

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 515 DOUGLAS AVENUE

BACKGROUND:

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The subject site is located at:

Street Address: 515 Douglas Avenue
Assessor's Parcel #: 0902376020 and 0902376065
Legal Description: See Plat of Survey
Owners: City of Ames

A copy of the proposed plat of survey is attached for Council consideration. The plat consolidates a number of parcels in anticipation of the Ames Public Library expansion project.

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, subject to the following conditions:

1. None

The preliminary decision of approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision, subject to:
 - A. Vacating of a section of the alley west of the Ames Public Library.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

The purpose of this Plat of Survey is to consolidate the lots where the library building is presently located with the vacant parcel between the existing building and the alley, and a 69-foot section of the alley to be used for construction of the library bookmobile garage. This will result in a single parcel of land for the proposed expansion of the library building

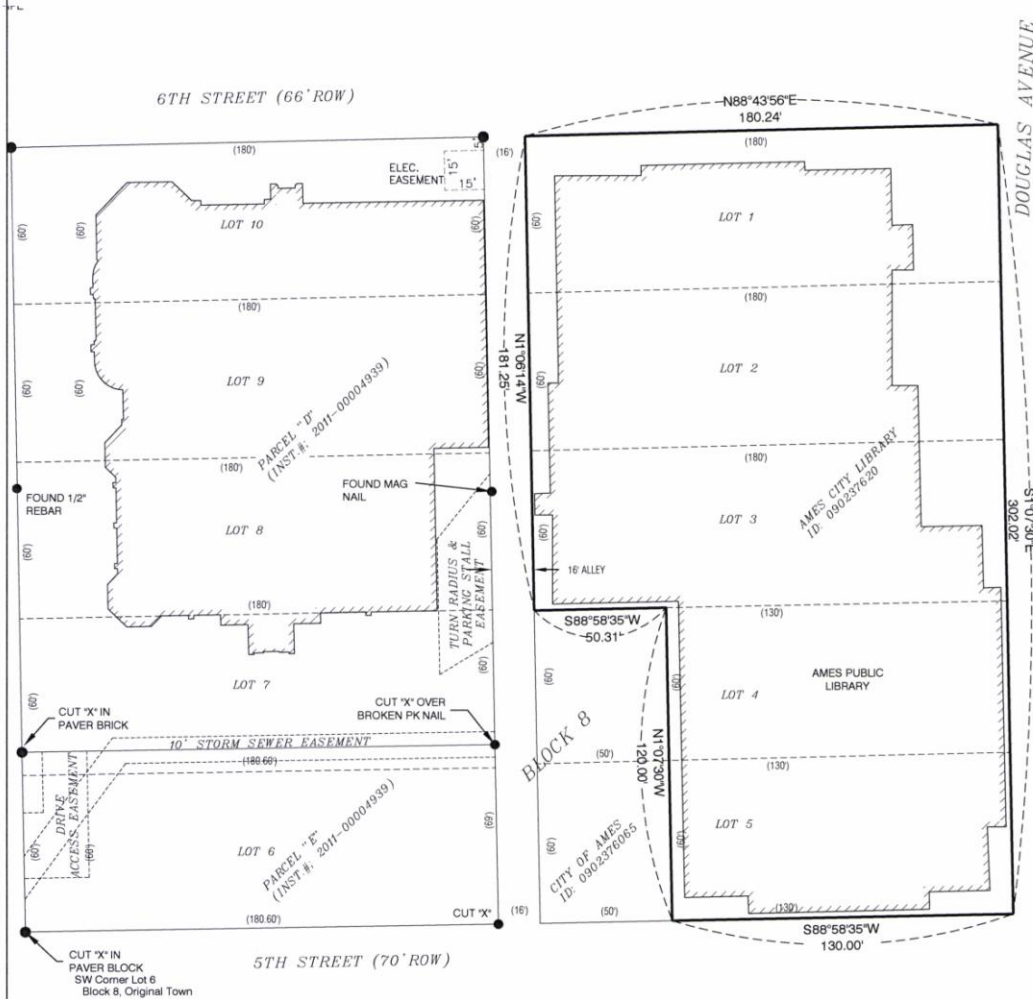
Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to adopt the resolution approving the proposed plat of survey, subject to vacating of a section of the alley west of the Ames Public Library.

Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

It should be noted that according to Section 23.308(10), the official plat of survey shall not be recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

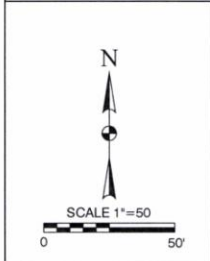
EXISTING CONDITIONS EXHIBIT



OWNERS OF RECORD: CITY OF AMES

SURVEY REQUESTED BY: AMES PUBLIC LIBRARY
 FIELD WORK COMPLETED: 5/2/2012

EXISTING CONDITIONS EXHIBIT
 IN BLOCK 8, ORIGINAL TOWN OF AMES
 CITY OF AMES, STORY COUNTY, IOWA



LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC
ID CAP #17162
- () RECORDED AS



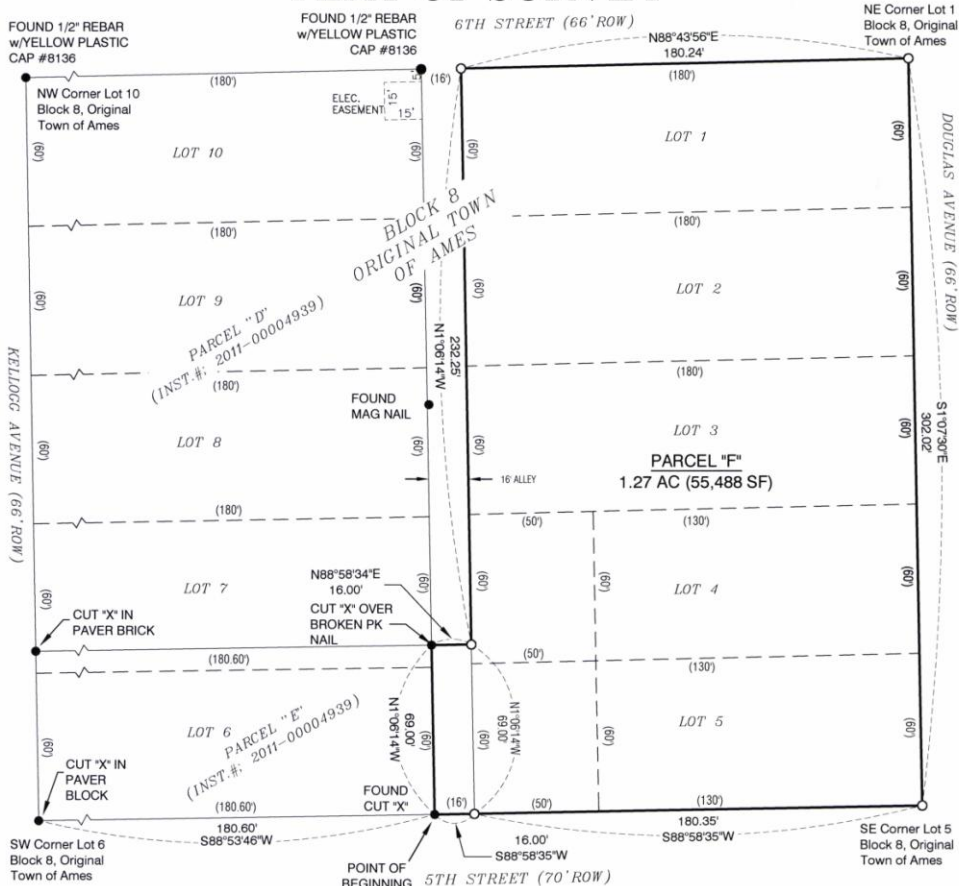
Clapsaddle-Garber Associates, Inc.
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 Marshalltown, Iowa 50158
 Ph 641-752-6701
 www.cgsaconsultants.com

DRAWN	SHEET NO.
RWA	1 OF 1
DATE	PROJECT NO.
8-15-2012	5454

PROPOSED PLAT OF SURVEY

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

PLAT OF SURVEY



DESCRIPTION
SEE ATTACHED

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____, 2012 WITH RESOLUTION No. _____ I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS FOR APPROVAL.

CITY OF AMES, IOWA

LEGEND:

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OWNERS OF RECORD: CITY OF AMES
SURVEY REQUESTED BY: AMES PUBLIC LIBRARY
FIELD WORK COMPLETED: 5/2/2012

AMES PUBLIC LIBRARY SURVEY
IN BLOCK 8, ORIGINAL TOWN OF AMES
CITY OF AMES, STORY COUNTY, IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS _____ date
Iowa License Number 17162
My License Renewal Date is December 31, 2013.
Pages or sheets covered by this seal: THIS SHEET AND ITS DESCRIPTION



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Marshalltown, Iowa 50158
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DRAWN	RWA	SHEET NO.	1 OF 1
DATE	9-4-2012	PROJECT NO.	5454