

INST # 002119
RECORDING FEE 10.00
AUDITOR FEE _____
RMA FEE 1.00 ECOM 1.00

COMPARED

RESOLUTION NO. 06-182

FILED FOR RECORDS
POTTAWATTAMIE CO. I.

2006 AUG -7 AM 9:42

A RESOLUTION granting final plat approval for a 98 lot residential subdivision to be known as Zaiger Addition.
JOHN SCIORTING
CITY CLERK

WHEREAS, LC Development, LLC, is requesting final plat approval for a 98 lot residential subdivision replat to be known as Zaiger Addition, located west of South 15th Street, north of 28th Avenue; and

WHEREAS, the proposed subdivision is a replat of part of Blocks 33, 34, 51, 62 and 79 and all of Blocks 52, 61 and 80, including all of and/or parts of vacated streets and alleys abutting, all in Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, the proposed subdivision is zoned R-1/Single Family Residential District. The property was rezoned by Ordinance No. 5876 on January 9, 2006. Surrounding property is zoned R-2/Two Family Residential District; and

WHEREAS, the appropriate City departments and utilities have reviewed the final plat; and

WHEREAS, the Community Development Department recommends final plat approval for a residential subdivision to be known as Zaiger Addition, as shown on Attachment "A", subject to the following conditions:

1. All technical corrections required by the Community Development Department and/or Public Works Department shall be made on the final plat document prior to execution of the document.
2. Sidewalks, built to City standards, shall be installed prior to issuance of a Certificate of Occupancy for each house.
3. Verification that all information and/or deposits necessary to MidAmerican Energy for the installation of street lights shall be submitted to the Community Development Department prior to execution of the final plat.
4. Submittal of a performance guarantee in an amount determined by Public Works shall be accepted prior to execution of the final plat.

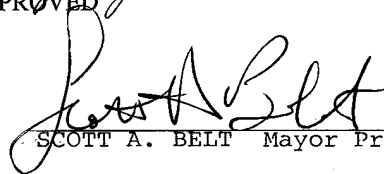
NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the final plat for a residential subdivision to be known as Zaiger Addition, as shown on Attachment "A", is hereby approved, subject to the conditions set forth above; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND July 10, 2006
APPROVED


SCOTT A. BELT Mayor Pro Tem

4C
Attest: Marcia L. Worden
MARCIA L. WORDEN Acting City Clerk

Planning Case No. SUB-06-015

BK107PG02113

1-1006

