



Date August 4, 2025

**APPROVAL OF FINAL SUBDIVISION PLAT AND ACCEPTANCE OF SUBDIVISION
BOND FOR THREE LAKES ESTATES PLAT 13**

WHEREAS, the final subdivision plat entitled Three Lakes Estates Plat 13, for property located in the vicinity of SE 30th Street and East Army Post Road, to be developed by Timbercrest Homes L.L.C., 5721 Merle Hay Road, Suite 20, Johnston, Iowa, John Larson, authorized agent, was submitted to the Development Services Department on December 27, 2024; and,

WHEREAS, the City Plan and Zoning Commission approved the amended preliminary subdivision plat on April 15, 2021; 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 subdivision improvements.

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. Subdivision bond number GSH9600301 from The Gray Casualty & Surety Company, in the amount of \$308,000.00 is hereby accepted and approved as adequate public security for the completion of the required public improvements including public sidewalk within the plat.
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 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



Roll Call Number

Agenda Item Number

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Date August 4, 2025

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.

5. The Permanent Easements for public utilities; vehicular turnaround; sanitary sewer; storm sewer; overland flowage; and storm sewer, overland flowage, and detention basin that have been provided incident to said subdivision plat are hereby approved and accepted subject to the final approval of the City Legal Department, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on such agreement upon approval by the City Legal Department.

MOVED by _____ to adopt.

SECOND by _____.

(Council Communication No. 25-295)

FORM APPROVED:

/s/ Thomas G. Fisher Jr. _____

Thomas G. Fisher Jr.

Deputy City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED		APPROVED		

Mayor

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.

City Clerk