RESOLUTION NO. 25-14

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A FOUR-LOT MINOR SUBDIVISION TO BE KNOWN AS SAPP BROS TRUCK CENTER, BEING LEGALLY DESCRIBED AS A REPLAT OF LOTS 1 AND 2, SAPP BROS TRAVEL CENTER, TOGETHER WITH A PART OF THE EAST ½ OF THE SE ¼, ALL IN SECTION 3-74-44, AND A PART OF LOTS 6 THROUGH 10, BLOCK 15, AND PART OF LOTS 1 THROUGH 10, BLOCK 42, RAILROAD ADDITION, TOGETHER WITH THE NORTH HALF OF VACATED 25TH AVENUE LYING SOUTH OF BLOCK 42 AND ALL OF THE VACATED 24TH AVENUE LYING BETWEEN BLOCKS 15 AND 42, IN SECTION 2-74-44, ALL IN CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Sapp Bros., Inc. is requesting this final plat approval on 56.67 acres, more or less, of undeveloped land at 2608 S. 24th Street; and

WHEREAS, All comments received are outlined in the City Council Communication report and its Attachments; and

WHEREAS, The Community Development Department recommends final plat approval a four-lot minor subdivision to be known as Sapp Bros Truck Center, being legally described as a replat of Lots 1 and 2, Sapp Bros Travel Center, together with a part of the East ½ of the SE ¼, all in Section 3-74-44, and a part of Lots 6 through 10, Block 15, and part of Lots 1 through 10, Block 42, Railroad Addition, together with the north half of vacated 25th Avenue lying south of Block 42 and all of the vacated 24th Avenue lying between Blocks 15 and 42, in Section 2-74-44, all in 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. Dedicate a 15 foot-wide strip of land along the frontage of Proposed Lot 3 and the westerly 68.67 feet of Proposed Lot 4 to the City of Council Bluffs as part of the platting.
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 four-lot minor subdivision to be known as Sapp Bros Truck Center, being legally described as a replat of Lots 1 and 2, Sapp Bros Travel Center, together with a part of the East ½ of the SE ¼, all in Section 3-74-44, and a part of Lots 6 through 10, Block 15, and part of Lots 1 through 10, Block 42, Railroad Addition, together with the north half of vacated 25th Avenue lying south of Block 42 and all of the vacated 24th Avenue lying between Blocks 15 and 42, in Section 2-74-44, all in 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 27, 2025.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Planning Case No. #SUB-24-012