

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

ITEM 33

CITY COUNCIL COMMUNICATION 97-125
MARCH 17, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
RELEASE OF BONDS FOR COOPER PLACE PLAT 2	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES M. GRANT COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS —

Jim Cooper has requested a release of bonds for the plat, Cooper Place Plat 2, in the amount of \$23,004 and a waiver of the requirement of providing sidewalk along SW 26th Street.

FISCAL IMPACT —

N/A. Street, sidewalks, and other utilities were put in at the owner's expense. A bond for sidewalks and erosion was required by the City.

RECOMMENDATION —

Approval.

BACKGROUND —

Initially, the developer has completed all other requirements for providing the bonds. Sidewalk and erosion control measures were in place, and now with development almost complete, these requirements are no longer needed.

The request for waiver of sidewalk along SW 26th Street is in keeping with City policy of not providing sidewalk along unimproved streets in the City. The street is unpaved with grader ditches on each side; thus, having the developer provide sidewalks here is not prudent. All other developments in the area were not required to provide sidewalks along SW 26th Street because of the unimproved nature of the street in this area.

The City can, in the future, require sidewalks of property owners after the street has been improved to metro design standards.