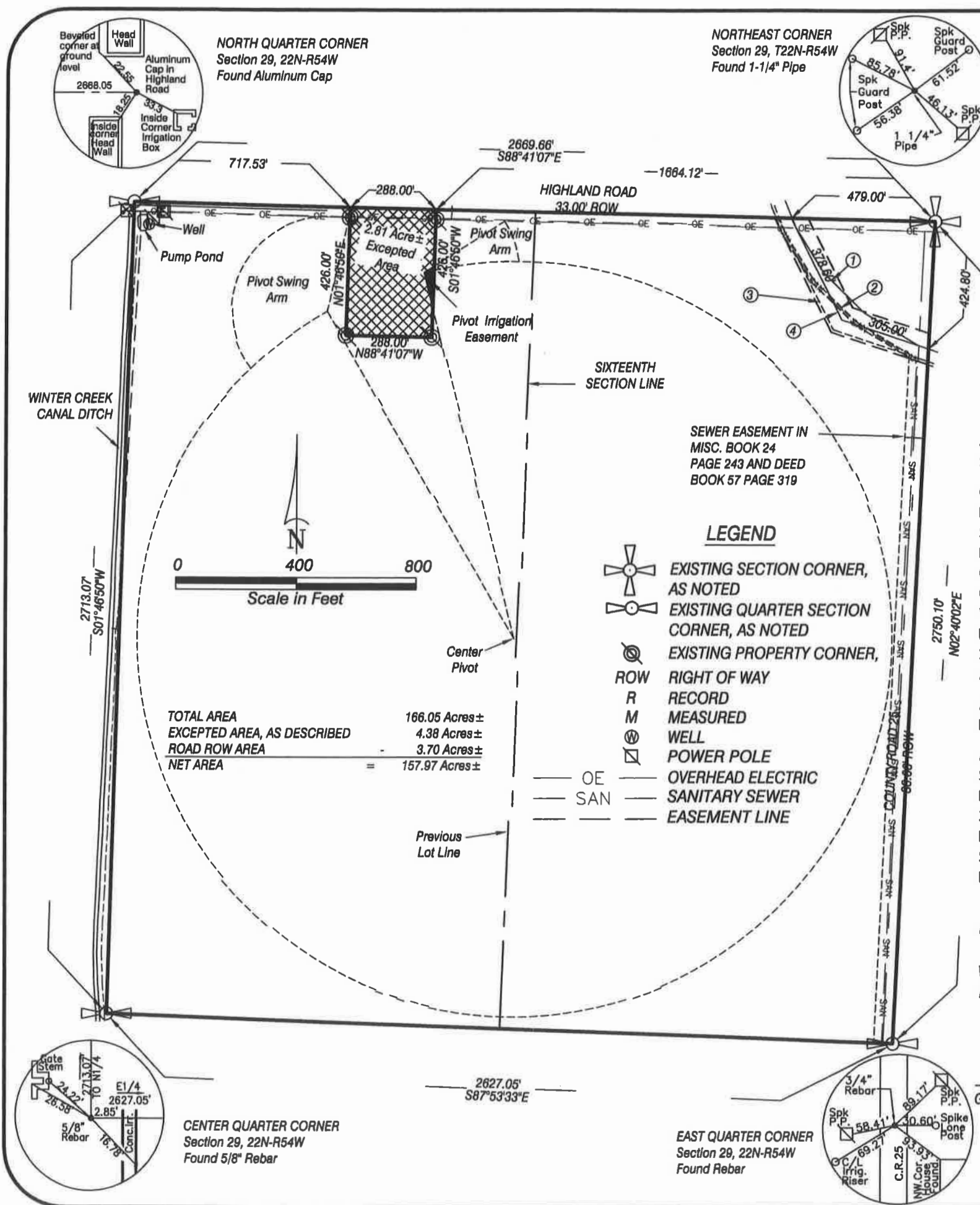
THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGES 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

EXCEPT FOR THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE EASTERLY ON THE NORTH LINE OF SAID SECTION 29, ON AN ASSUMED BEARING OF S88°41'07"E, A DISTANCE OF 717.53 FEET, TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ON THE NORTH LINE OF SAID SECTION 29, BEARING S88°41'07"E, A DISTANCE OF 288.00 FEET, THENCE BEARING S01°46'50"W, ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 426.00 FEET, THENCE BEARING N88°41'07"W, ON A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 288.00 FEET, THENCE BEARING N01°46'50"E, ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 426.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 2.81 ACRES, MORE OR LESS

AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND, AS DESCRIBED IN DEED BOOK 29, PAGE 503, AS FOLLOWS:

A TRACT OF LAND 100 FEET IN WIDTH ACROSS THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER, OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., BEING 50 FEET ON EACH SIDE OF AND AT RIGHT ANGLES TO A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 29, WHICH IS 424.8 FEET SOUTH OF THE NORTHEAST QUARTER OF SAID SECTION 29, THENCE N72°52'W, A DISTANCE OF 305.00 FEET, THENCE N28°01'W, A DISTANCE OF 378.6 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29, WHICH IS 479 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 29, CONTAINING 1.57 ACRES, MORE OR LESS



- ① DRAINAGE DITCH HAS BEEN BURIED. LOCATION BASED OFF OF AERIAL PHOTO AND DISTANCE FROM EXISTING SID NO. 4-A SURVEYED MANHOLE LOCATIONS
- ② ACTUAL SURVEYED LOCATION OF SID NO. 4-A SANITARY SEWER LINE AND 10' EASEMENT BASED OFF OF DISTANCE FROM EXISTING MANHOLE LOCATIONS
- ③ SID DISTRICT NO. 4-A: RECORDED IN MISC. BOOK 95 PAGE 240. EASEMENT BASED OFF OF THE WARRANTY DEED LOCATION OF DRAINAGE DISTRICT NO. 2 IN DEED BOOK 29 PAGE 503
- ④ 1.57 ACRE± EXCEPTED AREA - DRAINAGE DISTRICT NUMBER TWO: CENTERLINE BASED ON WARRANTY DEED RECORDED IN DEED BOOK 29 PAGE 503. 50' EACH SIDE OF CENTERLINE

GENERAL NOTES:
1. THE RECORDED WARRANTY DEED DESCRIPTION OF DRAINAGE DISTRICT NO. 2 DOES NOT APPEAR TO MATCH THE 'AS BUILT' LOCATION OF THE CENTERLINE OF THE, NOW BURIED, DITCH. SID NO. 4-A EASEMENT (MISC. BOOK 95 PAGE 240) APPEARS TO BE BASED OFF OF THE 'AS BUILT' LOCATION OF DRAINAGE DISTRICT NO. 2 AND NOT THE RECORDED LOCATION (DEED BOOK 29 PAGE 503)

2. 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.

SURVEYOR'S CERTIFICATE

I, Gregg M. Schilz, a Nebraska Registered Land Surveyor, hereby certify I, or under my direct supervision, have surveyed THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGES 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, EXCEPT FOR THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE EASTERLY ON THE NORTH LINE OF SAID SECTION 29, ON AN ASSUMED BEARING OF S88°41'07"E, A DISTANCE OF 717.53 FEET, TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ON THE NORTH LINE OF SAID SECTION 29, BEARING S88°41'07"E, A DISTANCE OF 288.00 FEET, THENCE BEARING S01°46'50"W, ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 426.00 FEET, THENCE BEARING N88°41'07"W, ON A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 288.00 FEET, THENCE BEARING N01°46'50"E, ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 426.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 2.81 ACRES, MORE OR LESS;

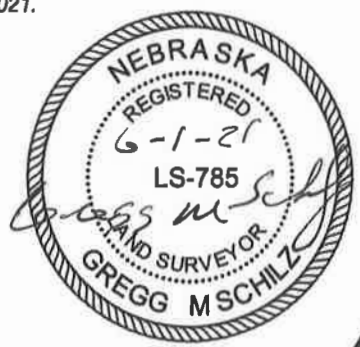
AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND, AS DESCRIBED IN DEED BOOK 29, PAGE 503, AS FOLLOWS:

A TRACT OF LAND 100 FEET IN WIDTH ACROSS THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER, OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., BEING 50 FEET ON EACH SIDE OF AND AT RIGHT ANGLES TO A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 29, WHICH IS 424.8 FEET SOUTH OF THE NORTHEAST QUARTER OF SAID SECTION 29, THENCE N72°52'W, A DISTANCE OF 305.00 FEET, THENCE N28°01'W, A DISTANCE OF 378.6 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29, WHICH IS 479 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 29, CONTAINING 1.57 ACRES, MORE OR LESS

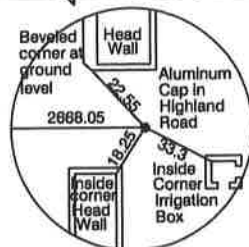
That the accompanying plat is a true delineation of said survey drawn to a scale of 400 feet to the inch. That all dimensions are in feet and decimals. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 1st day of June, 2021.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz
Gregg M. Schilz, Nebraska Registered Land Surveyor, L. S. 785



NORTH QUARTER CORNER
Section 29, 22N-R54W
Found Aluminum Cap



SURVEYOR'S CERTIFICATE

I, Gregg M. Schilz, a Nebraska Registered Land Surveyor, hereby certify I, or under my direct supervision, have surveyed A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

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AND SAID TRACT TO INCLUDE A PIVOT IRRIGATION EASEMENT (0.05 ACRES±) AS SHOWN ON THE ACCOMPANYING SURVEY

That the accompanying plat is a true delineation of said survey drawn to a scale of 50 feet to the inch. That all corners found or set are marked as shown. That all dimensions are in feet and decimals.

