

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:

1. It is hereby determined that the subdivision plat identified above conforms to the Des 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.
2. The subdivision plat entitled South of Grand Estates is hereby approved, subject to receipt 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.
2. Upon satisfaction of the conditions set forth above, the Mayor and City Clerk are hereby authorized and directed to execute approval on all copies of said subdivision plat as appropriate.
4. The City Clerk is hereby directed to provide the approved subdivision plat, a certified copy of this resolution, the attorney's title opinion and the attachments to the plat to the

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Community Development Department for delivery to the County Auditor for recording by the plat proprietors. The City Clerk is hereby further directed to send a copy of the subdivision plat to the Board of Education, Qwest Communications, Mid-American Energy, MediaCom, Des Moines Water Works, U.S. Post Office – Post Master, U.S. Post Office – Technical Sales and Services, City Engineer, City Land Records, Public Works – Street Department, Public Works – Forestry Division, Fire Department, Police Department – Research and Development Section, City Traffic and Transportation Division, Information Technology Department, and Community Development Department.

- 5. The Permanent Easement for Sanitary Sewer Right-of-way, and the Permanent Conservation Easement provided incident to the said subdivision plat are hereby approved and accepted, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on each such easement.

(Council Communication No. 07-386)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

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

MOTION CARRIED

APPROVED

.....
 Mayor

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



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	550 LF @ \$ 5.00/LF = \$ 2,750.00
Seeding and mulching	.85 acres @ \$ 1,000.00/AC = \$ 850.00
Engineering and inspection	\$ 3,600.00 @ 6 % = \$ 216.00
Total Erosion Control	= \$ 3,816.00

COMPUTED BY *Roscoe Stapp*

APPROVED BY *Jeff Brown*
(City Engineer)

CHECKED BY *Armin Aksehi*

Larry Huley
(Community Development Director)