COMPARED Fee 15.00 907 Return to: City Clerk 209 Pearl

ORDINANCE NO. 5038

AN ORDINANCE to vacate Thomas Street (except that portion previously vacated by Ordinance No. 3909), the alley abutting Lots 1-8, Huber and Walter Terrace, and Lots 1-6, Block 5, Haggs Extension, and that portion of the alley in Block 6, Haggs Extension, abutting Lots 1 and 14.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

SECTION 1. That City-owned right-of-way located in Council Bluffs, Pottawattamie County, Iowa, generally described as Thomas Street (except that portion previously vacated by Ordinance No. 3909), the alley abutting Lots 1-8, Huber and Walter Terrace, and Lots 1-6, Block 5, Haggs Extension, and that portion of the alley in Block 6, Haggs Extension, abutting Lots 1 and 14, be and the same is hereby vacated.

SECTION 2. That this City Council does hereby declare its intent and proposal to dispose of the above described city right-of-way by selling same to the abutting property owner.

SECTION 3. That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a city deed conveying the city's interest in said property described above to the abutting property owner, subject to retaining utility easements and abandonment of existing sanitary and storm sewers.

SECTION 4. Repealer. That all other ordinances, rules and regulations, or portions thereof, in conflict herewith, be and the same are hereby repealed.

SECTION 5. Effective date. That this ordinance shall be in full force and effect from and after its final passage, approval and publication, as by law provided.

PASSED AND APPROVED July 8, 1991

Thomas P. Hanafan
THOMAS P. HANAFAN Mayor

Attest: Olga Arellano-Anderson
OLGA ARELLANO-ANDERSON City Clerk

FIRST CONSIDERATION: June 10, 1991
SECOND CONSIDERATION: June 24, 1991
PUBLIC HEARING: June 24, 1991
THIRD CONSIDERATION: July 8, 1991

