

Date July 26, 2010

**RESOLUTION WAIVING REVIEW OF SUBDIVISION PLAT
LOCATED WITHIN THE CITY'S BOUNDARY AREA,
BUT OUTSIDE THE CITY'S PLANNED GROWTH AREA**

WHEREAS, Jane and Richard Smith, as the owner and developer, seek to subdivide land located at the southwest corner of NE 27th Avenue and NE 64th Street which is outside of the City of Des Moines but within the two-mile boundary area subject to the City's subdivision authority; and,

WHEREAS, the subject property is located between the City of Des Moines and the cities of Altoona and Pleasant Hill in an area governed by Annexation Moratorium Agreements between Des Moines and each of the other cities; and,

WHEREAS, the subject property is located within two miles of the City of Altoona, on its side of the annexation moratorium line, and within its planned growth area; and,

WHEREAS, pursuant to the terms of the Annexation Moratorium Agreements, it is appropriate for the City of Des Moines to waive its right to review the proposed subdivision, and to defer to the City of Altoona to review the proposed subdivision.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the City of Des Moines hereby waives its right to review the proposed subdivision of the subject property titled "Knox Ridge Plat 1".

(Council Communication No. 10- **45b**)

MOVED by _____ to adopt.

FORM APPROVED:
Roger K. Brown
Roger K. Brown, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

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

FINAL PLAT
KNOX RIDGE
PLAT 1
 SHEET 1 OF 1

OWNER/DEVELOPER
 JAMES W. WILSON
 1817 S. 6TH STREET
 PLYMOUTH, IOWA 52262-8989

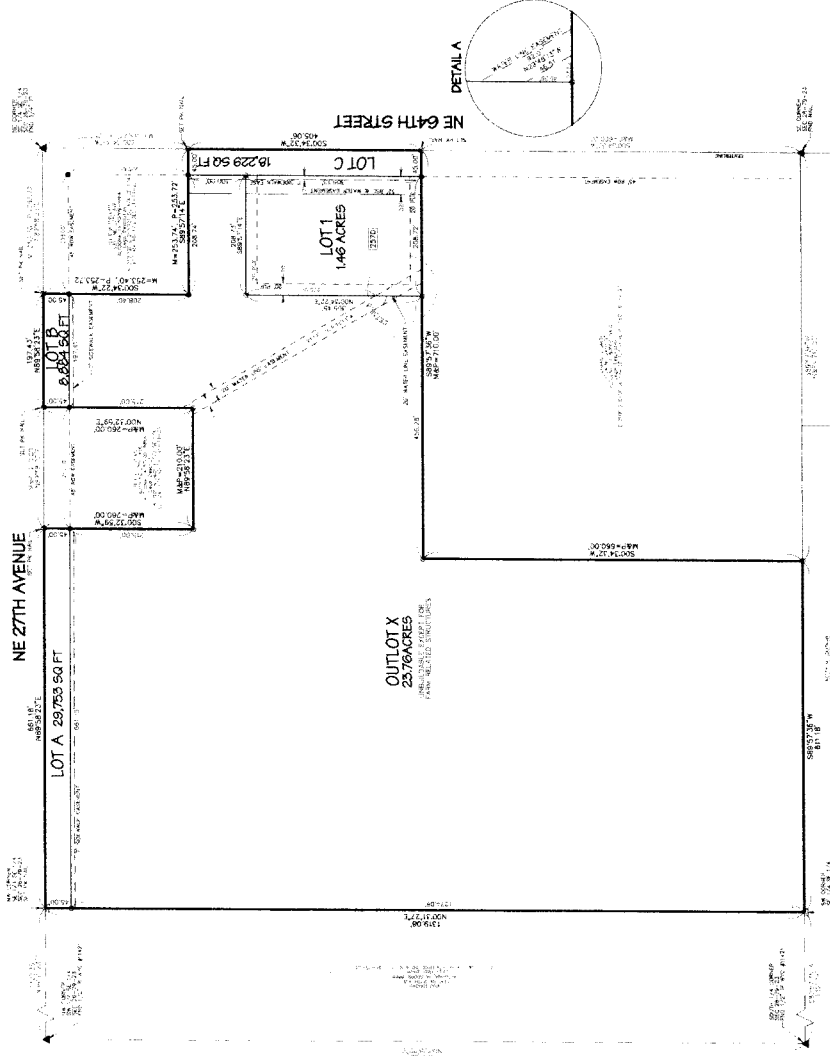
ZONING
 WC - MIXED USE DENSITY
 15' SETBACK
 25' FRONT YARD SETBACK
 15' SIDE AND REAR SETBACK

BULK REGULATIONS
 15' SETBACK
 25' FRONT YARD SETBACK
 15' SIDE AND REAR SETBACK

LEGAL DESCRIPTION
 THE SOUTH HALF OF THE SEQUENT 1/4 (EASER) THE EAST HALF OF THE SOUTHWEST 1/4 (SERVED) OF SECTION 17, TOWNSHIP 25 N, RANGE 25 W, RANGE 10 W, PAID TAX MAP NO. 230718, IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS