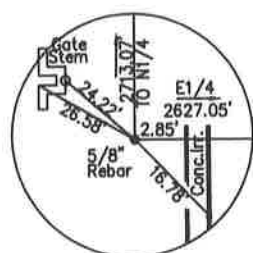
WITNESS MY HAND AND SEAL this 1st day of JUNE, 2021.
FOR THE FIRM OF M.C. SCHAFF & ASSOCIATES, INC.

Gregg M. Schilz
Gregg M. Schilz, Nebraska Registered Land Surveyor, L. S. 785

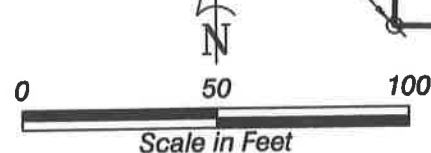


LEGEND

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING PROPERTY CORNER, AS NOTED
- SET 5/8" X 24" REBAR W/CAP
- EASEMENT LINES
- STRUCTURES
- ROW
- RIGHT OF WAY RECORD
- WELL
- YARD HYDRANT



CENTER OF SECTION
Section 29, 22N-R54W
Found 5/8" Rebar



2669.85'
S88°41'07"E
(Assumed)

717.53'

288.00'

1664.12'

HIGHLAND ROAD 33.00' ROW

Overhead
Electric Lines

Address:
240024 Frank Drive
SCOTTSBLUFF, NE 69361

Concrete Drive

Existing
Boundary

APPROXIMATE
DRAIN FIELD
LOCATION

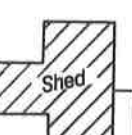
Well House



Garage



CONCRETE
SEPTIC TANK



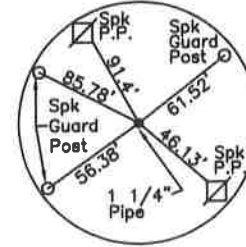
4" PVC
Cleanout

TOTAL AREA 2.81 ACRES±
ROW & EASEMENT AREA - 0.27 ACRES±
NET AREA = 2.54 ACRES±

NOTE: Easements of
Record, if any, are not
shown on this survey plat.

TRACT IN NORTHWEST QUARTER
OF THE NORTHEAST QUARTER
OF SECTION 29, T22N-R54W
SCOTTS BLUFF COUNTY, NE
JOB# RM210133-00

NORTHEAST CORNER
Section 29, T22N-R54W
Found 1-1/4" Pipe



Proposed
Boundary

40.43'
N67°20'20"E

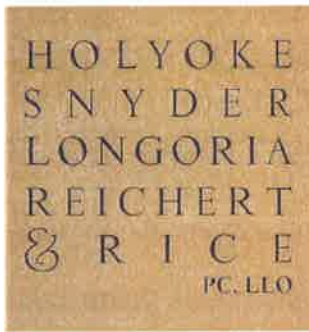
122.94'
N13°57'21"W

141.20'

426.00'
S01°46'50"W

187.56'
S01°46'50"W

426.00'
N01°46'50"E



Attorneys At Law
1714 Second Avenue
Post Office Box 2424
Scottsbluff, NE 69363-2424

Telephone: (308) 635-5000
Facsimile: (308) 635-8000
www.panhandlejustice.com

Thomas T. Holyoke
Andrew W. Snyder
Jonas I. Longoria
Katy A. Reichert
Brendan J. Rice*

*Licensed in Nebraska & Wyoming

May 13, 2021

Mr. Gregg Schilz
MC Schaff
818 South Beltline Highway East
Scottsbluff, NE 69361

Re: Ownership of lands situated in the NE¼, Section 29, Township 22 North,
Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska

Dear Mr. Schilz:

I am writing on behalf of my client, Frank Properties 2, LLC, a Nebraska limited liability company, in response to your request to evaluate the ownership of lands referenced above.

From a review of the records of the Register of Deeds of Scotts Bluff County, Nebraska, I have identified two (2) recent deeds which are dispositive as to ownership of the subject real estate. The first of which is Instrument Number 2020-2862, recorded on June 25, 2020. This deed conveys multiple parcels of real property located in Scotts Bluff County. In particular, one of these parcels is the entire East Half of the Northeast Quarter of Section 29, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

The second deed in consideration is Instrument Number 2020-2945 which conveys the entirety of the West Half of the Northeast Quarter of Section 29, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska. While the west half technically consists of two (2) separate tax parcels, 25057 and 25065, representing the farm ground and the homesite respectively, both parcels were conveyed by the same deed.

Both of the foregoing deeds were executed by Bryan Frank, Successor Trustee of the Connie Frank Trust, during the course of administering Connie's estate. Bryan had the requisite authority under Nebraska law to execute such deeds as the Successor Trustee.

My opinion is that Frank Properties 2, LLC, is the owner of the full fee simple interest in and to the entirety of the Northeast Quarter of Section 29, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska. Should you have any further comments or questions, or need more information from me, please do not hesitate to ask. Thank you.

Mr. Gregg Schilz
Page 2 of 2
May 13, 2021

Very Truly Yours,

A handwritten signature in dark ink, appearing to read "Brendan J. Rice", written in a cursive style.

Brendan J. Rice

BJR:sq

Taxes Due

Served by WEBSERVER-1

 0  Step 5 of 8

Scotts Bluff County

Parcel	Name
0010025065	FRANK PROPERTIES 2 LLC PO BOX 2395 SCOTTSBLUFF NE 69363

Legal
PT W 1/2 NE 29-22-54 (.71) 240024 FRANK DR 0.710 ACRES

Payment Information

Select which payment(s) you would like to make and click on continue.

[Interest Calculator](#) 

[Tax Breakdown](#) 

Delinquency Dates

1st Half: 05/01/2021

2nd Half: 09/01/2021

Parcel Information

Tax District	68
Levy	1.99420000
Value	\$ 225,380
Tax Sale(s)	

Tax Information

Gross Tax Assessed	\$ 4,494.54
Exemption/Credit	\$ 230.36
Net Tax	\$ 4,264.18

Year: 2020 Statement: 5476

Net Tax Due	\$ 4,264.18
First Payment	\$ 0.00
Second Payment	\$ 2,132.09
Unpaid Tax Due	\$ 2,132.09

Real Estate Tax

Receipt Date 4/26/2021
Pay Second Half

Receipt date is the business date the payment was posted, not the date received from the taxpayer.

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Taxes Due

Served by WEBSERVER-1

0 Step 5 of 8

Scotts Bluff County

Parcel	Name
0010025057	FRANK PROPERTIES 2 LLC PO BOX 2395 SCOTTSBLUFF NE 69363

Legal
PT W1/2 NE 29-22-54 (81.62) 240051 FRANK DR 81.620 ACRES

Payment Information
Select which payment(s) you would like to make and click on continue.

Interest Calculator

Tax Breakdown

Delinquency Dates
1st Half: 05/01/2021
2nd Half: 09/01/2021

Parcel Information

Tax District
Levy
Value
Tax Sale(s)

68
1.99420000
\$ 287,119

Tax Information

Gross Tax Assessed	\$ 5,725.74
Exemption/Credit	\$ 331.66
Net Tax	\$ 5,394.08

Year: 2020 Statement: 5475

Net Tax Due
First Payment
Second Payment
Unpaid Tax Due

Real Estate Tax

\$ 5,394.08
\$ 0.00
\$ 2,697.04
\$ 2,697.04

Receipt Date 4/27/2021
[Pay Second Half](#)

Receipt date is the business date the payment was posted, not the date received from the taxpayer.

The following is provided for your information.
▶ This property contains drainage assessment.

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Taxes Due

Served by WEBSERVER-1

 0  Step 5 of 8

Scotts Bluff County

Parcel 0010025049
Name FRANK PROPERTIES 2 LLC
PO BOX 2395
SCOTTSBLUFF NE 69363

Legal
E1/2 NE 29 22 54 (83.18)
29-22-54
83.180 ACRES

Payment Information

Select which payment(s) you would like to make and click on continue.

[Interest Calculator](#) 

[Tax Breakdown](#) 

Delinquency Dates

1st Half: 05/01/2021

2nd Half: 09/01/2021

Parcel Information

Tax District
Levy
Value
Tax Sale(s)

68
1.99420000
\$ 160,678

Tax Information

Gross Tax Assessed \$ 3,204.24
Exemption/Credit \$ 197.06
Net Tax \$ 3,007.18

Year: 2020 Statement: 5474

Net Tax Due
First Payment
Second Payment
Unpaid Tax Due

Real Estate Tax

\$ 3,007.18
\$ 0.00 Receipt Date 4/27/2021
\$ 1,503.59 [Pay Second Half](#)
\$ 1,503.59

Receipt date is the business date the payment was posted, not the date received from the taxpayer.

The following is provided for your information.

☒ This property contains drainage assessment.

