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City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 294-2929 FAX (319) 393-1516

Purpose:	At Risk Permit pending TIF approval	**Date: 10/27/2016**
To:	City Council	
Name of Plan:	Focal Point Interiors	
Address:	1305 Boyson Loop	**Zone**: C-3
Reviewed by:	Patrick Parsley, Community Development Director	
Description:	This property has gone through the site plan approval process and subsequent building permit process for the construction of a 5,500 square foot building. A TIF agreement is still in process but the applicant would like to proceed with construction due to the time of year.	
Report:	Staff has reviewed the proposed site plan and has approved the plan based on applicable City Code requirements. Staff has also completed a review of the building design and has approved the plans for construction.	
Recommendation:	Community Development recommends the Council allow the at-risk permitting of this construction. This approval and permit issuance are not an assurance of TIF approval.	

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RESOLUTION NO. 16-
City Council

RESOLUTION APPROVING ISSUANCE OF AN "AT YOUR OWN RISK BUILDING PERMIT TO START CONSTRUCTION ON A COMMERCIAL BUILDING AT 1305 BOYSON LOOP FOR FOCAL POINT INTERIORS

WHEREAS, Focal Point Interiors has requested an "At Your Own Risk" Building Permit be issued in order to begin construction on a 5,500 square foot commercial building located at 1305 Boyson Loop, and

WHEREAS, the building design and construction plans have been approved by the Community Development Department, and

WHEREAS, the contractor has submitted all necessary permits and documents needed to the Community Development Department for the issuance of the "At Your Own Risk" Building Permit, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to authorize the Community Development Director to issue and "At Your Own Risk" building permit to Focal Point Interiors to begin construction on a 5,500 square foot commercial building located at 1305 Boyson Loop, contingent on meeting the following conditions: all necessary permits and documents submitted to the Community Development Department are reviewed and approved by the Community Development Department prior to the issuance of the "At Your Own Risk" building permit.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 2nd day of November, 2016.

_____
Bill Bennett, Mayor

ATTEST: _____
Kelly Kornegor, City Clerk