Agenda	Item	Number
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## Roll Call Number

Date	July 9, 2007	

WHEREAS, the final subdivision plat entitled South of Grand Estates, for land located in the vicinity of 401 31st Street, to be developed by Nelson Development 13, LLC, represented by Jake Christensen, principal, was submitted to the Community Development Department on June 14, 2007; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on December 7, 2006; and,

WHEREAS, the Permit and Development Administrator has conditionally recommended approval of the final subdivision plat, subject to completion of the required public improvements, and,

WHEREAS, the necessary attorney's title opinion for the plat has been submitted, but must be updated; and,

WHEREAS, subject to the conditions identified below, the said subdivision plat conforms to Iowa Code Sections 355.8, 354.6, and 354.11, and said subdivision plat conforms to the standards and conditions set forth in Chapter 106 of the Municipal Code of the City of Des Moines, Iowa; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- It is hereby determined that the subdivision plat identified above conforms to the Des 1. Moines 2020 Community Character Land Use Plan and the subdivision, with the required installation of public improvements, will not unduly burden public improvements in the area and will provide an appropriate balance of interests between current proprietors, future purchasers and the public interest.
- The subdivision plat entitled South of Grand Estates is hereby approved, subject to receipt 2. of satisfactory security in the amount of \$3,816 for the completion of the required public improvements within the plat, to receipt of an updated title opinion and amended easement documents, and approval of the same by the City Legal Department.
- Upon satisfaction of the conditions set forth above, the Mayor and City Clerk are hereby 2. authorized and directed to execute approval on all copies of said subdivision plat as appropriate.
- The City Clerk is hereby directed to provide the approved subdivision plat, a certified 4. copy of this resolution, the attorney's title opinion and the attachments to the plat to the

(continued)

Roll Ca	all Number	Agenda Item Numbe
Date	July 9, 2007 -2-	
	by the plat proprietors. The City Clerk is he subdivision plat to the Board of Education Energy, MediaCom, Des Moines Water Word Office – Technical Sales and Services, City – Street Department, Public Works – For Department – Research and Development	elivery to the County Auditor for recording tereby further directed to send a copy of the on, Qwest Communications, Mid-American ks, U.S. Post Office – Post Master, U.S. Post Engineer, City Land Records, Public Works orestry Division, Fire Department, Police Section, City Traffic and Transportation artment, and Community Development
5.	Conservation Easement provided incident	Sewer Right-of-way, and the Permanent to the said subdivision plat are hereby shereby authorized and directed to certify to
	( Council Communication N	o. 07- <i>346</i>
	MOVED by	to adopt.
Roge	M APPROVED:  er K. Brown stant City Attorney	
OUNCIL A	CTION YEAS NAYS PASS ABSENT	

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED		APPROVED		

MOTION CARRIED APPROVED

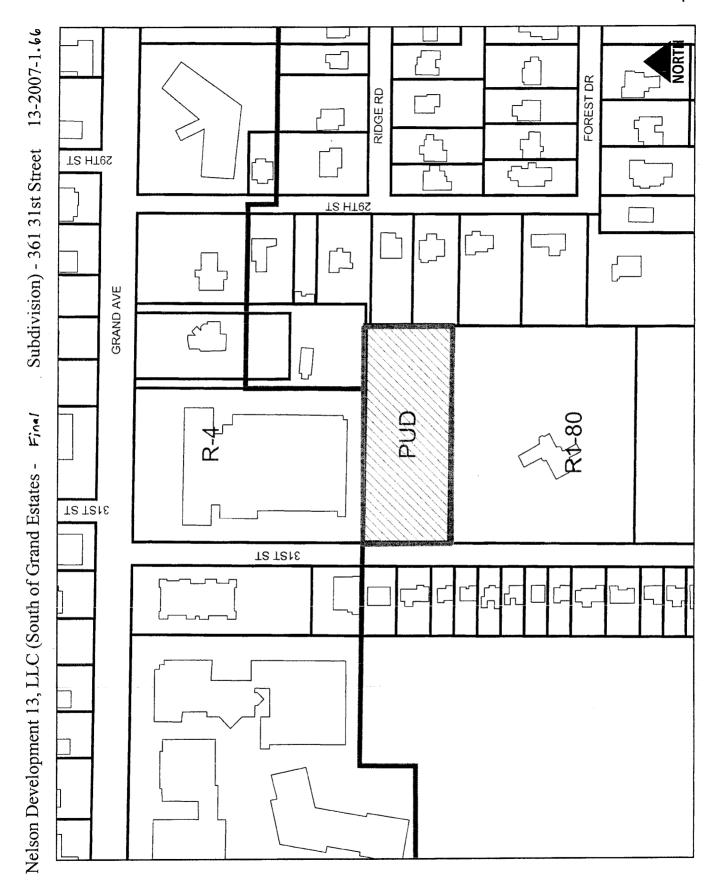
# CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_ City	Clerk
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Mayor



#### DEPARTMENT OF ENGINEERING

## CITY OF DES MOINES, IOWA

#### SUBDIVISION IMPROVEMENT ESTIMATE

DATE: June 26, 2007

Before approval may be given to the plat entitled SOUTH OF GRAND ESTATES bonds are required for the following improvements in the amount of these estimated costs:

## **EROSION CONTROL:**

Silt fence

Seeding and mulching

Engineering and inspection

550 LF @ \$ 5.00/LF = \$ 2,750.00

.85 acres @ \$ 1,000.00/AC = \$ 850.00

\$ 3,600.00 @ 6 % = <u>\$ 216.00</u>

Total Erosion Control = \$ 3,816.00

COMPUTED BY

CHECKED BY

APPROVED BY

(Community Davidonment Director)