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City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: June 29, 2021 For Hearing of: July 12, 2021



I. GENERAL INFORMATION

- A. Applicant:** Frank Properties 2, LLC
PO Box 2395
Scottsbluff, NE 69361
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Request for Creation of an Agricultural Estate Dwelling Site at 80497 CR 22
- D. Legal Description:** A tract of land located in the Northwest Quarter of the Northeast Quarter of Section 29, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.
- E. Location:** 240024 Frank Drive. South of intersection of Highland Road and Bridge Road
- F. Existing Zoning & Land Use:** A-Agricultural. This site is a farmstead and farm ground.
- G. Size of Site:** AEDS: Total Area: Approximately 2.81 Acres | Net Area: Approximately 2.54 Acres
Agricultural/Vacant Land to be Reserved: Total Area: Approximately 166.05 Acres
Net Area: Approximately 157.97 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-1B Rural Residential Estate C-3 Heavy Commercial	Single-Family Dwellings
East	Rural	A-Agricultural	Farm Ground
South	Rural	A -Agricultural	Farm Ground
West	Rural	A -Agricultural	Farm Ground

B. Relevant Case History

1. N/A

III. ANALYSIS

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

B. Traffic & Access:

1. Current access to site is from frontage to CR 22.
2. The proposed AEDS will have a width of 225 feet along County Road 22.

C. Utilities:

1. The AEDS is located in the extra-territorial jurisdiction and is not served by sewer or stormwater utilities.
2. The AEDS could access to a city water main on the northside of Highland Road

IV. STAFF COMMENTS

- A.** The reserved area comprises of two parcels owned by the applicant. Each parcel is currently more than 80 acres. The parcel surrounding the proposed AEDS will decrease to below 80 acres if the AEDS is approved.
- B.** An irrigation easement will be created on the new AEDS.

V. FINDINGS OF FACT

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

1. The agricultural use and AEDS designation are consistent with the Comprehensive Plan Future Land Use Map.
2. The expansion of the existing farmstead parcel will result in all farm buildings to be on a single parcel.
3. The AEDS will not create any nonconforming yards or structures.
4. The plan meets the minimum requirements of code.
5. The reserved agricultural land exceeds the minimum requirement.

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

1. None foreseen

VI. STAFF RECCOMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve the Agricultural Estate Dwelling designation of a tract of land described as a tract of land located in the Northwest Quarter of the Northeast Quarter of Section 29, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

VII. PUBLIC NOTIFICATION

- A.** Notification letters were mailed to property owners within 300 feet of the proposed AEDS. Ten (10) letters were mailed in total. One sign was posted on the property more than 10 days before the date of the meeting indicated the date, time, and place of the public hearing.



Bureau of Land Management, Nebraska Game & Parks Commission, Esri
Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Proposed Changes

Street Centerline

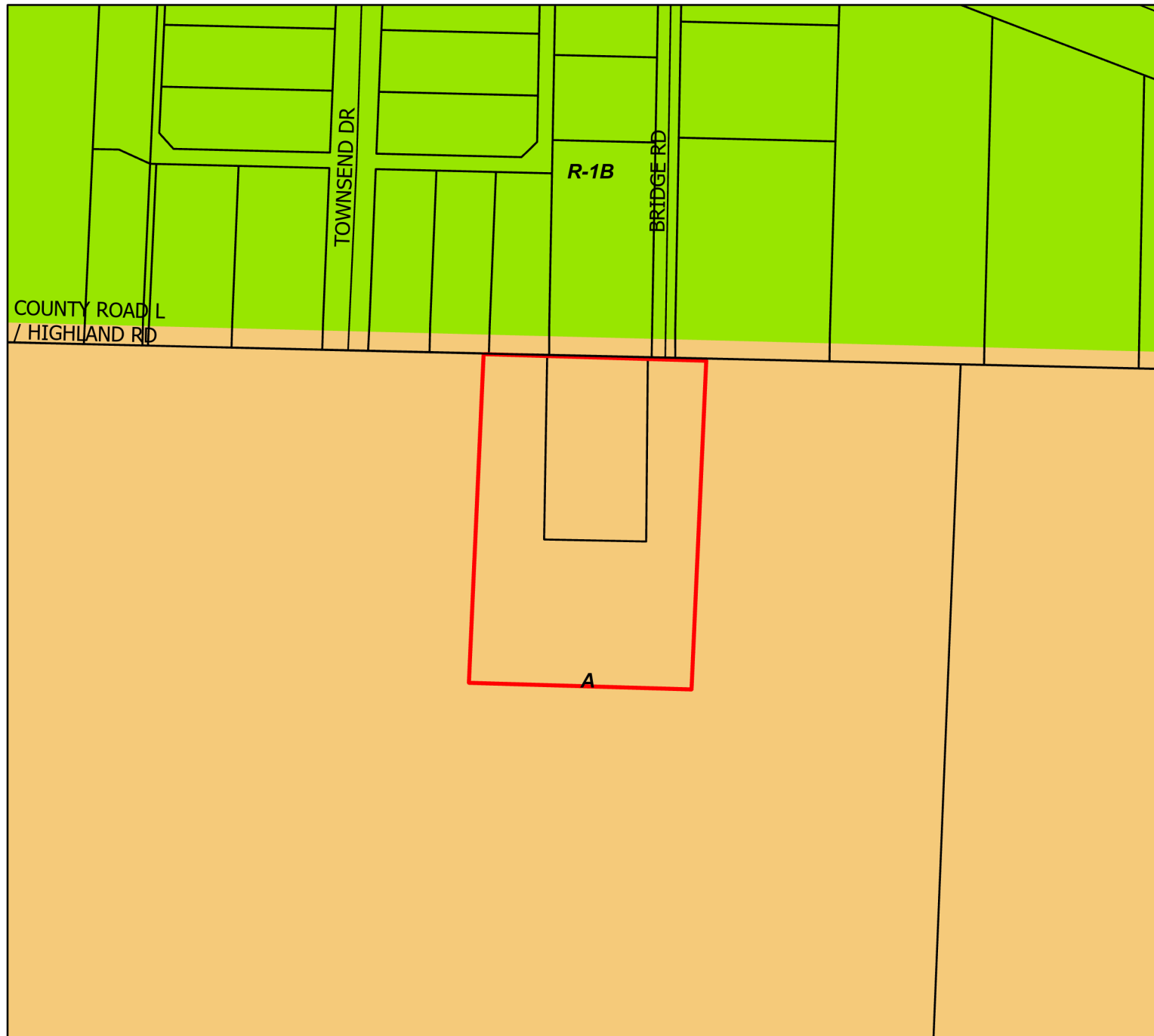
Highway

Main Road

Residential

Taylor Stephens
City of Scottsbluff GIS
Created on July 2nd, 2021
Coordinate System:
NAD 1983 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.



Street Centerline

- Highway
- Main Road
- Residential
- Proposed Changes
- Parcel Boundaries

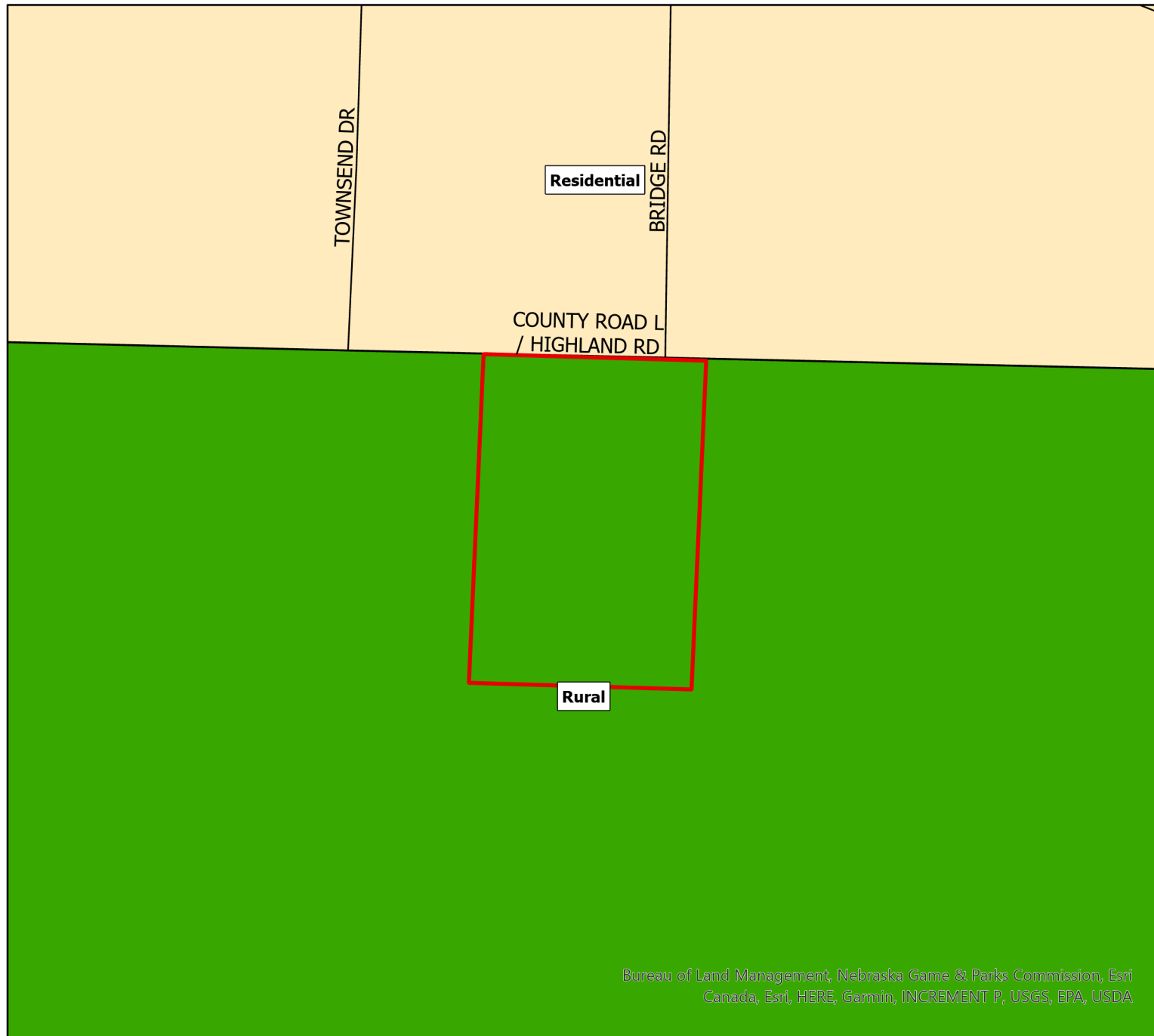
Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

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2016 Comp. Plan Future Land Use Overview



Street Centerline

- Highway
- Main Road
- Residential

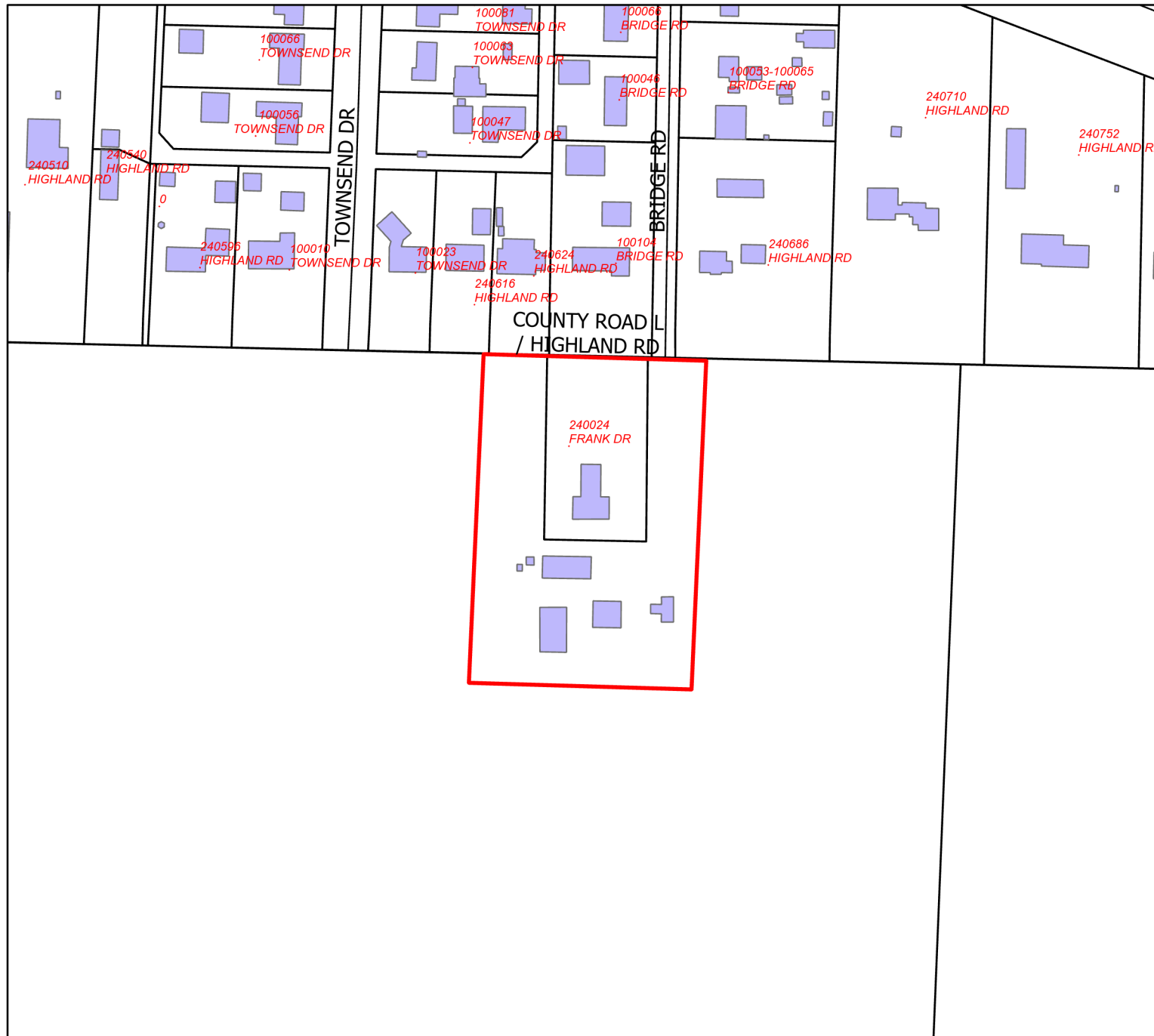
2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Proposed Changes

Bureau of Land Management, Nebraska Game & Parks Commission, Esri
Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Taylor Stephens
City of Scottsbluff GIS
Created on July 2nd, 2021
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NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

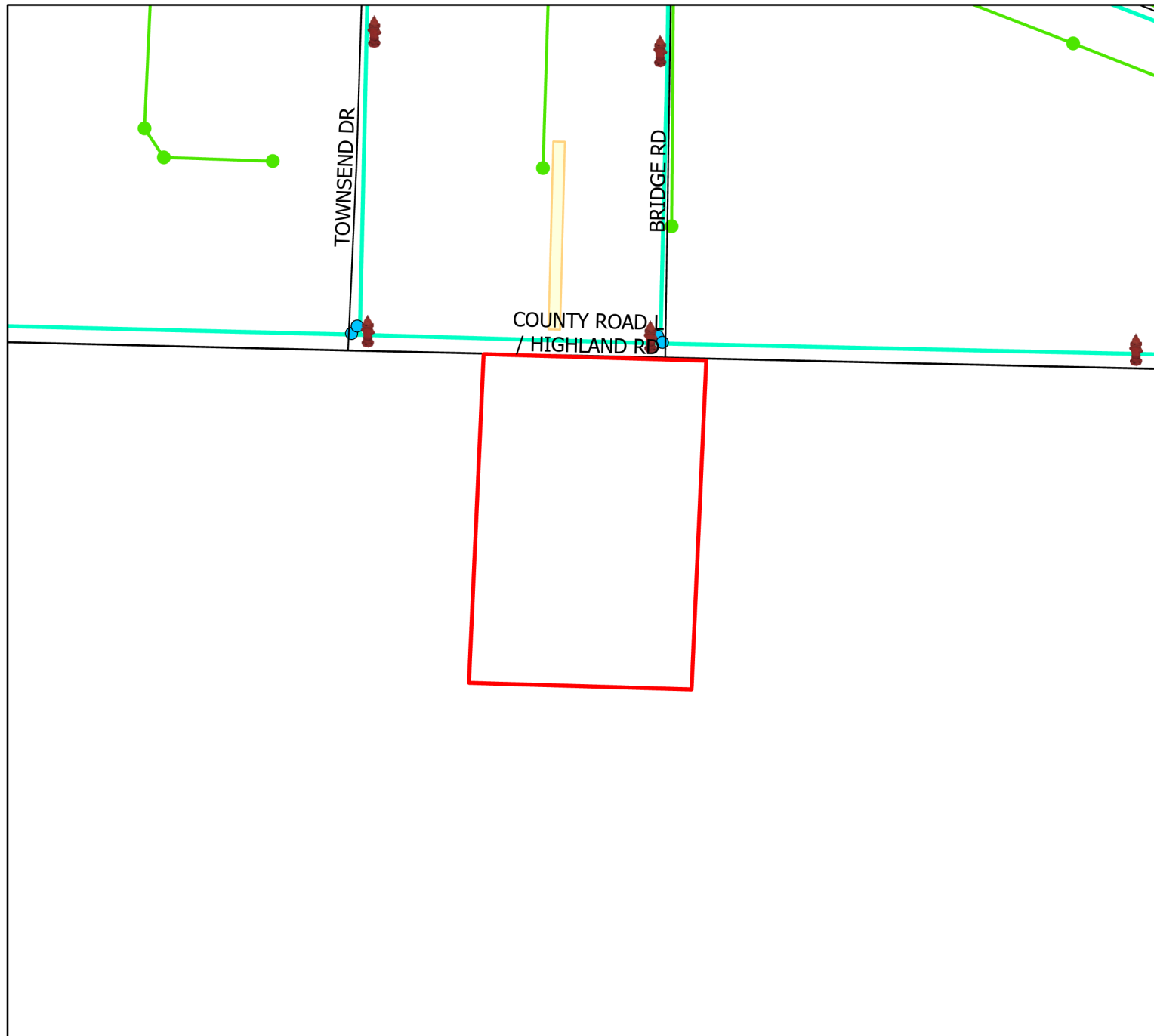
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



- Proposed Changes
- Street Centerline**
- Highway
- Main Road
- Residential
- Building
- Parcel Boundaries

Taylor Stephens
City of Scottsbluff GIS
Created on July 2nd, 2021
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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- Proposed Changes
- Street Centerline
- Highway
- Main Road
- Residential
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- ▶ Stormwater Arc
- Easement

Taylor Stephens
City of Scottsbluff GIS
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Lambert Conformal Conic

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City of Scottsbluff, Nebraska

Monday, July 12, 2021

Regular Meeting

Item New Bus3

Request for creation of an AEDS within Agricultural Zone located at 80497 County Road 22 situated in the South Half of the South Half of the Northwest Quarter of Section 12, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, NE from an Agricultural Zone to AEDS. Total 2.29 acres.

Staff Contact: Zachary Glaubius, Planning Administrator

5. **INTENT** (Must have one or more of the following; each should be specifically described):

a). An existing farmstead site (describe previous use) _____

b). A conveyance to a farm-ranch owner's relative (set out the names of the relatives and relationship to the owner): _____

c). A conveyance to a farm-ranch owner, to be used for dwelling purposes for that farm-ranch owner:
Splitting off 2.29 acres from the farm ground so the owner can sell off the dwelling site

d). Marginal usage land (describe completely as to the reason such land is "marginal use"):

6. **ACCESS TO PUBLIC ROAD** (Describe access: Must have a minimum width of 150 feet on an existing dedicated public road; or if an interior section type, there must be an access road of at least 25 feet in width. Also, access roads on the dedicated public road must be

225.00 feet on the west side of property (County Road 22)

7. **PRELIMINARY PLAN REQUIREMENTS** (Following procedures in Scottsbluff Municipal Code Book of the City of Scottsbluff Subdivision Regulations, as required by the City of Scottsbluff Development Services Department):

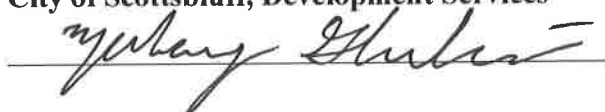
8. **REQUIREMENT**: Before any action can be taken, applicant shall submit a receipt from the Scotts Bluff County Treasurer's Office showing that the current property taxes have been paid.

CITY OF SCOTTSBLUFF
AGRICULTURAL ESTATE DWELLING SITE APPLICATION
AGRICULTURAL – ET ZONING DISTRICT

9. **NOTE:** Assuming that the City of Scottsbluff Planning Commission and City Council approve the referenced application for the creation of an Agricultural Estate Dwelling Site, then the applicant therein is required to have recorded for public record, at the direction of the City of Scottsbluff City Council, a "CERTIFICATE", which sets out the action taken by the Commission and Council (at the cost of the applicant). Furthermore, there shall be a clear understanding that as to the referenced legal description (paragraph 3, above), a request for an Agricultural Estate Dwelling Site shall be granted ONE TIME ONLY, so as to carry out the intent as expressed in Section 25-3-19.1 of the Scottsbluff Municipal Code Zoning Regulations. Furthermore, in the event that the Agricultural Estate Dwelling Site is no longer actually used for the purpose in existence upon giving of such approval, then it is understood that the approval granted by the City Council shall be automatically revoked.

Owner Name: Kelly Becker (Kel Kim Farms Inc.)
Address: 80436 CR 24
City/State: Scottsbluff, Nebraska 69361
Telephone: 308-631-4622
Email Address: kebecker42@yahoo.com
Signature: ☒ 
Ag-Estate Address: 80497 CR 22
City/State: Scottsbluff, Nebraska 69361

City of Scottsbluff, Development Services



RECEIVED:

Date: 6-15-2021

Receipt #: R00250867 + 68

Filing Fee - \$100.00

Public Hearing Notifications per Property Owner \$3.00 each (6)

2.29 ACRE LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE NORTHERLY ON THE WEST LINE OF SAID QUARTER SECTION, ON AN ASSUMED BEARING OF N02°08'18"E, A DISTANCE OF 225.00 FEET, THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, BEARING S88°04'17"E, A DISTANCE OF 443.00 FEET, THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, BEARING S02°08'18"W, A DISTANCE OF 225.00 FEET, THENCE WESTERLY ON THE SOUTH LINE OF SAID QUARTER SECTION, BEARING N88°04'17"W, A DISTANCE OF 443.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 2.29 ACRES, MORE OR LESS.

REMAINDER ACRE LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, CONTAINING AN AREA OF 40.70 ACRES, MORE OR LESS.

EXCEPT FOR THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TRACT IN S1/2 OF THE S1/2 OF
THE NORTHWEST QUARTER OF
SECTION 12, T22N-R55W
SCOTTS BLUFF COUNTY, NEBRASKA
JOB# RM210174-00

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6th P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE NORTHERLY ON THE WEST LINE OF SAID QUARTER SECTION, ON AN ASSUMED BEARING OF N02°08'18"E, A DISTANCE OF 225.00 FEET, THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, BEARING S88°04'17"E, A DISTANCE OF 443.00 FEET, THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, BEARING S02°08'18"W, A DISTANCE OF 225.00 FEET, THENCE WESTERLY ON THE SOUTH LINE OF SAID QUARTER SECTION, BEARING N88°04'17"W, A DISTANCE OF 443.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 2.29 ACRES, MORE OR LESS.

WITNESS MY HAND AND SEAL this 14th day of JUNE, 2021.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz, Nebraska Registered Land Surveyor, L. S. 785



Diagram illustrating the West Quarter Corner. The corner is defined by the intersection of the face of mailbox at grade level, pipe level, 5/8" Rebar w/ Alum. Cap, Svc. Pole, Gate Stern, and Spk. P.P. The angles shown are 60.62°, 114.4°, 38.90°, and 47.25°.

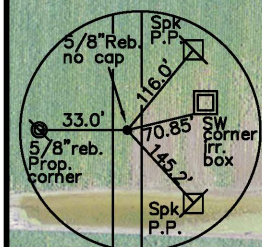
**NOTE: Easements of Record,
if any, are not shown on this
survey plat.**

	EXISTING QUARTER SECTION CORNER, AS NOTED
	EXISTING SIXTEENTH SECTION CORNER, AS NOTED
	SET 5/8" X 24" REBAR W/CAP
	EXISTING CENTERLINE AS NOTED
	EXISTING FENCELINE
	EASEMENT LINES
	OVERHEAD ELECTRIC LINE
	STRUCTURES
ROW	RIGHT OF WAY
R	RECORD
M	MEASURED
	WELL
	YARD HYDRANT
	CLEANOUT, AS NOTED
	POWER POLE
	TELEPHONE UTILITY MARKER

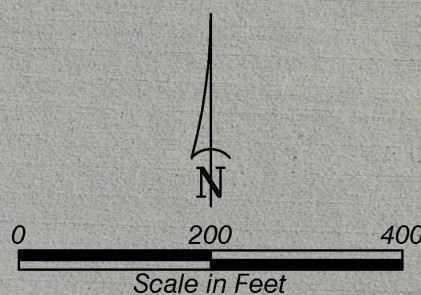
CENTER QUARTER
SECT. 12, T22N-55W
EXISTING 5/8" REBAR

CENTER QUARTER CORNER
SECT. 12, T22N-55W
EXISTING 5/8" REBAR W/ CAP

NOTE: Easements of Record, if any, are not shown on this survey plat.

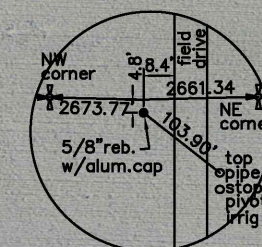


NORTH SIXTEENTH CORNER OF THE NORTHWEST SECTION CORNER SECT. 12, T22N-55W Found 5/8" Rebar



- LEGEND**
- EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - EXISTING CENTERLINE AS NOTED
 - EASEMENT LINES
 - ROW RIGHT OF WAY
 - R RECORD
 - M MEASURED

TRACT IN S1/2 OF THE S1/2 OF THE NORTHWEST QUARTER OF SECTION 12, T22N-R55W SCOTTS BLUFF COUNTY, NEBRASKA JOB# RM210174-00



NORTH QUARTER SECTION CORNER SECT. 12, T22N-55W Found 5/8" Rebar W/ 2-1/2" ALUMINUM CAP

REMAINDER ACRE LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CENTER NORTH SIXTEENTH SECTION CORNER SECT. 12, T22N-55W -For reference, no monument found or set

CENTER SOUTH NORTH SIXTYFOURTH SECTION CORNER SECT. 12, T22N-55W For reference only, no monument found or set

2670.42'
S88°01'31"E

TOTAL AREA 38.41 ACRES±

IRRIGATION EASEMENT

443.00'
S88°04'17"E

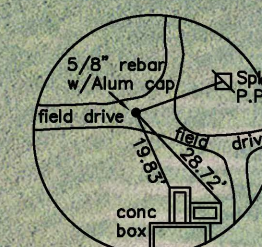
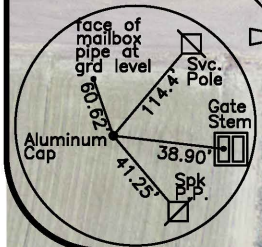
AEDS Address:
80497 CR22
SCOTTSBLUFF, NE

2.29± Acre Tract

30.00'
U.E.

COUNTY ROAD 22 133.00' ROW
C1 Buried Irrigation Pipe

WEST QUARTER CORNER SECT. 12, T22N-55W EXIST. ALUM CAP



CENTER QUARTER CORNER SECT. 12, T22N-55W EXISTING 5/8" REBAR W/ ALUMINUM CAP



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY

File: 2210225

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

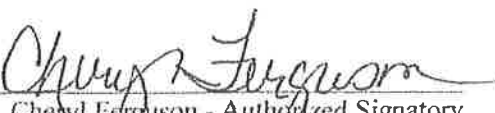
If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By


ATTEST

Secretary

Countersigned: 
Cheryl Ferguson - Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form
72C276B27

ALTA Commitment for Title Insurance 8-1-16 w- NE Mod

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C276B27

ALTA Commitment for Title Insurance 8-1-16 w- NE Mod

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CHICAGO TITLE INSURANCE COMPANY

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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72C276B27

ALTA Commitment for Title Insurance 8-1-16 w- NE Mod

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CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Ferguson Title Services

Issuing Office: 1720 2nd Ave ~ P.O. Box 92, Scottsbluff, NE 69363-0092

Commitment No.: 2210225

Loan ID:

Property Address: 80497 C.R. 22

Schedule A

File No. 2210225

1. Commitment Date: June 14, 2021 at 8:00 A.M.

2. Policy or Policies to be issued:

A. ALTA Owner's Policy (2006)

Amount: \$120,000.00

Premium: \$497.50

Proposed Insured: **SHANE ALLEN SMITH and MADISON RANAE HAWK**

B. ALTA Loan Policy (2006)

Amount: \$155,000.00

Premium: \$145.00

Proposed Insured: **PLATTE VALLEY BANK, its successors and/or assigns as their respective interests may appear**

3. The estate or interest in the land described or referred to in this commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:

KEL KIM FARMS, INC., a Nebraska Corporation

4. The land referred to in the Commitment is described as follows:

In Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska:
Section 12: S½S½NW¼

NOTE: We understand that the foregoing legal description will be modified to include less land in the proposed transaction and the legal description will be modified at such time as we are furnished a current survey, sufficient to the company.

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Page 1





CHICAGO TITLE INSURANCE COMPANY

File No. 2210225

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
 2. Pay the agreed amount for the estate or interest to be insured.
 3. Pay the premiums, fees, and charges for the Policy to the Company.
 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- A. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
1. Real Estate Taxes for 2020 and all prior years are paid in full. Real Estate Taxes for 2021 are accruing. (Tax ID No. 0010027459) *Note These figures are for informational purposes only.
NOTE: MORE LAND INCLUDED
- B. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:
1. Proper approval by the appropriate governing body of Scotts Bluff County, Nebraska to subdivide a current parcel of real estate into a tract of tracts less than 20 acres.
 2. Proper recordation of a survey describing the tract of land referred to herein as Item No. 4 on Schedule A.
 3. Proper Deed of Conveyance from KEL KIM FARMS, INC., a Nebraska Corporation, to SHANE ALLEN SMITH and MADISON RANAE HAWK.
 4. Proper Construction Deed of Trust from SHANE ALLEN SMITH, and spouse if any, and MADISON RANAE HAWK, and spouse if any, as Trustors, to PLATTE VALLEY BANK, its successors and/or assigns as their respective interests may appear, as Trustee, for the benefit of PLATTE VALLEY BANK, its successors and/or assigns as their respective interests may appear, as Beneficiary, to secure \$155,000.00.
 5. Recordation of a proper Notice of Commencement immediately subsequent (after) the recordation of the Construction Deed of Trust as Described at Item No. 1.
 6. Proper Partial Reconveyance of the Deed of Trust from KEL KIM FARMS, INC., a Nebraska Corporation, as Trustor, to WESTERN STATES BANK, as Trustee, for the benefit of WESTERN STATES BANK, as Beneficiary, to secure \$473,817.31, dated May 10, 2021, and recorded May 10, 2021 as Instrument No. 2021-2528 of the records of Scotts Bluff County, Nebraska.

(Continued on the following Page)

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Page 1





CHICAGO TITLE INSURANCE COMPANY

File No. 2210225

(Continued from Page 1)

7. Provide a copy of the Corporate Resolution of KEL KIM FARMS, INC., a Nebraska Corporation, authorizing the sale of said lands and the execution and delivery of a Deed of Conveyance by the President of the Corporation on behalf of the Corporation to the purchaser.
8. Provide for examination an authentic copy of the Articles of Incorporation or Contract, the Bylaws, and operating rules, along with amendments thereto, if any, for KEL KIM FARMS, INC., a Nebraska Corporation
9. Provide satisfactory evidence that KEL KIM FARMS, INC., a Nebraska Corporation, is in Good Standing with the Secretary of State of Nebraska.

*We reserve the right to make any additional requirements we deem necessary, after examining said documents.

End of Schedule B - Section 1

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File No. 2210225

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

*** Special Exceptions:**

(Special exceptions are those defects disclosed by a search of the title to this property for which no coverage is provided by this policy.)

7. Taxes for 2021 and subsequent years.
8. Irrigation Taxes not certified to the County Treasurer, if any.
9. All reservations as reserved in Patents issued by the United States of America and any and all reservations for minerals of any kind and type whatsoever and mineral conveyances and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgages and/or trust deeds wherein said mineral rights or oil and gas are used as security.
10. Rights of the public, State of Nebraska and the County in and to that portion of subject land taken or used for road purposes.
11. Rights of Irrigation Districts for irrigation canals, ditches, laterals and drains, if any.
12. Rights of tenants in possession under the terms of unrecorded leases.
13. No coverage is provided for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code office of the Secretary of State of the State of Nebraska.

(Continued on the following Page)

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Page 1





CHICAGO TITLE INSURANCE COMPANY

File No. 2210225

(Continued from Page 1)

14. Included within matters excluded by Exclusions from Coverage, Paragraph 1(a) are the consequences of any action brought under the Perishable Agricultural Commodities Act of 1930, as amended 7 USCS 499 et seq., the Packers and Stockyard Act of 1921, as amended, 7 U.S.C. § 181 et. seq., or any similar federal or state law.
15. Agreement by and between the FARMERS IRRIGATION DISTRICT and FRED HILPERT agent for BRECHT FARMS, dated February 8, 1993, recorded September 1, 1994 in Book "135", Page 77, of the Miscellaneous records of Scotts Bluff County, Nebraska.

End of Schedule B - Section 2

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Page 2



Ferguson Title Services, LLC1720 2nd Avenue ~ P.O. Box 92 • Scottsbluff • NE • 69363-0092

Ph: (308) 635-1300 • Fax: (308) 635-1900

INVOICE

TO: Ferguson Title Services, LLC
 1720 2nd Ave - P.O. Box 92
 Scottsbluff, NE 69363-0092

Date	Description	Total
	Commitment for Title Insurance	
	Policy premium for Loan/Mtg, Owner's \$ 120,000.00 Lender's \$ 155,000.00	\$ 642.50
	Buyer/Borrower: Shane Allen Smith and Madison Ranae Hawk Seller: Kel Kim Farms, Inc Lender: Platte Valley Bank	
	Brief Legal: T22 R55 S12 S2S2NW part , Scotts Bluff County, Nebraska.	
	Cancellation Fee - \$125.00	
	Minimum Due	\$642.50
	Amount Paid	\$
	Total Due	\$642.50

Sent Date: June 21, 2021
Order Date: June 15, 2021

Office:
Remarks: Attn: Brenda Anderson

Please make checks payable to Ferguson Title Services, LLC

Thank you for your business!



2021-2527

NUM INDEX _____
 COMPUTER _____
 PICTURED _____
 IMAGED _____

NEBRASKA DOCUMENTARY
 STAMP TAX
 May 10, 2021
 \$ 360.00 By JBauer

RECORDED
 SCOTTS BLUFF COUNTY, NE

Date May 10, 2021 Time 02:14 PM

Inst. 2021-2527

Jean A. Bauer
 REGISTER OF DEEDS
 ELECTRONICALLY RECORDED

NUM PAGES 7
 DOC TAX \$360.00 CHG _____
 FEES \$46.00 CHG _____
 TOTAL \$406.00
 REC'D Ferguson Title Services, LLC
 RET _____

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WARRANTY DEED**KNOW BY ALL MEN BY THESE PRESENTS THAT:**

SAMUEL E. DANKERS and CHERYL L. DANKERS, Trustees of the restated DANKERS FAMILY TRUST DATED August 27, 2019; DANA L. PAULEY, a single person; CHRISTINA BUSKIRK and DUANE BUSKIRK, husband and wife; JAMES W. PAULEY, JR., a non-domiciliary of the State of Nebraska concerning non-homestead property; JAY PAULEY, a non-domiciliary of the State of Nebraska concerning non-homestead property; and GINA KORDA, f/k/a GINA PAULEY, a non-domiciliary of the State of Nebraska concerning non-homestead property

hereinafter referred to as "Grantor", for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, confirm, and warrant unto:

KEL KIM FARMS, INC., a Nebraska Corporation

hereinafter "Grantee", the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

In Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska:
Section 12: S½S½NW¼

SUBJECT to all easements, right-of-ways, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises is free of all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same aforesaid; and to forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) on May 10, 2021.

Return to: Ferguson Title Services, LLC
 P.O. Box 92
 Scottsbluff, NE 69361

Dankers Family Trust, dated August 27, 2019

BY: *Samuel E. Dankers*
Samuel E. Dankers, Trustee

BY: *Cheryl L. Dankers*
Cheryl L. Dankers, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF SCOTTS BLUFF)

The foregoing instrument was acknowledged before me on May 4th, 2021, by Samuel E. Dankers and Cheryl L. Dankers, Trustees of the Dankers Family Trust, dated August 27, 2019.



Janice Newhoff
Notary Public

Return to: Ferguson Title Services, LLC
P.O. Box 92
Scottsbluff, NE 69361

Dana L. Pauley
Dana L. Pauley

STATE OF Nebraska)
COUNTY OF Scotts Bluff) ss.

The foregoing instrument was acknowledged before me on May 6, 2021, by Dana L. Pauley, a single person.



Janice Newhoff
Notary Public

Return to: Ferguson Title Services, LLC
P.O. Box 92
Scottsbluff, NE 69361

Christina Buskirk
Christina Buskirk

Duane Buskirk
Duane Buskirk

STATE OF NEBRASKA)
) ss.
COUNTY OF MORRILL)

The foregoing instrument was acknowledged before me on May 10, 2021, by Christina Buskirk and Duane Buskirk, husband and wife.



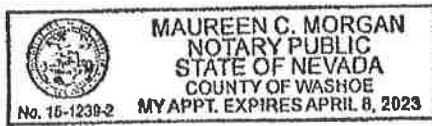
Janice Newhoff
Notary Public

Return to: Ferguson Title Services, LLC
P.O. Box 92
Scottsbluff, NE 69361

James W. Pauley, Jr.
James W. Pauley, Jr.

STATE OF NEVADA)
COUNTY OF WASHOE) ss.

The foregoing instrument was acknowledged before me on May 04, 2021, James W. Pauley, Jr., a non-domiciliary of the State of Nebraska concerning non-homestead property.



Maureen C. Morgan, Notary
Notary Public

Return to: Ferguson Title Services, LLC
P.O. Box 92
Scottsbluff, NE 69361


Jay Pauley

STATE OF Michigan)
COUNTY OF Osceola) ss.

The foregoing instrument was acknowledged before me on May 6, 2021, Jay Pauley, a non-domiciliary of the State of Nebraska concerning non-homestead property.


Notary Public

TONIA M. HARTLINE
Notary Public, State of Michigan
County of Osceola
My Commission Expires May 29, 2022
Acting in the County of Osceola

Return to: Ferguson Title Services, LLC
P.O. Box 92
Scottsbluff, NE 69361

Gina Korda
Gina Korda f/k/a Gina Pauley

STATE OF IL)
) ss.
COUNTY OF Will)

The foregoing instrument was acknowledged before me on May 7, 2021, Gina Korda f/k/a Gina Pauley, a non-domiciliary of the State of Nebraska concerning non-homestead property.



Natalie Stozek
Notary Public

Return to: Ferguson Title Services, LLC
P.O. Box 92
Scottsbluff, NE 69361

Taxes Due

Served by WEBSERVER-1

Scotts Bluff County

Parcel	Name	Legal
0010027459	DANKERS FAMILY TRUST CHRISTINA BUSKIRK, JAMES W PAULEY JR JAY PAULEY, GINA KORDA, DANA L PAULEY 37 ALLISON DR BELLA VISTA AR 72715	S1/2 S1/2 NW, 12-22-55 (40.53) 80497 CR 22 40.530 ACRES

Payment Information

Select which payment(s) you would like to make and click on continue.

Interest Calculator

Tax Breakdown

Delinquency Dates

1st Half: 05/01/2021

2nd Half: 09/01/2021

Parcel Information

Tax District
Levy
Value
Tax Sale(s)

68
1.99420000
\$ 134,340

Tax Information

Gross Tax Assessed \$ 2,679.02
Exemption/Credit \$ 155.08
Net Tax \$ 2,523.94

Year: 2020 Statement: 3833

Net Tax Due
First Payment
Second Payment
Unpaid Tax Due

Real Estate Tax

\$ 2,523.94
\$ 0.00 Receipt Date 12/10/2020
\$ 0.00 Receipt Date 12/10/2020
\$ 0.00

Receipt date is the business date the payment was posted, not the date received from the taxpayer.

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City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: June 30, 2021 For Hearing of: July 12, 2021



I. GENERAL INFORMATION

- A. Applicant:** Kelly Becker
80436 CR 24
Scottsbluff, NE 69361
- B. Property Owner:** Same as Applicant
- C. Proposal:** Request for Creation of an Agricultural Estate Dwelling Site at 80497 CR 22
- D. Legal Description:** A tract of land located in the South Half of the South Half of the Northwest Quarter of Section 12, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska
- E. Location:** 80497 CR 22. West of CR 22.
- F. Existing Zoning & Land Use:** A-Agricultural. This site is a farmstead and farm ground.
- G. Size of Site:** AEDS: Total Area: Approximately 2.29 Acres | Net Area: Approximately 2.02 Acres
Agricultural/Vacant Land to be Reserved: Total Area: Approximately 38.41 Acres
Net Area: Approximately 37.60 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	Rural	A -Agricultural	Farmstead and Farm Ground
East	Rural	A -Agricultural	Farm Ground
South	Residential	A -Agricultural	Farm Ground
West	Rural	A -Agricultural	Farmstead, Farm Ground

B. Relevant Case History

1. N/A

III. ANALYSIS

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

B. Traffic & Access:

1. Current access to site is from frontage to CR 22.
2. The proposed AEDS will have a width of 225 feet along County Road 22.

C. Utilities:

1. The AEDS is located in the extra-territorial jurisdiction and is not served by city utilities.

IV. STAFF COMMENTS

- A.** The total area of the reserved agricultural land is below the 80-acre requirement. Per 25-3-19.10d, the Planning Commission may permit the creation of an AEDS out of less than 80 acres of reserved land, in certain situations, in the event that the intent of AEDS is maintained.
- B.** An outbuilding crosses the existing southern property line.

V. FINDINGS OF FACT

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

1. The agricultural use and AEDS designation are consistent with the Comprehensive Plan Future Land Use Map.
2. The AEDS designation will not create any nonconforming yards or structures.
3. The reserved area is less than the required 80 acres, however the intent of the AEDS subsection is maintained.
4. The outbuilding crossing the property line is crossing an already existing property line.

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

1. The reserved agricultural land does not meet the 80 acres minimum requirement.
2. The existing nonconforming outbuilding will transfer to the AEDS parcel.

VI. STAFF RECCOMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve the Agricultural Estate Dwelling designation of a tract of land located in the South Half of the South Half of the Northwest Quarter of Section 12, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

VII. PUBLIC NOTIFICATION

- A.** Notification letters were mailed to property owners within 300 feet of the proposed AEDS. Ten (10) letters were mailed in total. One sign was posted on the property more than 10 days before the date of the meeting indicated the date, time, and place of the public hearing.



Bureau of Land Management, Nebraska Game & Parks Commission, Esri
Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Proposed Changes

Street Centerline

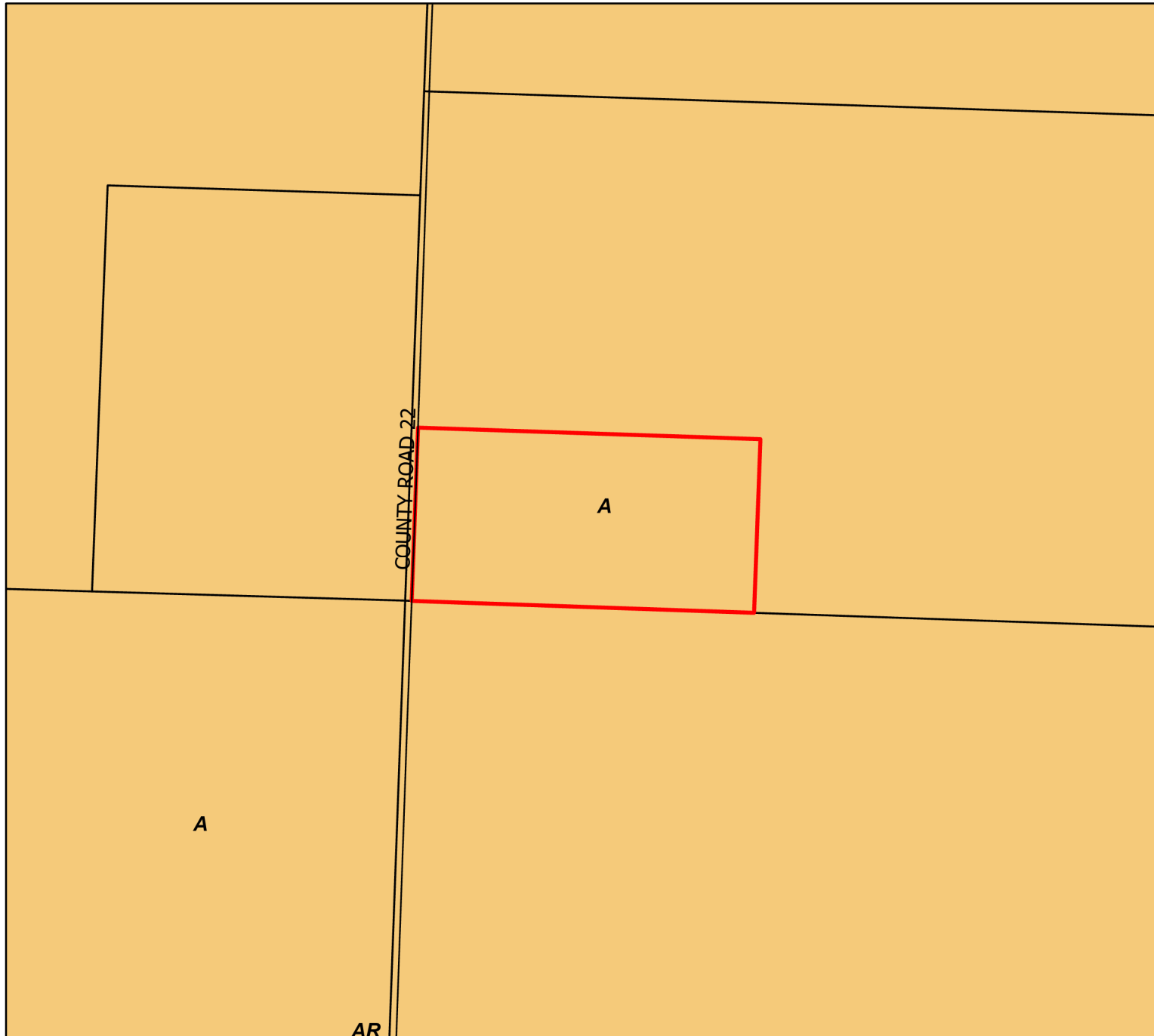
Highway

Main Road

Residential

Taylor Stephens
City of Scottsbluff GIS
Created on July 2nd, 2021
Coordinate System:
NAD 1983 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.



