RESOLUTION NO. 25-70

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A ONE-LOT SUBDIVISION TO BE KNOWN AS BENSON'S 2ND ADDITION REPLAT 1, BEING A REPLAT OF LOTS 1 THROUGH 6, BLOCK 8, BENSON'S 2ND ADDITION, EXCEPT THAT PART GRANTED TO THE CITY OF COUNCIL BLUFFS FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED 2018-02870, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Access Project Management is requesting final plat approval on property consisting of two separate parcels of land addressed at 2901 West Broadway; 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 of a one-lot subdivision to be known as Benson's 2nd Addition Replat 1, being a replat of Lots 1 through 6, Block 8, Benson's 2nd Addition, except that part granted to the City of Council Bluffs for right-of-way described in warranty deed 2018-02870, 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. The existing sidewalk along South 29th Street may be required to be extended at the time of redevelopment of the site. All sidewalks shall be built to City standards.

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 one-lot subdivision to be known as Benson's 2nd Addition Replat 1, being a replat of Lots 1 through 6, Block 8, Benson's 2nd Addition, except that part granted to the City of Council Bluffs for right-of-way described in warranty deed 2018-02870, 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 March 24, 2025.
APPROVED

_____
ROGER C. SANDAU Mayor Pro Tem

Attest: _____
JODI QUAKENBUSH City Clerk