Council Communication

Department: Community Development CASE #OTB-18-026 Applicant: Joseph Jones 1813 8th Avenue Council Bluffs, IA 51501	Resolution to Dispose No. _____	Public Hearing: 10/22/2018

Subject/Title

Request of Joseph Jones, to purchase property legally described as Lot 8, Block 14, Pierce's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 1813 8th Avenue.

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'non-buildable'. According to the adopted policy of April 23, 2018, the property should be priced at the value established by the most recent fee schedule for street/alley vacations. The applicant has offered $624.00 for the entirety of Lot 8, Block 14, Pierce's Subdivision, which would be paid within 60 days of the final approval of the City Council to purchase the property.

The Legal Department of the City of Council Bluffs indicated this property was acquired through the 657a process, with legal fees exceeding the $624.00 value of the property. The Permits and Inspections Division stated they have no comments regarding the proposal.

The applicant intends to acquire the parcel to have additional side-yard space, and has no plans for construction on the parcel at this time.

In an effort to resolve a potentially non-conforming side-yard setback, the Community Development Department contacted the owner of the home addressed as 1825 8th Avenue. That owner, Christina M. Martinez, indicated she was willing to acquire the West half of the subject parcel for $327.00, which is the value established using the most recent fee schedule for street/alley vacations.

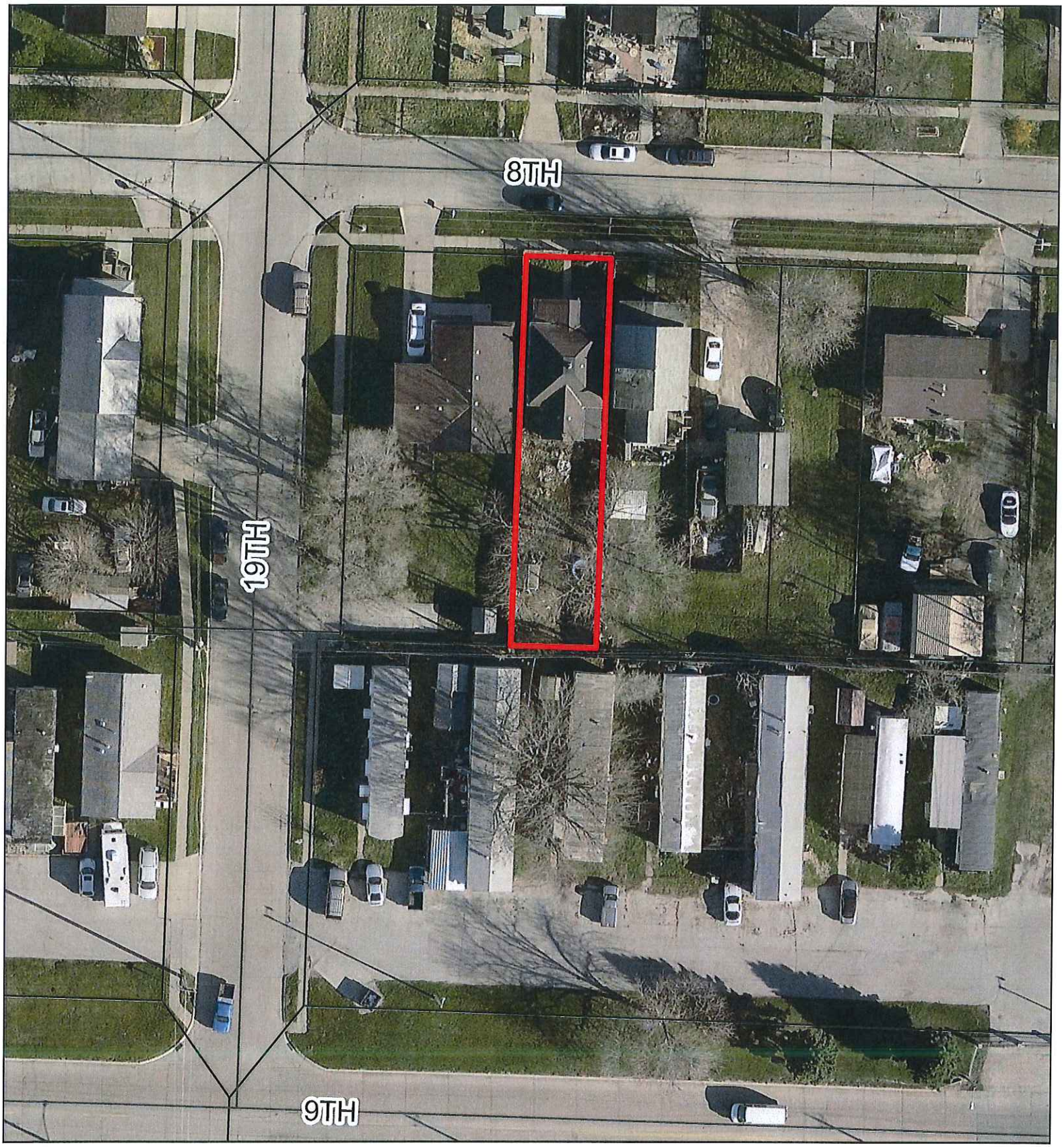
Recommendation

The Community Development Department recommends approval to disposal of the property legally described as Lot 8, Block 14, Pierce's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, in the following manner:

1) Joseph Jones, owner of the home addressed as 1813 8th Avenue, will receive the East ½ of Lot 8, Block 14, Pierce's Subdivision, for the total purchase price of $327.00 ($265.00 due at closing, $62.00 already paid as a down payment). Closing shall occur within 60 days of final approval.
2) Christina M. Martinez, owner of the home addressed as 1825 8th Avenue, with receive the West ½ of Lot 8, Block 14, Pierce's Subdivision, for the total purchase price of $327.00, case due at closing. Closing shall occur within 60 days of final approval.

Attachment: Location map
Prepared By: Chris Meeks, Planner, Community Development Department

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