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**Date** ..... December 18, 2023 .....

**APPROVING WOODS OF COPPER CREEK PLAT 6 FINAL PLAT AND  
ACCEPTANCE OF SUBDIVISION BOND**

WHEREAS, the final subdivision plat entitled Woods of Copper Creek Plat 6, for property located in the vicinity of 4712 E Sheridan Avenue, to be developed by HDR Land Development, LLC, 2575 N. Ankeny Boulevard, Suite 211 Ankeny, Iowa, 50023, Larry Handley, authorized agent, was submitted to the Development Services Department on June 30, 2022; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on June 2, 2011; and,

WHEREAS, the Planning and Urban Design Division has recommended conditional approval of the final subdivision plat, subject to acceptance of final legal documents by the City Legal Department; 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 100157406 from Merchants Bonding Company, in the amount of \$114,400.00 is hereby accepted and approved as adequate public security for the completion of the required public improvements including public sidewalk within the plat.
3. 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

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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.

5. The Permanent Easements for public utilities, gas, storm sewer and surface water flowage, and stormwater management facilities have been provided incident to said subdivision plat and 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. 23-552)

FORM APPROVED:

*/s/ Lisa A. Wieland*

Lisa A. Wieland  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	<p style="text-align: center;"><b>CERTIFICATE</b></p> <p>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.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.</p>
COWNIE					
BOESEN					
COLEMAN					
GATTO					
MANDELBAUM					
VOSS					
WESTERGAARD					
TOTAL					
MOTION CARRIED				APPROVED	

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk