RESOLUTION NO. 25-06

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A SIX-LOT MINOR SUBDIVISION TO BE KNOWN AS BLACK SQUIRREL BUSINESS PARK, BEING A REPLAT OF LOTS 16 THROUGH 30, ALONG WITH THE VACATED EAST/WEST ALLEY ADJOINING, ALL IN BLOCK 37, BROWN'S SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Scott Porter is requesting this final plat approval on 2.31 acres (100,817 square feet), more or less, of undeveloped land located at the Northwest corner of the South 35th Street/14th Avenue intersection; and

WHEREAS, All comments concerning this request are included in the City Council Communication attached hereto; and

WHEREAS, The Community Development Department recommends final plat approval of a six-lot minor subdivision to be known as Black Squirrel Business Park, being a replat of Lots 16 through 30, along with the vacated east/west alley adjoining, all in Block 37, Brown's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

A. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.
B. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
C. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.
D. Sidewalk installation along the frontage(s) of each proposed lot shall be completed prior to issuance of the Certificate of Occupancy on each lot, at no cost to the City.
E. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to execution of the document.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA

That the request for final plat approval of a six-lot minor subdivision to be known as Black Squirrel Business Park, being a replat of Lots 16 through 30, along with the vacated east/west alley adjoining, all in Block 37, Brown's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND January 13, 2025.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk