

COMPARED

INST # 413 ✓
RECORDING FEE No fee
AUDITOR FEE _____
RMA FEE _____

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

01 JUL -9 AM 9:06

JOHN SCIORTINO
RECORDER

Prepared by: Pottawattamie County, Planning and Development, 223 South 6th Street, Council Bluffs, Iowa 51501 (712) 328-5792
Return to: Pottawattamie County, Planning and Development, 223 South 6th Street, Council Bluffs, Iowa 51501 (712) 328-5792

**PLANNING AND ZONING
RESOLUTION NO. 2001-06**

WHEREAS, this Board had approved the preliminary plat of **Country Ridge Estates**, a subdivision situated in **Hazel Dell Township**, by approval of Planning and Zoning Resolution No. 2000-13, dated **November 27, 2000**; and

WHEREAS, the final plat and supporting documents required by Chapter 9.10 of the Pottawattamie County, Iowa, Code and Chapter 354, Code of Iowa, has been filed with this Board for its study and consideration under **Case #SUB-2000-08**; and

WHEREAS, this Board has examined the final plat and has found it is in substantial compliance with the approved preliminary plat; and

WHEREAS, after careful study, and due consideration this Board has determined that the final plat and supporting documents conform to the requirements of Chapter 9.10 of the Pottawattamie County, Iowa, Code and Chapter 354, Code of Iowa, and it has deemed it to be in the best interest of Pottawattamie County, Iowa, to approve the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF POTTAWATTAMIE COUNTY, IOWA: That the final plat of **Country Ridge Estates**, a residential subdivision in Pottawattamie County, Iowa, be, and the same is hereby approved as the final plat of said subdivision and that the Chairman of the Board of Supervisors is hereby authorized to enter such approval upon said final plat. Said approval is subject to the following conditions:

1. All lots in Country Ridge Estates shall be connected to the rural water system, except that Lot 7 shall be allowed to utilize the existing well until such time that said well cease to function or cease to be legal, at which time said Lot 7 shall connect to the rural water system and said well plugged in accordance with the County and State regulations.
2. No private water wells shall be constructed in Country Ridge Estates.
3. Lots 18 and 19 shall not be allowed to have entrances onto Juniper Road unless Juniper Road is first hard surfaced. This restriction shall not be construed to prohibit farm machinery from accessing Lot 19 from Juniper Road to row crop the parcel until such time it is developed with a single-family dwelling.
4. A cluster mailbox receptacle servicing all lots in Country Ridge Estates shall be installed within the 66' space accessing Lot 19.

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5. Evidence of individual "Soil Erosion Plan" compliance approval from the NRCS shall accompany all applications for zoning and septic permits.

PASSED AND APPROVED JULY 2, 2001.

	ROLL AYE	CALL NAY	VOTE ABSTAIN	ABSENT
<u>Tim Wichman</u> Tim Wichman, Chairman	●	○	○	○
<u>Delbert King</u> Delbert King	●	○	○	○
<u>Betty Moats</u> Betty Moats	●	○	○	○
<u>Melvin Mouser</u> Melvin Mouser	●	○	○	○
<u>Bob Williams</u> Bob Williams	●	○	○	○

Attest: Marilyn Jo Drake
Marilyn Jo Drake, County Auditor
Pottawattamie County, Iowa

RECORD: After Passage

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