

COMPARED

original to record

9#4

017894

FILED FOR RECORD
POTTAWATTAMIE CO. IA

INST # _____

2006 MAR 15 AM 9:45

RECORDING FEE 20.00

JOHN SCIORTINO
RECORDER

AUDITOR FEE _____

RMA FEE 1.00 ECOM 1.00

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. 06-41

A RESOLUTION granting final plat approval for a 70-lot residential subdivision to be known as The Seven at Fox Run Landing.

WHEREAS, CB Real Estate Development, LLC and Western Iowa Land Development, LLC, have applied for final plat approval of a 70-lot residential subdivision to be known as The Seven at Fox Run Landing; and

WHEREAS, the proposed subdivision is a replat of Lot 118 and Outlot 1, Fox Run Landing; and

WHEREAS, the final plat is generally consistent with the preliminary plan; however, Lot 39 was approved on the preliminary plan as 29 individual lots, and the developer does not wish to proceed with that platting at this time; and

WHEREAS, proposed Lots 6A through 37B and Outlot 2 are zoned R-2/Two Family Residential District. The remaining lots in the subdivision are zoned R-1/Single Family Residential District; and

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

WHEREAS, the Planning Commission concurs with the Community Development Department, and recommends approval of the final plat for a residential subdivision to be known as The Seven at Fox Run Landing, as shown on Attachment "A", subject to the following conditions:

1. All technical corrections required by the Community Development Department and/or Public Works Department (including the additions and deletions set forth in the staff report), shall be made on the final plat document prior to execution of the document.
2. Sidewalks, built to City standards, shall be installed prior to issuance of a Certificate of Occupancy for each house.
3. Receipt of a performance guarantee in the amount of \$442,314.25, prior to execution of the final plat.

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

That final plat approval for a residential subdivision to be known as The Seven at Fox Run Landing, as shown on Attachment "A", is hereby granted, subject to conditions 1-3 above; and

