

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: December 5, 2016
	Agenda Item No. 15 Roll Call No. <u>16-2056</u> Communication No. <u>16-684</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approving final plat for Lake View Ridge Plat 1.

SYNOPSIS:

Recommend approval of the final plat for Lake View Ridge Plat 1, located in the 4601 block of Southeast 34th Street. The owner and developer of the property is Easter Lake Land Co, LLC, 10604 NW 57th Place, Grimes, IA, 50111, John Larson, Officer.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Lake View Ridge Plat 1 is located at the 4601 block of SE 34th Street, and comprises approximately 19.97-acres on property that is zoned Limited R1-70, One-Family Residential. Zoning condition #15,450 exists on the property. The proposed development will consist of 32 single-family dwellings and will comply with the zoning conditions per the Limited R1-70 regulations.
- Subdivision improvement bond number NIA1755 in the amount of \$188,224 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 1,600 linear feet of five (5) feet wide public sidewalk, installation of grading and erosion control measures, and “as-built” survey costs for sanitary and storm sewer structures within the development.



PREVIOUS COUNCIL ACTION(S):

Date: October 10, 2016

Roll Call Number: [16-1694](#)

Action: [Approving](#) Private Construction Contract between Alliance Construction Group, LLC and Easter Lake Land Company, LLC for paving improvements in Lake View Ridge Plat 1, in the vicinity of SE 34th Street and E. Philip Street. Moved by Hensley to adopt. Motion Carried 7-0.

Date: August 8, 2016

Roll Call Number: [16-1291](#) and [16-1292](#)

<http://www.dmgov.org/government/citycouncil/rollcalls/2016/16-1507.pdf>

Action: Approving Private Construction Contracts for the following:

- (C) [The](#) Underground Company, Ltd. and Easter Lake Land Company, LLC, for sanitary sewer improvements in Lake View Ridge, Plat 1, \$163,615. Moved by Hensley to adopt. Motion Carried 7-0.

(D) [The](#) Underground Company, Ltd. and Easter Lake Land Company, LLC, for storm sewer improvements in Lake View Ridge, Plat 1, \$259,243. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 7, 2016

Resolution Number: N/A

Action: Plan and Zoning Commission approved of a request from Carlisle Development, LLC (developer) represented by John Larson (officer) for review and approval of a Preliminary Plat “Lake View Ridge” on property located in the 4601 Block of Southeast 34th Street, to allow the land to be subdivided into 54 lots for development of single-family dwellings.

Will Page moved staff recommendation for approval of the proposed preliminary plat subject to conditions. THE VOTE: 13-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of subdivision improvement bond upon project completion and full build-out of the subdivision.

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