NOTES

1. THIS SHALL BE THE REGULATOR'S RESPONSIBILITY TO OBTAIN A PERMIT AND OBTAIN ANY NECESSARY WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS FROM THE LOCAL DEPARTMENT OF PUBLIC WORKS.
2. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.
3. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.
4. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.
5. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.
6. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.
7. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.
8. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.
9. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.
10. THE INSTALLATION OF ANY NEW OR EXISTING WATER MAINS, SEWER MAINS, AND NATURAL GAS MAINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA PLATTING ACT, CHAPTER 202A, IOWA PLATTING ACT, LEAS EASEMENT, CONTAINING THE 15' AND 25' SETBACKS, 15' AND 25' FRONT YARD SETBACKS.



CERTIFICATION

I, the undersigned, being a duly Licensed Professional Engineer in the State of Iowa, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the files of the State Engineer of Iowa.

LEGEND

1. 15' SETBACK	(Symbol)
2. 25' SETBACK	(Symbol)
3. 15' AND 25' SETBACKS	(Symbol)
4. 15' SETBACK	(Symbol)
5. 25' SETBACK	(Symbol)
6. 15' AND 25' SETBACKS	(Symbol)
7. 15' SETBACK	(Symbol)
8. 25' SETBACK	(Symbol)
9. 15' AND 25' SETBACKS	(Symbol)
10. 15' SETBACK	(Symbol)
11. 25' SETBACK	(Symbol)
12. 15' AND 25' SETBACKS	(Symbol)

Associated Engineering Company of Iowa Inc.
 2817 Market Lane
 Keokuk, Iowa 52245
 Phone (319) 324-3148 Fax (319) 245-3117

FINAL PLAT KNOX RIDGE PLAT 1 SHEET 1 OF 1

OWNER/DEVELOPER

JANE B. RICHARD, TRUST
2224 NE 64TH STREET
DES MOINES, IOWA 50319
PHONE # (515) 251-8881

ZONING

U-1 MIXED USE DISTRICT

BULK REGULATIONS

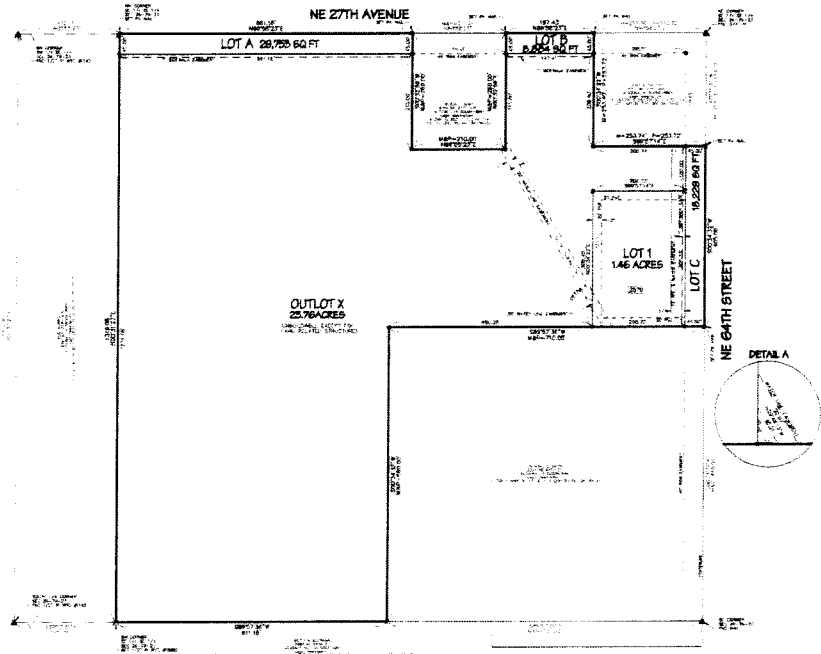
MIN. YARD SETBACK: 10'
MIN. YARD DEPTH: 10'
SIDE YARD SETBACK: 5'

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE LOT 210 OF THE WEST 1/2 OF THE LAND 110 AND 120 OF THE NORTH 20TH STREET PLAT 1A, COMPANY 10, COUNTY OF POLK, IOWA, CONTAINING 2.50 ACRES, INCLUSIVE OF 2.50 ACRES OF ROAD RIGHT-OF-WAY.

NOTES

1. THIS SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR PERMITS, OBTAIN ANY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED FOR THIS PROJECT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.
4. ALL UTILITIES LOCATED IN THE SOUTHWEST 1/4 OF THE LOT 210 OF THE WEST 1/2 OF THE LAND 110 AND 120 OF THE NORTH 20TH STREET PLAT 1A, COMPANY 10, COUNTY OF POLK, IOWA, SHALL BE DELETED FROM THE PLAT AND THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM THE POLK COUNTY BOARD OF SUPERVISORS AND THE POLK COUNTY DEPARTMENT OF NATURAL RESOURCES.



