RESOLUTION NO. 25-80

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A ONE-LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS THE HILLS OF CEDAR CREEK PHASE 1 REPLAT 6, BEING A REPLAT OF OUTLOT 'J', THE HILLS OF CEDAR CREEK PHASE 1, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, HCC Investments, LLC is requesting this final plat approval for a proposed subdivision comprised of 7,935 square feet, more or less, of land located west of 1422 Abercorn Drive; 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 residential subdivision to be known as The Hills of Cedar Creek Phase 1 Replat 6, being a replat of Outlot 'J', The Hills of Cedar Creek Phase 1, 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 proposed Lot 1 shall be completed prior to issuance of the Certificate of Occupancy for the single-family home, at no cost to the City.
E. The applicant shall provide a copy of any proposed covenants and/or private restrictions associated with the subdivision to the City, or place a note on the final plat indicating none will be recorded.
F. The blanket easement for storm sewer and drainage retained over Outlot 'J', The Hills of Cedar Creek Phase 1 shall be released as part of the replatting process.

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 residential subdivision to be known as The Hills of Cedar Creek Phase 1 Replat 6, being a replat of Outlot 'J', The Hills of Cedar Creek Phase 1, 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 25, 2025.
APPROVED

_____
ROGER C. SANDAU Mayor Pro Tem

Attest: _____
JODI QUAKENBUSH City Clerk