Planning Case No. SAV-91-008

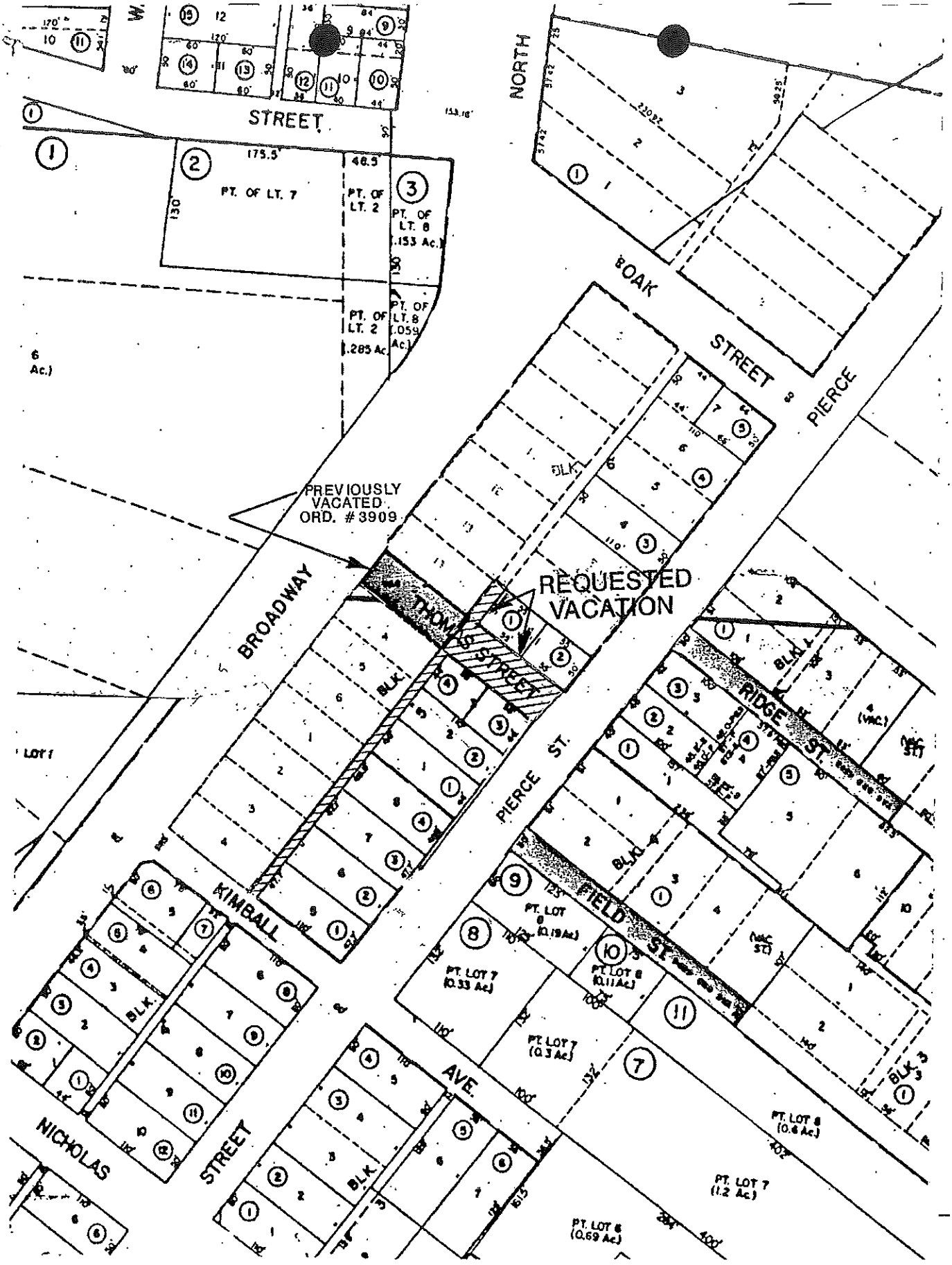
STATE OF IOWA, Pottawattamie County
Filed for record the 22 day of July
19 91 at 11:15 o'clock A M and recorded
in book 92 page 1973
John Sciortino Recorder
By Deputy

92 1973

5-C

ATTACHMENT E

1-396 1-29



COMPARED

CASE #SAV-91-008

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92 1974

OLSSON ASSOCIATES

April 20th, 2018

Attn: Christopher Gibbons
City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: Jennie Edmundson Memorial Hospital – Final Plat Letter of Intent

To whom it may concern,

Jennie Edmundson Memorial Hospital (Methodist) has purchased all properties bordered by N Broadway Street to the north, E Pierce Street to the east, Nicholas Street to the south, and E Kanseville Boulevard to the west. Methodist has also requested that Kimball Avenue and an alleyway between Nicholas Street and Kimball Avenue be vacated to accommodate future development of the purchased lots. This request was approved at the January 22nd, 2018 City Council meeting with the condition that necessary utility easements be retained. The development team is currently working with the necessary utilities to identify the required easements that need to be granted. These easements will be in place at the time of the final plat being recorded.

On the proposed platted lot, Methodist is proposing to construct a 60,000 square foot 3-story medical office building (M.O.B.) at the north end. Approximately 233 total parking stalls are currently being proposed to serve the M.O.B. The design team has been working with City staff over the last several months to ensure the proposed layout of the development conforms to City standards.

Lastly, Methodist recognizes that there are currently three separate entities that are listed as owners on various lots of the proposed plat. While all the lots are controlled by Methodist, they are currently in the process of working to deed transfer all the lots into a single ownership group. This effort will be completed prior to the final plat being recorded.

Please don't hesitate to contact me with any additional questions. My contact information can be found at the bottom of this letter.

Sincerely,

Kellen Heideman, PE

Encl.

2111 South 67th Street, Suite 200
Omaha, NE 68106

TEL 402.341.1116
FAX 402.341.5895

www.oaconsulting.com

ATTACHMENT A