

3620 ✓

INST # _____
RECORDING FEE 16.00
AUDITOR FEE _____
RMA FEE 1.00

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

00 SEP -7 PM 12: 09

JOHN SCIORTINO
RECORDER

COMPARED

②
#4

Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620
Return to: City Clerk, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4616

RESOLUTION NO. 00-198

A RESOLUTION granting final plat approval for Briarwood Phase 1, located on the west side of State Orchard Road, north of Greenview Road.

WHEREAS, B W Investments, L.C., has requested final plat approval for Phase 1 of Briarwood Subdivision. Phase 1 consists of 100 single-family residential lots on approximately 29 acres along the west side of State Orchard Road, ¼ mile north of Greenview Road, as shown on Attachment "A"; and

WHEREAS, the preliminary plan for Briarwood Subdivision was approved on August 23, 1999, by City Council Resolution No. 99-234; and

WHEREAS, the final plat has been reviewed by the appropriate city departments and utilities; and

WHEREAS, the Community Development Department recommends approval of the final plat for a subdivision to be known as Briarwood Phase 1, as shown on Attachment "A", subject to the following conditions:

1. All fire hydrants shall be active and accessible prior to any framing activity in the subdivision.
2. Prior to executing the final plat, all required public improvements shall be installed at developer's expense and accepted by the City, or the City shall be in receipt of a performance guarantee in an amount determined by the Public Works Department to be sufficient to finish all required public improvements not yet completed and/or certified and accepted by the Public Works Department.
3. Prior to executing the final plat, all technical corrections required by the Community Development Department and/or Public Works Department shall be incorporated in the final plat document. The lots shall be numbered consecutively within each phase.
4. The developer shall provide the City with two sets of as-built construction drawings and a two-year maintenance bond, upon acceptance of all required improvements.
5. Sidewalk shall be installed, at no expense to the City, along the street frontage of each lot prior to issuance of a certificate of occupancy for each house. B W Investments, L.C., is not required to construct sidewalk along the State Orchard Road frontage.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the final plat of a subdivision to be known as Briarwood Phase 1 is hereby approved, subject to the conditions set forth above; and

4-A

BK 101 PG 11034

COMPARED

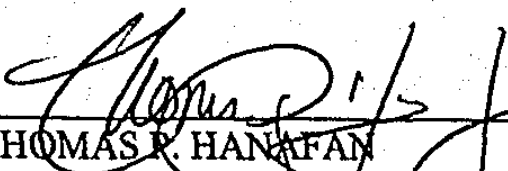
RESOLUTION NO. 00-198

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BE IT FURTHER RESOLVED

That the Mayor and City Clerk are authorized and directed to endorse the final plat.

ADOPTED
AND August 14, 2000
APPROVED


THOMAS R. HANAFAN Mayor

Attest: 
Cheryl Puntene Deputy City Clerk

Planning Case No. SUB-00-009

