

**CITY OF SCOTTSBLUFF
Notice of Public Hearing**

Notice is given that the City of Scottsbluff City Council will hold a public hearing to determine whether the real estate described in this notice should be declared to be substandard and blighted, pursuant to the Nebraska Community Development Law.

The hearing will be held in the Scottsbluff City Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska, on November 6, 2017, at 6:05 p.m.

The property affected by this notice is properties and tracts of land within the general vicinity north and east of Burlington Northern Santa Fe (BNSF) Railroad, South of Highway 26, and west of Ave I in the northwestern portion of the community. The site contains approximately 121.79 acres. A map is available for inspection at City Hall.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views respecting the designation of such property as blighted and substandard.

/s/ Cindy Dickinson, City Clerk

Print 2T October 20 and 27, 2017
One affidavit of publication requested

**LEGAL DESCRIPTION
SCOTTSBLUFF ANALYSIS AREA
Scottsbluff, Nebraska**

Beginning at the northwestern corner of Parcel 010303294, otherwise known as the unplatted triangular sliver of land of unknown ownership located between the southern right-of-way (ROW) line of City Route/West 27th Street, the northeastern ROW line of Burlington Northern Sante Fe (BNSF) Railroad, and the northern ROW line of the easterly extension of County Road K;
thence northeasterly, and perpendicular to the BNSF main track centerline, to the northern ROW line of City Route/West 27th Street;
thence southeasterly on the northern ROW of City Route/West 27th Street to the west ROW line of Avenue O;
thence north on west ROW of Avenue O to the northeast corner of Block 1, Case Subdivision;
thence continuing west on the north line of Block 1, Case Subdivision to the north-south centerline of Section 15, Township 22 North, Range 55 West (15-22-55), also known as the west corporate limits line of the City of Scottsbluff;
thence north on the north-south centerline of Section 15-22-55, to the south ROW line of US Highway 26;
thence east on the south ROW line of US Highway 26 to the northwest corner of Lot 7A, Block 1, Frank Friedlan Addition Replat;
thence south on the west line of said Lot 7A, Block 1, Frank Friedlan Addition Replat to the southwest corner of said Lot 7A, Block 1, Frank Friedlan Addition Replat;
thence east on the south line of said Lot 7A, Block 1, Frank Friedlan Addition Replat to its intersection with the northerly extension of the west ROW of Avenue K;
thence south on the northerly extension of the west ROW of Avenue K and continuing on the west ROW of Avenue K to the south ROW of West 29th Street;
thence east on the south ROW of West 29th Street to the northwest corner of Lot 1, Bjorling Addition;
thence south on the west line of Lot 1, Bjorling Addition to the southwest corner of said Lot 1;
thence continuing on the southerly extension of the west line of Lot 1, Bjorling Addition to its intersection with the westerly extension of the south line of Lot A, Replat of Baltes Addition;
thence westerly on the westerly extension of the south line of Lot A, Replat of Baltes Addition to the northerly extension of the east line of Lot 1, Block 5, Baltes Second Addition;
thence south on the northerly extension of the east line of Lot 1, Block 5, Baltes Second Addition to the northeast corner of said Lot 1, Block 5 Baltes Second Addition;
thence west on the north line of Baltes Second Addition to the northeast corner of Block 1, Alf Addition;
thence south on the east line of Block 1, Alf Addition to the southeast corner of said Block 1, Alf Addition;
thence south to the intersection of the centerlines of West 27th Street and Avenue K;
thence south on centerline of Avenue K to the intersection of the centerlines of Avenue K and West 26th Street;
thence east on the centerline of West 26th Street to the intersection of the centerlines of West 26th Street and Avenue I;
thence south on the centerline of Avenue I to a point perpendicular to the southeast corner of Parcel Number 010159754, also known as PT SE NE TL 1, Unplatted Lands 22-22-55 (.37 acres);
thence west on the this said perpendicular line to the southeast corner of said Parcel Number 010159754, said point also being on the northeastern ROW line of BNSF Railroad;
thence northwesterly on the northeastern ROW line of BNSF Railroad to the Point of Beginning.

No parcels shall be excepted from the above described boundary, as none of the parcels within the described boundary are owned by members of the Scottsbluff City Council.

The referenced Analysis Area, in the city of Scottsbluff, Nebraska, includes the following identified Additions, Blocks and/or Lots, and unplatted lands:

Alf Subdivision

Block 1

Burlington Northern Subdivision:

Block 2: Lots 1, 2, 3, 4, 5 (amended plat of Blk 2)

Block 3: Lots 1-6, 7-12

Block 4: Lots A, 3A, 4A, 7-20

Block 5: Lots 1-3, 'E23' Lot 4, W27' Lot 4, Lots 5-8; Lot 19 (replat)

Block 6: Lot 1A (replat of Lots 1-2-3); Lots 4-16

Case Subdivision

Block 2: Lot 1A (replat), Lot 2A, Lot 3B (amended plat of Lots 3A & 5), Lot 6, Lot 7 & 8, Lot 9, Lot 10, Lot 11

Sumner Addition Replat

Block 1: Lot A, Lot B1

Westside Addition Replat

Block A

Unplatted lands

West 30 feet of SE SE 15-22-55 unplatted lands (.89)

Part SE SE (between BN RR & Business US Highway 26 & North of 27th Street) 15-22-55

Part North 1/2 SE, Part SE SE 15-22-55 (61.05)

Part SE NE Tax Lot 1, unplatted lands 22-22-55 (.37)

Part SE NE Tax Lot 2, unplatted lands 22-22-55 (1.06)

Part SE NE Tax Lot 3 (73.35"X120") unplatted lands 22-22-55 (.20)

Winter Creek Canal north of Lot 1A Sumner Addition in the NE 22-22-55

The parcel numbers for the 33 identified lots and/or blocks and unplatted lands in this Analysis Area are:

010000105, 010108106, 010150269, 010150277, 010156143, 010159746, 010159754,
 010226664, 010230424, 010245219, 010246207, 010246223, 010246266, 010246282,
 010246290, 010246304, 010246312, 010274391, 010296956, 010297200, 010297243,
 010297367, 010297391, 010297405, 010297421, 010297642, 010303294, 010306382,
 010327274, 010333886, 010341501, 010341803, 010361125

The primary streets and roads within the Analysis Area include:

E—W: W 25th Street, W 26th Street, W 27th Street, City Route, W 29th Street, W 31st Street;

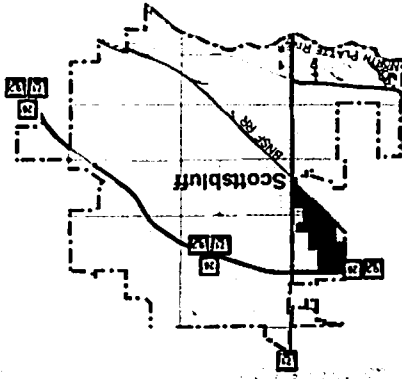
N—S: Avenue I, Avenue K, Avenue L, Avenue M, Avenue O.



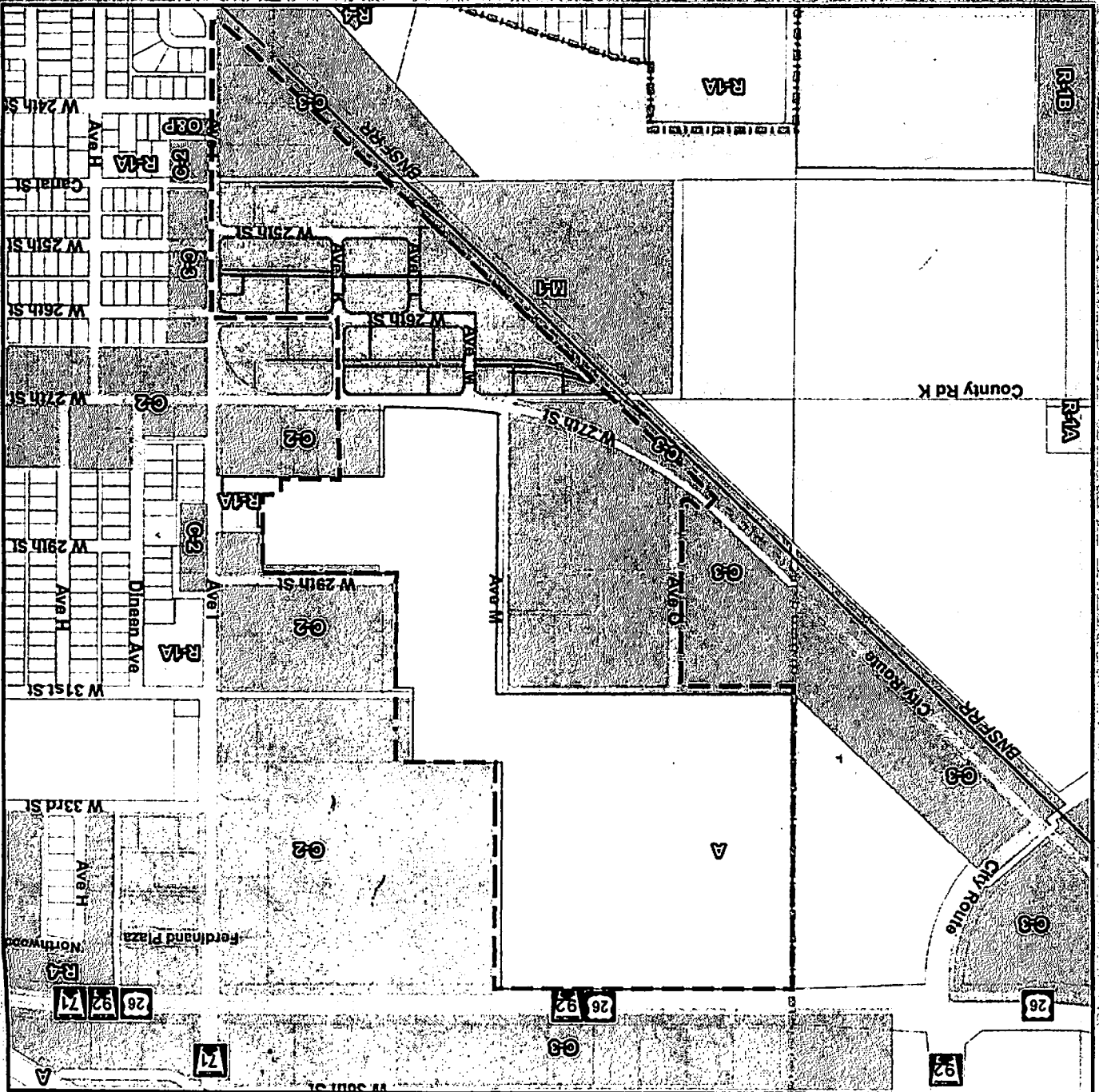
Data Source:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011

City of Scottsbluff
Scotts Bluff County, NE

Existing Zoning



- Zoning
 - O&P
 - A
 - R-1A
 - R-1B
 - C-2
 - C-3
 - M-1
- Bright Study Area
- Corporate Limits



appendix c—figure 10