

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: October 23, 2017
	Agenda Item No. 17 Roll Call No. <u>17-1816</u> Communication No. <u>17-748</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approving final plat for Lake View Ridge Plat 2.

SYNOPSIS:

Recommend approval of the final plat for Lake View Ridge Plat 2, 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 2 is located at the 4601 block of SE 34th Street, and comprises approximately 7.81-acres on property that is zoned Limited R1-70, One-Family Residential. The proposed development will consist of 22 single-family dwellings and will comply with R1-70 regulations and the conditions per Ordinance #15,450.
- Subdivision improvement bond number NIA1950 in the amount of \$126,912 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 1,640 linear feet of 5-foot wide public sidewalk, 620 linear feet of 6-foot 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: August 14, 2017

Roll Call Number: [17-1345](#)

Action: Approving completion of private construction contracts for the following:

- (C) [Paving](#) Improvements, Lake View Ridge Plat 1, between Alliance Construction Group, LLC and Easter Lake Land Company, LLC. Moved by Hensley to adopt. Motion Carried 7-0.

Date: August 14, 2017

Roll Call Number: [17-1340](#)

Action: Approving private construction contracts for the following:

- (C) [Paving](#) Improvements in Lake View Ridge Plat 2, Alliance Construction Group, LLC and Easter Lake Land Company, LLC. Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 12, 2017

Roll Call Number: [17-0947](#) and [17-0948](#)

Action: Approving private construction contracts between The Underground Company, LLC and Easter Lake Land Company, LLC. for the following:

- (A) [Sanitary](#) Sewer Improvements in Lakeview Ridge Plat 2 along SE 34th Street, south of Evergreen Avenue. Moved by Hensley to adopt. Motion Carried 7-0.
- (B) [Storm](#) Sewer Improvements in Lakeview Ridge Plat 2 along SE 34th Street, south of Evergreen Avenue. 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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