



Date January 23, 2023

**APPROVAL OF FINAL SUBDIVISION PLAT AND ACCEPTANCE OF RESTORATION SURETY FOR THE CREEK AT ECHO VALLEY PLAT 1**

WHEREAS, the final subdivision plat entitled The Creek at Echo Valley Plat 1, for property in the vicinity of 8050 Golf House Drive, to be developed by United Properties Invest Company LC, 4521 Fleur Drive, Suite C, Des Moines, IA, 50321, Scott McMurray, Authorized Agent, was submitted to the Development Services Department on April 12, 2022; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on January 20, 2022; and,

WHEREAS, the Planning and Urban Design Division has recommended approval of the final subdivision plat; 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; and,

WHEREAS, the City Engineer has approved the amount of the security for PUD restoration.

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 PlanDSM: Creating Our Tomorrow 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 The Creek at Echo Valley Plat 1 is hereby approved, and check number 5117 from West Bank in the amount of \$24,970 is hereby accepted as adequate security for the satisfactory completion of the restoration of the site to be developed in the vicinity of 8050 Golf House Drive.
3. The City Clerk is hereby directed to send said check to the Treasury Department to deposit. Upon the City’s determination that the restoration of the project site has been completed by Developer, the City’s Treasury Department is directed to issue a check back to Developer for all such restoration costs, in an amount not to exceed \$24,970.00.

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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 Developer for delivery to the County Recorder 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 Development Services Department.
6. The easements that have been provided incident to 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 such easements.

MOVED by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_.

(Council Communication No. 23-041)

FORM APPROVED:

/s/ Lisa A. Wieland  
Lisa A. Wieland  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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