BE IT FURTHER RESOLVED

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

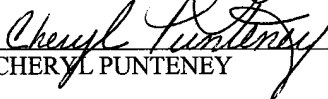
4E

287

ADOPTED
AND February 13, 2006
APPROVED



THOMAS P. HANAFAN Mayor

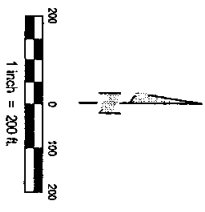
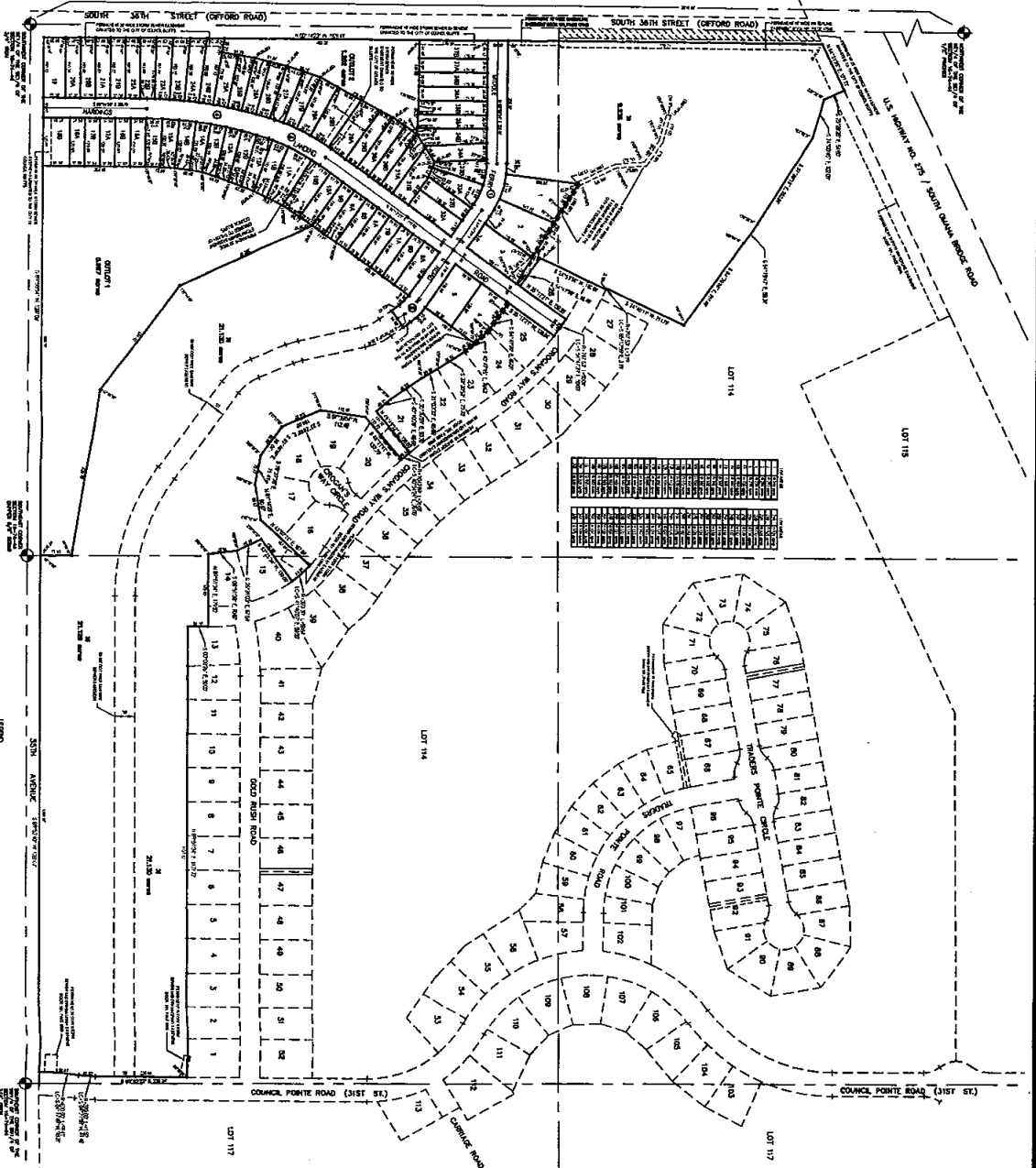
Attest: 

CHERYL PUNTENEY City Clerk

Planning Case No. SUB-05-028

THE SEVEN AT FOX RUN LANDING

LOTS 1 THRU 39 INCLUSIVE, AND OUTLOTS 1 AND 2 BEING A REPLICATING OF ALL OF LOT 118 AND OUTLOT 1, FOX RUN LANDING A SUBDIVISION LOCATED IN THE SW/4 OF SECTION 15, AND ALSO TOGETHER WITH PART OF THE WEST 1/2 OF THE SE/4 OF SAID SECTION 15, AND ALSO TOGETHER WITH PART OF THE SOUTH 1/2 OF THE NW/4 OF SAID SECTION 15, AND ALSO TOGETHER WITH PART OF THE EAST 1/2 OF THE SE/4 OF SAID SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMI COUNTY, IOWA.



NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE TO BE CONSIDERED UNLESS SHOWN OTHERWISE.
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SOUTH 64TH STREET OR TO SOUTH AVENUE FROM ANY LOTS ADJACENT SAID STREETS.
4. A REPERCUSSIVE EASEMENT 1 FOOT IN WIDTH IS ASSIGNED ALONG THE EAST LOT LINES OF LOTS 1 AND 2 TO THE WEST LOT LINES OF ALLOTTED LOTS 2 AND 3. SAID EASEMENT IS FOR UTILITY INSTALLATION AND MAINTENANCE AND FOR DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS ARE PRIVATE AND TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJACENT THERETO.
5. PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS HAVE BEEN PREPARED FOR THIS DEVELOPMENT AND WILL BE RECORDED WITH THE PRELIMINARY PLAN.
6. ALL DIMENSIONS AND ANGLES SHOWN WITH PARABOLIC CURVES ARE FOR THE LOCATION OF EXHIBENTS.
7. PERMANENT STORM SEWER AND DRAINAGE SYSTEMS SHOWN TO THE HOME OWNERS ASSOCIATION (SCHEDULE 13) OF OUTLOT 1 AND 2.

