Council Communication

Department: Community Development Case #OTB-20-009 Applicant/Property Owner: Josephine Garrison 1812 Pueblo Road Council Bluffs, IA 51501		City Council: 6/28/2021

Subject/Title

Request: Request by Josephine Garrison for an extension of time to construct a home on property formerly owned by the City of Council Bluffs, and being legally described as Lot 5, excluding the East 8.6 feet thereof, the East half of Lot 6, and the West 44 feet of Lot 12, all in Block 8, Mynster's Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Properties formerly addressed as 617 Mills Street, 619 Mill Street, and 618 West Washington Avenue.

Background/Discussion

The Community Development Department has received a request from Josephine Garrison for an extension of time to complete and receive a Certificate of Occupancy for a residential dwelling on property formerly owned by the City of Council Bluffs, as legally described above (see Attachment A).

On July 27, 2020, the Council Bluffs City Council adopted Resolution No. 20-178 (see Attachment B) which disposed of property legally described as Lot 5 excluding the East 8.6 feet thereof, the East half of Lot 6, and the West 44 feet of Lot 12, all in Block 8, Mynster's Addition to Josephine Garrison. The purchase price was $21,000.00 and the applicant submitted a 10% down payment ($2,100.00) with their offer. As part of the approved resolution, City Council agreed to forgive the remaining balance for the property ($18,900.00) if a home was completed and issued a Certificate of Occupancy within 12 months from the date of approval. The properties were deeded to the applicant on August 12, 2020; therefore the 12-month deadline for completing a home expires on August 12, 2021.

The applicant purchased the property so that she could relocate her modular home at 1812 Pueblo Road (Bluffs Acres) to said location. After purchasing the property, the applicant experienced difficulty relocating her modular home due to bank financing and the availability of movers. The applicant is in the process of securing a loan to move her modular home but does not expect the transaction to be complete prior to the August 12, 2021 deadline. The approved resolution allows the applicant to request an extension of time to complete a home on the subject property, as long as the request is received prior to the expiration of the 12-month deadline. The applicant is requesting City approval for a one-year extension of time to complete the process of relocating her modular home at 1812 Pueblo Road to the subject property.

Recommendation

The Community Development Department recommends approval of the request by Josephine Garrison for a one-year extension of time to complete and receive a Certificate of Occupancy for a residential dwelling on property legally described as Lot 5 excluding the East 8.6 feet thereof, the East half of Lot 6, and the West 44 feet of Lot

12, all in Block 8, Mynster's Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following condition:

1. The applicant shall complete and obtain a Certificate of Occupancy for a residential dwelling on the subject property by August 12, 2022.

Attachments

Attachment A: Extension of time letter request from Josephine Garrison
Attachment B: Resolution No. 20-178

Prepared by: Christopher N. Gibbons, Planning Manager, Community Development Department