

INST # 16173  
RECORDING FEE 15.00  
AUDITOR FEE \_\_\_\_\_  
RMA FEE 1.00

FILED FOR RECORD  
CITTAWATTAMIE CO. IA.  
00 MAR 30 AM 8:41  
JOHN SCIORTINO  
RECORDER

Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620  
Return to: City Clerk, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4616

RESOLUTION NO. 00-03

A RESOLUTION granting final plat approval for Centre Pointe Heights 2<sup>nd</sup> Addition, located south of Elliott Street, east of Marshall Drive.

WHEREAS, John and Beverly Roth have requested final plat approval for Centre Pointe Heights 2<sup>nd</sup> Addition, as shown on Attachment "A"; and

WHEREAS, the preliminary plan for the 38-lot residential subdivision was approved on April 20, 1998, by City Council Resolution No. 98-109. Variances were granted with preliminary plan approval to allow a 5' front yard setback variance for each of the lots in this plat and to allow the lot depth to width ratio to exceed 3 to 1; and

WHEREAS, Centre Pointe Heights was built in two phases. Replat Two, approved by Resolution No. 99-71 on March 22, 1999, created 26 lots. Centre Pointe Heights 2<sup>nd</sup> Addition creates another 12 lots along Happy Hollow Boulevard, a new public street connected to Elliott Street by Jim Brown Parkway; and

WHEREAS, the final plat has been reviewed by the appropriate city departments and utilities; and

WHEREAS, the Community Development Department recommends approval of the final plat for a subdivision to be known as Centre Pointe Heights 2<sup>nd</sup> Addition, as shown on Attachment "A", subject to the following conditions:

1. Prior to executing the final plat, all technical corrections required by the Community Development Department and/or Public Works Department shall be incorporated into the final plat document, including the change of the street name to West Happy Hollow Boulevard;
2. Prior to executing the final plat, all required public improvements shall be installed at developer's expense and accepted by the City, or the City shall be in receipt of a performance guarantee in an amount determined by the Public Works Department to be sufficient to finish all required improvements not yet completed and/or certified and accepted by the Public Works Department;
3. Upon acceptance of all required improvements, the developer shall provide the City with two sets of as-built construction drawings and a two-year maintenance bond.
4. Sidewalk shall be installed, at no expense to the City, along the street frontage of each lot, prior to issuance of a Certificate of Occupancy for each residence, with the following exceptions: Sidewalk shall not be required along the street side yard of Lot 13 in Replat Two or along the west side of the west cul-de-sac; and
5. The variances approved with the preliminary plan are accepted and apply to all construction within this phase of the subdivision.

"RE-RECORD" due to verbage chagne on Reso title

1-14/6

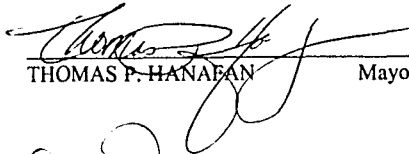
NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

That final plat for Centre Pointe Heights 2<sup>nd</sup> Addition is hereby approved, subject to the conditions set forth above; and

BE IT FURTHER RESOLVED

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

ADOPTED  
AND January 10, 2000  
APPROVED

  
THOMAS P. HANAFAN Mayor

Attest:   
OLGA RAMIREZ City Clerk

Planning Case No. SUB-00-001

