

COMPARED

2113
RECORDING FEE \$ 5.00
RMA FEE \$ 1.00

RESOLUTION NO. 93-163

A RESOLUTION to amend certain conditions contained in Resolution No. 84-413, as amended by Resolution No. 90-211, granting final plat approval of Cottage Row Replat in Council Bluffs, Iowa.

WHEREAS, this city council granted final plat approval of Cottage Row Replat in Resolution No. 84-413, adopted on August 13, 1984; and

WHEREAS, Resolution 84-413 approved the final plat subject to the condition that certain lots be owned separately only if the lots contained the dwelling units of a duplex or fourplex; and

WHEREAS, Resolution No. 90-211, adopted on November 5, 1990, amended those conditions in Resolution 84-413 to expressly permit building single-family homes on contiguous lots joined in common ownership; and

WHEREAS, the owner of Lots 2A, 2B, 2C, and 2D wishes to construct a triplex townhome on those lots after approval by the Community Development Department of property line adjustments under Municipal Code Chapter 14.05; and

WHEREAS, after study and consideration, this Council finds that it should amend the conditions of Resolution 84-413 to allow the construction of a triplex on Lots 2A, 2B, 2C, and 2D.

1-177

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the final plat of Cottage Row Replat, as approved in Resolution No. 84-413 and amended in Resolution No. 90-211, is reapproved; and

BE IT FURTHER RESOLVED

That the approval of the final plat is subject to the condition that Lot 2A, except the southeasterly ten feet thereof, and Lot 2D, except the northwesterly ten feet thereof, shall be considered together with Lots 2B and 2C in determining the propriety of obtaining a building permit for a triplex townhome structure thereon; and

BE IT FURTHER RESOLVED

That each dwelling unit of the triplex townhome may be owned separately from the other two dwelling units thereon on each of the three lots resulting from the said property line adjustments, as shown by the survey prepared and recorded with the City's written approval of the said property line adjustments.

Furthermore, the southeasterly ten feet of Lot 2A shall be considered together with Lot 1B and the northwesterly ten feet of Lot 2D shall be considered together with Lot 3A in interpreting and implementing the language of the amended conditions of approval contained in Resolution No. 90-211.

ADOPTED
AND July 26, 1993
APPROVED

Thomas P. Hanafan
THOMAS P. HANAFAN Mayor

STATE OF IOWA, Pottawattamie County
Filed for record the 12 day of Aug
1993 at 10 o'clock A M and recorded
in book 27 page 506d
John Sciertino Recorder
By George Frenzel Deputy

Attest: Olga Arellano
OLGA ARELLANO City Clerk

6-H