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Date November 23, 2015

CONDITIONALLY APPROVING FINAL SUBDIVISION PLAT OF
BLOOMFIELD ESTATES

WHEREAS, the final subdivision plat entitled Bloomfield Estates, for land located in the 7400 block of Bloomfield Road, to be developed by Bloomfield Acres, L.L.C., represented by Karie Ramsey, Officer, was submitted to the Community Development Department on November 13, 2015; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on May 7, 2015; and,

WHEREAS, the Permit and Development Center has recommended conditional approval of the final subdivision plat, subject to completion of the required public improvements and completion of the required sidewalks within 3 years; and,

WHEREAS, the required attorney's title opinion for the plat is outdated and an updated title opinion must be provided before release of the approved plat map for recording; and,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. Subject to the conditions identified below, the subdivision plat entitled Bloomfield Estates is hereby approved.
3. The approval hereby granted is subject to the submission of an updated title opinion; appropriate security in the amount of \$262,450 for the grading and erosion control, sidewalks, and as-built survey for the affected property; and, any updates to the attachments to the plat, and approval of the same by the City Legal Department.

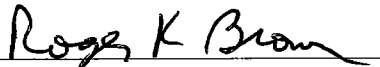
Date November 23, 2015

4. 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.
5. 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 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, Century Link 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.
6. The Permanent Easement for Storm Sewer Right-of-way, Permanent Easement for Sanitary Sewer Right-of-way, and Stormwater Management Facilities Maintenance Covenant and Permanent Easement Agreement 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. 15- 607)

MOVED by _____ to adopt.

FORM APPROVED:



Roger K. Brown, Assistant City Attorney
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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

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.

MOTION CARRIED APPROVED

 Mayor

 City Clerk