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Date..... February 26, 2007

WHEREAS, the final subdivision plat entitled Anderson Commercial Park Plat 3, for land located in the vicinity of 5409 SE 14th Street to be developed by Anderson Properties, LLC, represented by Bill Anderson, officer, was submitted to the Community Development Department on February 23, 2006; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on November 16th, 2006; 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. The subdivision plat entitled Anderson Commercial Park Plat 3 is hereby approved, subject to receipt of satisfactory security in the amount of \$151,213.00 for the completion of the required public improvements within the plat, and approval of the 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 Community Development Department for delivery to the County Auditor for recording

(continued)

Date..... February 26, 2007

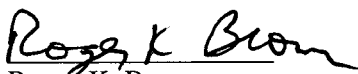
by the plat proprietors. The City Clerk is hereby further directed to send a copy of the subdivision plat to the Board of Education, Qwest Communications, Mid-American Energy, MediaCom, Des Moines Water Works, U.S. Post Office – Post Master, U.S. Post Office – Technical Sales and Services, City Engineer, 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 Permanent Easement for Sanitary Sewer Right-of-way 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. 07- 090)

MOVED by _____ to adopt.

FORM APPROVED:


 Roger K. Brown
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLISSIS				
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

DEPARTMENT OF ENGINEERING
CITY OF DES MOINES, IOWA

SUBDIVISION IMPROVEMENT ESTIMATE

DATE: January 31, 2007

Before approval may be given to the plat entitled ANDERSON COMMERCIAL PARK PLAT 3 bonds are required for the following improvements in the amount of these estimated costs:

Sidewalk:

S.E. 14 th Street (east side)	541 LF @ \$12.00/LF	= \$ 6,492.00
Engineering and inspection	\$ 6,492.00 @ 6%	= \$ 390.00
	Total Sidewalk	= \$ 6,882.00

Pavement:

S.E. 14 th Street widening	929 SY @ \$90.00/SY	= \$ 83,610.00
Engineering and inspection	\$ 83,610.00 @ 6%	= \$ 5,017.00
	Total Pavement	= \$ 88,627.00

Sanitary Sewer:

8-inch sanitary sewer w/ appurtenances	562 LF @ \$92.50/LF	= \$ 51,985.00
Engineering and inspection	\$ 51,985.00 @ 6%	= \$ 3,119.00
	Total Sanitary sewer	= \$ 55,104.00

As-Built Survey Costs:

Sanitary sewer structures	3 EA @ \$ 200.00 EA	= \$ 600.00
	Total Improvements	= \$151,213.00

COMPUTED BY [Signature] APPROVED BY [Signature]
(City Engineer)

CHECKED BY [Signature] [Signature]
(Community Development Director)

