

STREET AND ALLEY VACATION APPLICATION

The following conditions are required before a street or alley vacation application would be accepted for consideration by the Planning & Zoning Commission and City Council:

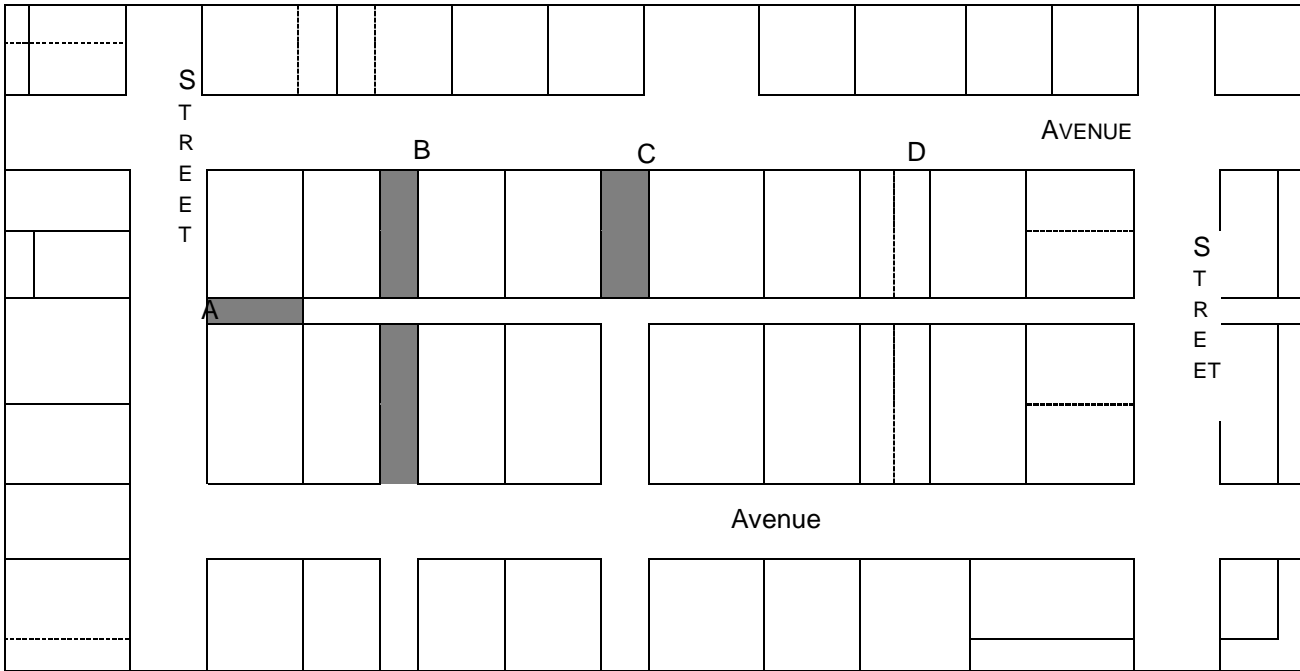
- Submit a completed application form and \$100.00 filing fee.
- The application must contain the signatures of consenting property owners for over 51% of the total frontage along both sides of right-of-way.
- Vacated property will be sold for \$1.00 and other valuable consideration. All recording fees will be paid by owners obtaining property. If it is determined the street/alley has developmental value, the city will determine a minimum value and accept bids from interested parties. The highest bid will receive deed to property.
- The vacation cannot eliminate access to an existing garage of a property owner not agreeing to the proposed vacation.
- Easements for existing or proposed utilities may be required by the city as a condition of the vacation.
- The proposed vacation will not "land lock" any property.

Each application will be reviewed and a staff recommendation made. While an application will be accepted for consideration if the above is complete, typically following are some conditions that would likely result in staff **NOT** recommending approval of the application:

1. The requested alley/street vacation will create a dead end (usually partial street or alley vacations) which cause a traffic and maintenance/emergency equipment problem. Typically requests for vacation of a partial street or alley will not be supported.
2. The street or alley is planned to be widened, improved or needed for some other public purpose in the future.

Please feel free to contact Planning Division at 792-6622 if you have any questions or you need further assistance.

See diagram on back for alley vacation examples



- Partial vacation of **Alley A** could create traffic and maintenance problems
- **Alley B** is a typical alley vacation
- Partial vacation of **Alley C** is a possibility i.e. no dead end or traffic flow problem
- **Alley D** has already been vacated