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Date August 31, 2016

APPROVAL OF FINAL PLAT FOR WAVELAND PARK TOWNHOMES PLAT 1

WHEREAS, the final subdivision plat entitled Waveland Park Townhomes Plat 1, for land located at 4805 Observatory Road, Des Moines, to be developed by Russell D. Parks and Marilyn A. Parks, was submitted to the Community Development Department on July 21 2016; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on April 21, 2016; and,

WHEREAS, the Permit and Development Coordinator has conditionally recommended approval of the final subdivision plat, subject to completion of the required public improvements and completion within three years of the required sidewalks; 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 improvements in the area and will provide an appropriate balance of interests between current proprietors, future purchasers and the public interest.
2. Cash bond in the amount of \$8,538.00 provided as security for the completion of the required public improvements and erosion control measures within the plat is hereby approved.
3. The subdivision plat identified above is hereby approved.
4. The Mayor and City Clerk are hereby authorized and directed to execute approval on all copies of said subdivision plat as appropriate.

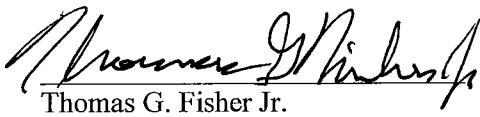
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5. The City Clerk is hereby directed to provide the approved subdivision plat, a certified copy of this resolution, the attorney's title opinion and the attachments to the plat to the Community Development Department for delivery to the County Auditor 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, Centurylink, 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 easements 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 easements.
7. Unless written application for an extension of time is granted by the City Council, the foregoing approval of the subdivision plat shall become null and void if the subdivision plat is not recorded within 30 days of the date of the resolution. *City Code §106-75(d) and §106-104(d).*

(Council Communication No. 16- **488**)

MOVED by _____ to adopt.

FORM APPROVED:



Thomas G. Fisher Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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