Lot No.	Area (Sq. Ft.)	Area (Sq. Yds.)
1	3,150	0.072
2	3,150	0.072
3	3,150	0.072
4	3,150	0.072
5	3,150	0.072
6	3,150	0.072
7	3,150	0.072
8	3,150	0.072
9	3,150	0.072
10	3,150	0.072
11	3,150	0.072
12	3,150	0.072
13	3,150	0.072
14	3,150	0.072
15	3,150	0.072
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35	3,150	0.072
36	3,150	0.072
37	3,150	0.072
38	3,150	0.072
39	3,150	0.072
Outlot 1	3,150	0.072
Outlot 2	3,150	0.072

Lot No.	Area (Sq. Ft.)	Area (Sq. Yds.)
40	3,150	0.072
41	3,150	0.072
42	3,150	0.072
43	3,150	0.072
44	3,150	0.072
45	3,150	0.072
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114	3,150	0.072
115	3,150	0.072
116	3,150	0.072
117	3,150	0.072
118	3,150	0.072

Lot No.	Area (Sq. Ft.)	Area (Sq. Yds.)
119	3,150	0.072
120	3,150	0.072
121	3,150	0.072
122	3,150	0.072
123	3,150	0.072
124	3,150	0.072
125	3,150	0.072
126	3,150	0.072
127	3,150	0.072
128	3,150	0.072
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131	3,150	0.072
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134	3,150	0.072
135	3,150	0.072
136	3,150	0.072
137	3,150	0.072
138	3,150	0.072
139	3,150	0.072
140	3,150	0.072

CASE# SUB-05-028 SHEET 1 OF 8

Proj No: 98043 JB
 Date: 11/02/05
 Designed By: MAA
 Drawn By: LDD/DAS
 Checked By: _____
 Scale: 1" = 200'
 Plot: 11/02/05 10:09 AM

Resubmits: _____
 Date: _____
FINAL PLAT

THE SEVEN AT FOX RUN LANDING
 COUNCIL BLUFFS, IOWA



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 1300 O STREET
 OMAHA, NE 68137
 PHONE: (402) 895-4700
 FAX: (402) 895-5589
 7130 SOUTH 29TH STREET, SUITE D
 LINCOLN, NE 68516-9841
 PHONE: (402) 426-2217
 FAX: (402) 426-1216

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.


The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

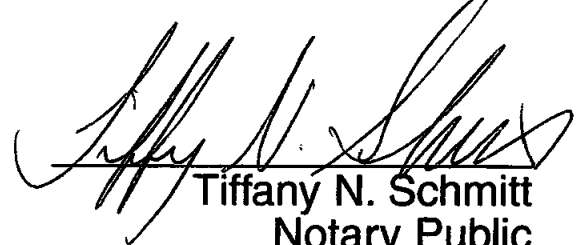
The first publication thereof

- began on the 3 day of Feb, 2006
- the 2nd on the _____ day of _____, 2006
- the 3rd on the _____ day of _____, 2006
- the 4th on the _____ day of _____, 2006
- the 5th on the _____ day of _____, 2006

Signed in my presence by the said Amy McKay and by her sworn to before me this 9 day of Feb, A.D. 2006.

NOTICE OF PUBLIC HEARING
 TO WHOM IT MAY CONCERN:
 You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request for final plat approval of a 70 lot residential subdivision to be known as The Seventh at Fox Run Landing, a replat of Lot 118 and Outlot 1, Fox Run Landing located at the SW 1/4 Section 15-74-44 and part of the East 1/2 of the SE 1/4 of Section 16-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa.
 You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m. on the 13th day of February, 2006 in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.
 Cheryl Puntaney
 City Clerk
 2006(2)3 - 1 Fridays


 Amy McKay
 Daily Nonpareil Controller


 Tiffany N. Schmitt
 Notary Public

Filed this _____ day of _____, A.D. 2006
 Publication Cost: \$ 10.38
 Proof of Publication Fee: \$ _____



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