

**Honorable City Planning Commission  
Cincinnati, Ohio**

December 21, 2007

**SUBJECT:** An ordinance authorizing the sale of Russ Alley between Vine and Republic Streets to 1629 Vine LLC, in the Over-the-Rhine neighborhood, which real property is no longer needed for any municipal purpose.

City Council, at its session on November 28, 2007, referred to the City Planning Commission for review and report, the subject ordinance.

**PURPOSE:**

The purpose is to sell Russ Alley between Vine and Republic Streets to 1629 Vine LLC, in Over-the-Rhine.

**BACKGROUND:**

The 1629 Vine LLC, has petitioned to purchase the property abutting Maynie B. Tucker and the petitioner's properties for the purpose of securing Russ Alley between Vine and Republic Streets in order to keep it clean and create a safer environment for its tenants, customers and neighbors. The ordinance authorizes the sale of the right-of-way property, which is no longer needed for any municipal purpose (see attached map). The property will be sold by quitclaim deed to the petitioner for a sum of \$1,500.00, which is the fair market value of the property as determined by Real Estate Services. The City is selling the property without competitive bidding because the 1619 Vine LLC is the only abutter who is ready, willing and able to put it to productive use.

**RECOMMENDATION:**

The staff of the City Planning Department recommends that the City Planning Commission take the following action:

Approve the ordinance "Authorizing the sale of Russ Alley between Vine and Republic Streets to 1629 Vine LLC, in the Over-the-Rhine neighborhood, which real property is no longer needed for any municipal purpose."

Respectfully submitted,

**APPROVED:**

Felix F. Bere, AICP  
Senior Planning Analyst

Charles C. Graves III, Director  
City Planning Department

Point to Point Area  
 Boundary: 65,64,63,69,65  
 Start  
 □65□□4987.2432□5100.8677□0.00  
 INOS 79°44'16" W□120.60  
 □64□□4965.7587□4982.2016□0.00  
 INON 10°32'53" W□11.00  
 □63□□4976.5728□4980.1880□0.00  
 INON 79°44'16" E□120.60  
 □69□□4998.0590□5098.8631□0.00  
 INCS 10°30'00" E□11.00  
 □65□□4987.2432□5100.8677□0.00

Area = 1326.5848 Sq. Feet or 0.0305 Acres

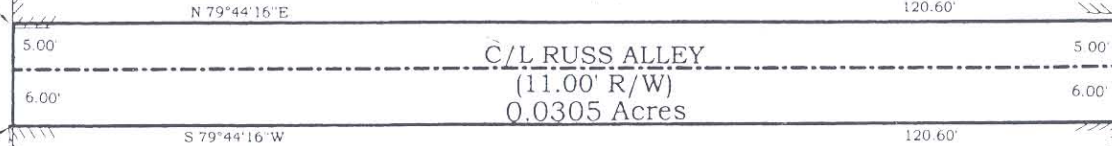
BEARINGS ARE REFERENCED TO  
 R.L. CERTIFICATE 409423 AND  
 STREETS ARE AS BUILT ON CENTER

C/L REPUBLIC STREET  
 (30.00' R/W)

BLDG COR.  
 S 05°50'20"E  
 0.52

N 10°32'53"W  
 11.00'

BLDG COR.  
 S 88°35'16"W  
 0.42



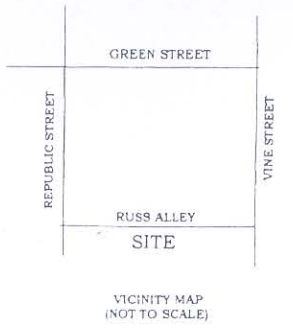
094-0008-0114  
 MAYNIE B. TUCKER  
 DEED BOOK 9540, PAGE 2989 R.O.  
 02/20/2004

094-0008-0113  
 1629 VINE LLC  
 DEED BOOK 10260, PAGE 2168 R.O.  
 06/01/2006

BLDG COR.  
 N 25°32'21"W  
 0.73

S 10°30'00"E  
 11.00'

BLDG COR.  
 S 51°19'59"W  
 0.17



VICINITY MAP  
 (NOT TO SCALE)

C/L VINE STREET  
 (66.00' R/W)

VACATION PLAT OF SURVEY  
 REMAINDER OF RUSS ALLEY  
 BETWEEN REPUBLIC STREET AND  
 VINE STREET  
 SITUATED IN THE  
 CITY OF CINCINNATI  
 PART OF ALLEY RECORDED IN  
 JAMES FINDLAY'S SUBDIVISION  
 NORTHERN LIBERTIES OF CINCINNATI, OHIO  
 DEED BOOK R2

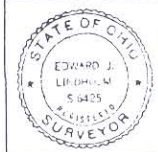
PAGE 334  
 RECORDER'S OFFICE  
 HAMILTON COUNTY  
 OHIO

REFERENCES:  
 DEED BOOK 9540, PAGE 2989 R.O.  
 DEED BOOK 10260, PAGE 2168 R.O.  
 AUDITOR'S PLAT BOOK 94, PAGE 8  
 R.L. CERT. 409423 R.O.



SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT I HAVE MADE A SURVEY  
 OF THE PROPERTY AS SHOWN HEREON AND VERIFIED  
 ALL DIMENSIONS. I HAVE ALSO FOUND OR SET 4  
 MONUMENTS AS SHOWN.  
*Edward J. Lindholm* 8/01/07  
 EDWARD J. LINDHOLM DATE

NOTE:  
 CALL BEFORE YOU DIG



EDWARD J. LINDHOLM ENGINEERS / SURVEYORS P.O. BOX 11245 • CINCINNATI, OHIO 45211 TELEPHONE (513) 864-2046	
DATE 08/01/07	1629 VINE LLC DENNIS CHACON & JENNIE DVORAK 1420 MAIN STREET #4E CINCINNATI, OHIO 45202
SCALE 1" = 10'	