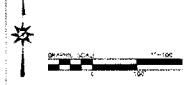
CERTIFICATION

ASSOCIATED ENGINEERING COMPANY OF IOWA INC.
Professional Engineer Seal
Date: _____
Signature: _____
Title: _____

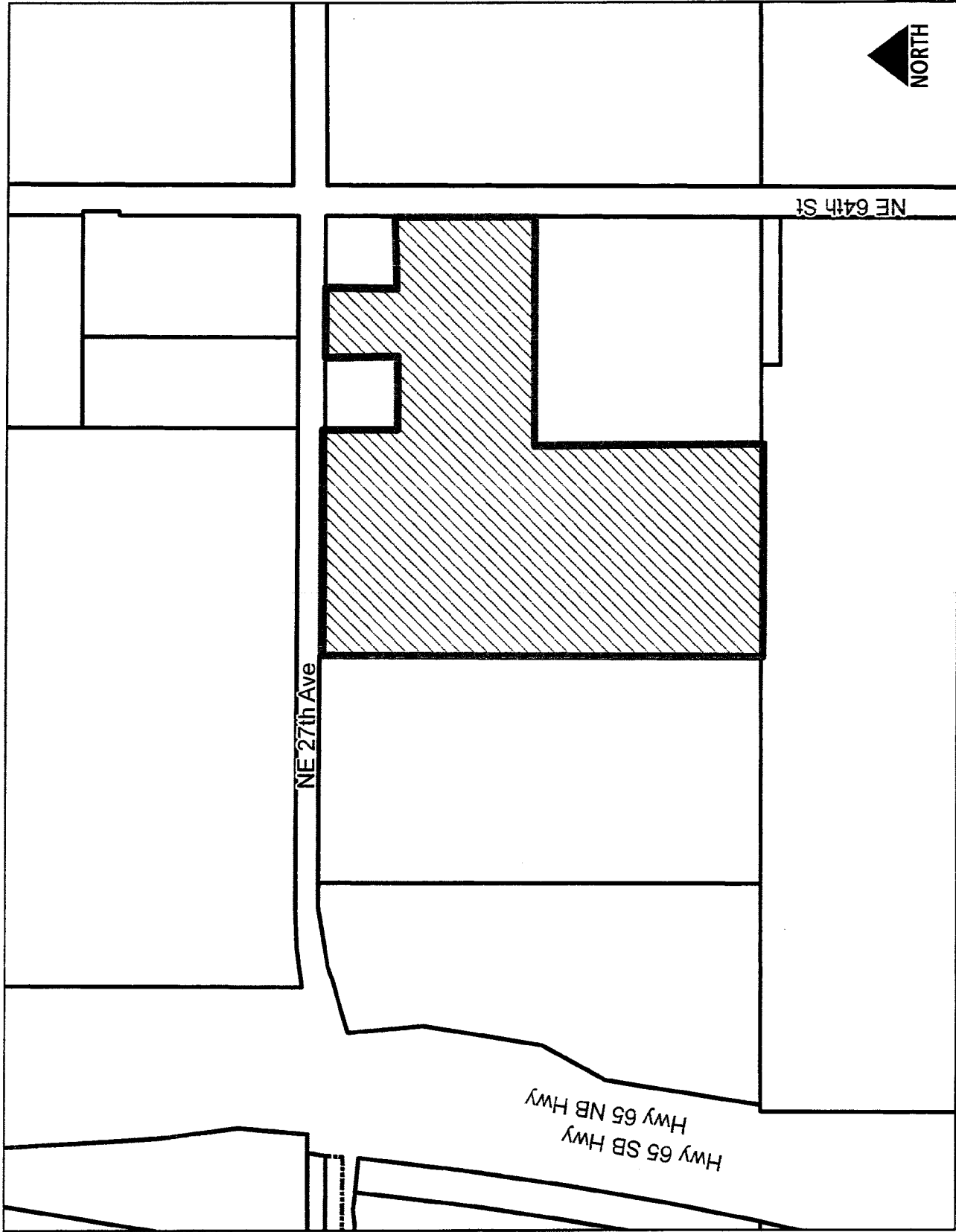
LEGEND

- 1. LOT 1
- 2. LOT 2
- 3. LOT 3
- 4. LOT 4
- 5. LOT 5
- 6. LOT 6
- 7. LOT 7
- 8. LOT 8
- 9. LOT 9
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- 42. LOT 42
- 43. LOT 43
- 44. LOT 44
- 45. LOT 45
- 46. LOT 46
- 47. LOT 47
- 48. LOT 48
- 49. LOT 49
- 50. LOT 50

Associated Engineering Company of Iowa Inc.
2817 Maple Leaf Drive, P.O. Box 100
Des Moines, IA 50319
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IOWA REG. # 938622



Knox Ridge Plat 1 (Final Plat) - Ne 27th Avenue & NE 64th Street



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