



Agenda Item:

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## **COUNCIL COMMUNICATION City Manager's Office**

### **GENERAL INFORMATION**

Agenda Date: 06/06/05

Communication

No.: 05-315

Agenda Item Type: Resolution

Roll Call No.: 05-

Submitted by: Richard Clark, Deputy City Manager

### **SUBJECT—**

Resolution permitting the entire width of a public right-of-way to be used to satisfy building setback requirements under the building and fire codes (North/South alley adjoining the Look Building at 111 - 10th Street).

### **SYNOPSIS—**

Approval to permanently maintain the portion of North/South alley adjoining 111-10th Street as a public alley, and to never permit a structure to be constructed or placed upon such right-of-way within ten feet of the existing west right-of-way line.

Verde Partners, LLC is converting 111-10<sup>th</sup> Street (formerly know as the Look Building) from an office/warehouse into over 60 condominium units.

### **FISCAL IMPACT—**

None

### **RECOMMENDATION—**

Approval

**BACKGROUND—**

The International Building Code requires that a physical barrier or separation be provided to prevent the spread of fire between the building and any existing and potential future buildings on adjoining properties. The design of the proposed condominiums requires that a ten-foot (10') building separation be maintained along the east wall of the building.

Currently, only one-half of the 15.83-foot width of the adjoining north/south alley right-of-way may be counted towards meeting the required ten-foot setback. However, the City Council may declare its intent to permanently maintain the adjoining right-of-way as a public alley and to never permit a structure to be constructed or placed upon the right-of-way within the required separation from the exterior wall of the building at 111 - 10th Street.