Street Centerline

- Highway
- Main Road
- Residential
- Proposed Changes
- Parcel Boundaries

Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

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2016 Comp. Plan Future Land Use Overview



Street Centerline

- Highway
- Main Road
- Residential

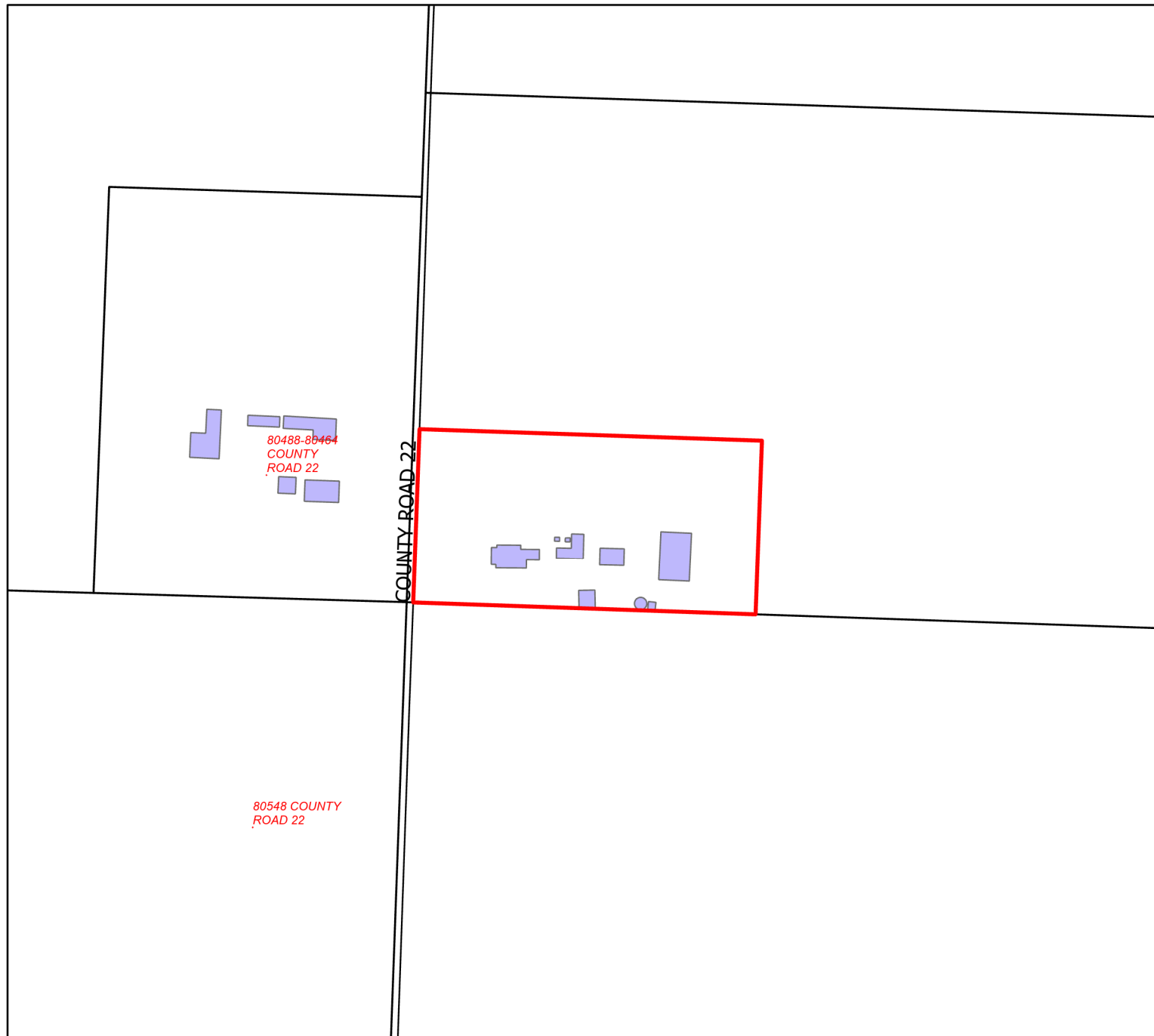
2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Proposed Changes

Bureau of Land Management, Nebraska Game & Parks Commission, Esri
Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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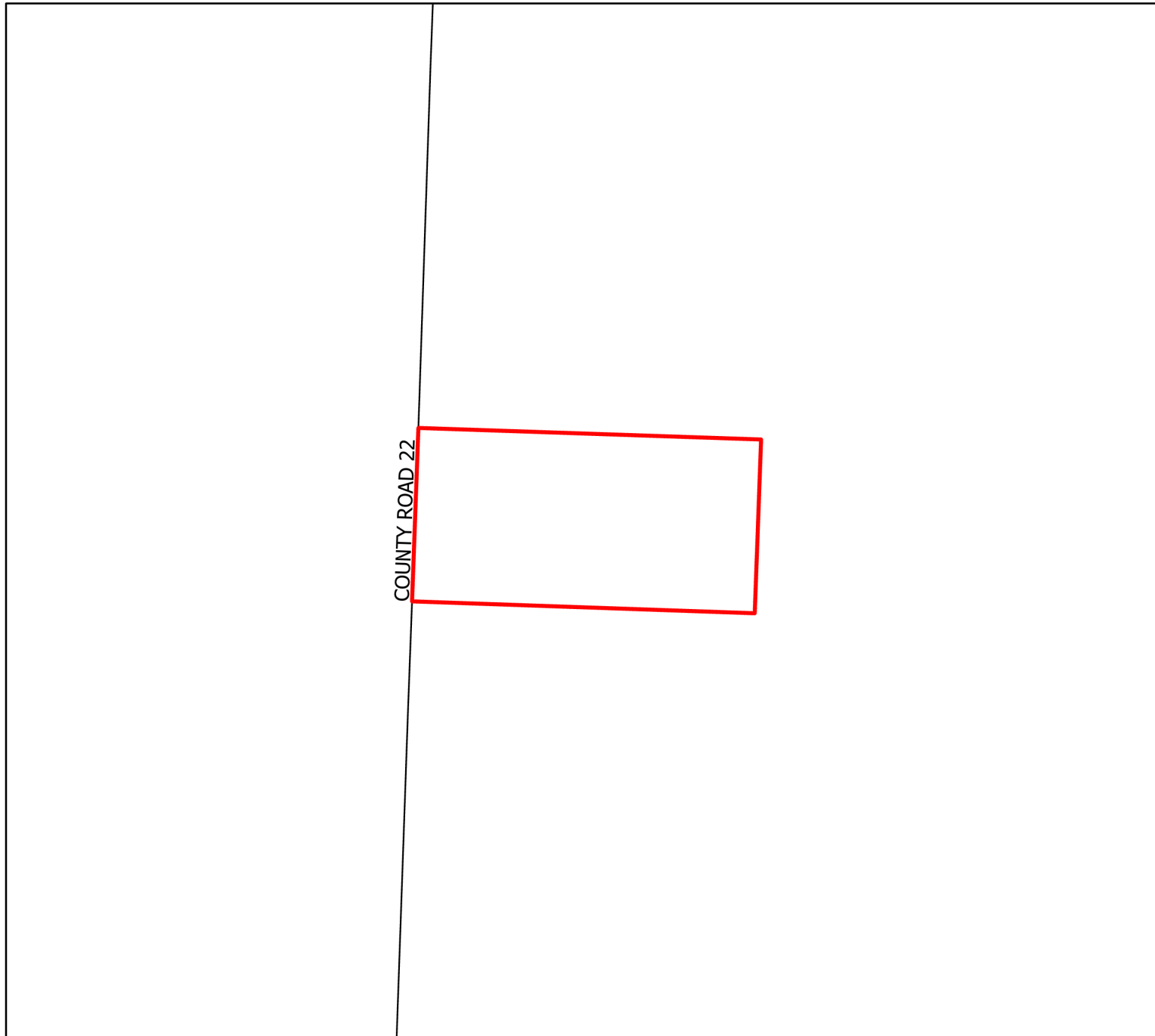
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



- Proposed Changes
- Street Centerline**
- Highway
- Main Road
- Residential
- Building
- Parcel Boundaries

Taylor Stephens
City of Scottsbluff GIS
Created on July 2nd, 2021
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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- Proposed Changes
- Street Centerline
- Highway
- Main Road
- Residential
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- ⬮ Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Easement

Taylor Stephens
City of Scottsbluff GIS
Created on July 2nd, 2021
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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