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Date..... December 18, 2006

WHEREAS, the final subdivision plat entitled Hickory Grove Plat 2, for land located west of 40th Street in the vicinity of Twana Drive, to be developed by Hickory Grove, L.C., represented by Dennis Langwith, Manager, was submitted to the Community Development Department on December 11, 2006; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on April 27, 1994; and,

WHEREAS, the Permit and Development Coordinator has recommended approval of the final subdivision plat, subject to completion of the required public sidewalk within three years, and,

WHEREAS, the necessary attorney's title opinion for the plat has been submitted; 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 sidewalk 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 identified above is hereby approved, subject to receipt of all the required attachments to the plat and the necessary security for the required public improvements in the amount of \$2,926, and approval of same by the City Legal Department.
3. 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

(continued)

★ **Roll Call Number**

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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.

- The Easements for Ingress-Egress, Storm Sewer Right-of-way, Surface Water Flowage, and Public Pedestrian Way, provided incident to the plat are hereby approved. The City Clerk is hereby directed to certify to the City's acceptance of such easements.

MOVED by _____ to adopt.

FORM APPROVED:

(Council Communication No. 06-789)

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

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

_____ Mayor

_____ City Clerk

Hickory Grove Plat 2 - Final Plat

