

INST # 10243 ✓
RECORDING FEE 200
AUDITOR FEE _____
RMA FEE 100

COMPARED

FILED FOR RECORD
POTTAWATTAMIE CO. IA.
00 DEC 26 AM 8:47
JOHN SCIORTINO
RECORDER

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

RESOLUTION NO. 00-281

A RESOLUTION granting final plat approval for Oak Ridge Estates Phase 1, with a variance to allow houses to be placed 15 feet from the front property line.

WHEREAS, Oak Ridge Estates, L.L.C., has requested final plat approval for a 30-lot single family residential subdivision to be known as Oak Ridge Estates Phase 1. The proposed subdivision is located on approximately 15 acres extending east from the paved portion of Parkwild Drive to connect with Oak Park Road on the south, as shown on Attachment "A"; and

WHEREAS, the proposed subdivision is consistent with the 1994 Comprehensive Plan and the purpose and intent of the Subdivision and Zoning Ordinances; and

WHEREAS, the final plat of Oak Ridge Estates Phase 1 is generally consistent with the preliminary plan approved on April 24, 2000, by Resolution No. 00-110; 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 Oak Ridge Estates Phase 1, as shown on Attachment "A", subject to the following conditions:

1. Prior to executing the final plat, the developer shall enter into an agreement with the City to limit development in this subdivision to that which is consistent with the City's R-1/Single Family Residential District.
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. These required public improvements shall include installation of the turn-around between Lots 12 and 13, and placement of sidewalk in the street right-of-way from Parkwild Apartments property to the subdivision.
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.
4. Prior to executing the final plat, the applicant shall provide the Community Development Department with a copy of the covenants applicable to the subdivision.
5. 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.
6. All fire hydrants shall be active and accessible prior to any framing activity in the subdivision.

COMPARED

- 7. The public right-of-way connecting Oak Park Road to the unimproved right-of-way on the south end shall be graded to allow access to emergency vehicles. A gate allowing fire and police access shall be installed across the subdivision's south property line.
- 8. Sidewalk shall be installed, at no expense to the City, along the street frontage of each lot prior to the issuance of a certificate of occupancy for each house.

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 Oak Ridge Estates Phase 1 is hereby approved, subject to the conditions set forth above; and

BE IT FURTHER RESOLVED

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

ADOPTED
 AND November 27, 2000
 APPROVED


 THOMAS P. HANAFAN Mayor

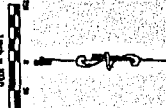
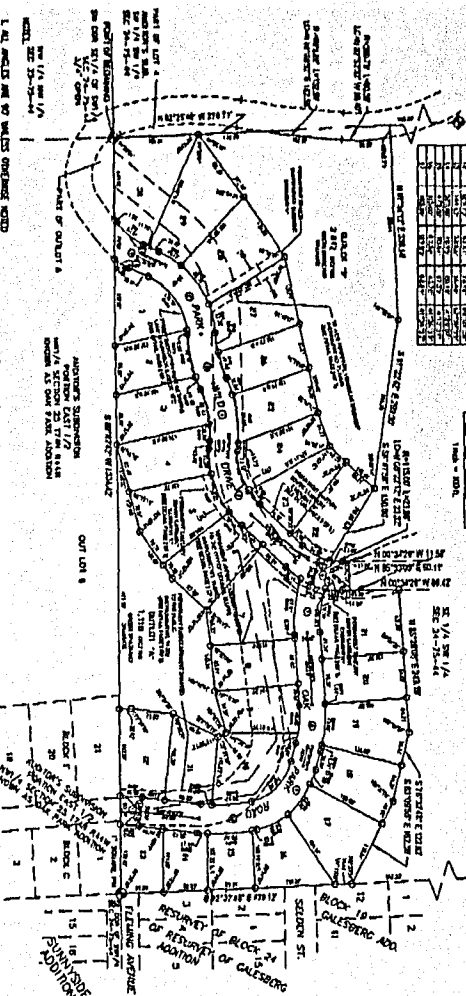
Attest: 
 OLGA RAMIREZ City Clerk

OAK RIDGE ESTATES PHASE 1

LOTS 1 THRU 10 INCLUSIVE AND CADUTES 'A' & 'B'
RECAP LAY OUT OF PART OF BLOCK 18 OF THE SW 1/4 OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 44 EAST OF THE 2ND P.M., MICHIGAN COUNTY, IOWA

NE 1/4, SEC. 14,
R. 24, T. 3-N

LOT #	AREA (SQ. FT.)	AREA (ACRES)	OWNER	STATUS
1	4,120.00	.0939	BEAumont	RESERVED
2	4,120.00	.0939	BEAumont	RESERVED
3	4,120.00	.0939	BEAumont	RESERVED
4	4,120.00	.0939	BEAumont	RESERVED
5	4,120.00	.0939	BEAumont	RESERVED
6	4,120.00	.0939	BEAumont	RESERVED
7	4,120.00	.0939	BEAumont	RESERVED
8	4,120.00	.0939	BEAumont	RESERVED
9	4,120.00	.0939	BEAumont	RESERVED
10	4,120.00	.0939	BEAumont	RESERVED



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9	4,120.00	.0939	BEAumont	RESERVED
10	4,120.00	.0939	BEAumont	RESERVED

- 1. ALL LOTS ARE TO BE OPENED TO THE PUBLIC.
- 2. ALL LOTS ARE TO BE OPENED TO THE PUBLIC.
- 3. A PORTION OF LOT 3 IS TO BE OPENED TO THE PUBLIC.
- 4. A PORTION OF LOT 4 IS TO BE OPENED TO THE PUBLIC.
- 5. A PORTION OF LOT 5 IS TO BE OPENED TO THE PUBLIC.
- 6. A PORTION OF LOT 6 IS TO BE OPENED TO THE PUBLIC.
- 7. A PORTION OF LOT 7 IS TO BE OPENED TO THE PUBLIC.
- 8. A PORTION OF LOT 8 IS TO BE OPENED TO THE PUBLIC.
- 9. A PORTION OF LOT 9 IS TO BE OPENED TO THE PUBLIC.
- 10. A PORTION OF LOT 10 IS TO BE OPENED TO THE PUBLIC.

- 1. PEGS TO BE SET AT INTERSECTION OF ALL STREETS AND ALLEYS.
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CASE # SUB-00-015

ATTACHMENT 'A'

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

OAK RIDGE ESTATES PHASE 1

CONTRACT BUILDING DRAW



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS

12000 W. BENTLEY AVENUE, SUITE 200
 OAK RIDGE, IOWA 52577

FD

PROOF OF PUBLICATION COMPARED

STATE OF IOWA
POTTAWATTAMIE COUNTY

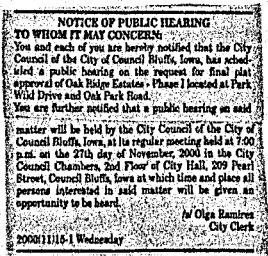
I, JEANNETTE JOHNSON, on my oath do solemnly swear that I am the Accountant of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

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

The first publication thereof

- began on the 15 day of Nov., 2000
- the 2nd on the _____ day of _____, 2000
- the 3rd on the _____ day of _____, 2000
- the 4th on the _____ day of _____, 2000
- the 5th on the _____ day of _____, 2000

Signed in my presence by the said JEANNETTE JOHNSON and by her sworn to before me this 27 day of Nov., A.D. 2000.



Jeannette Johnson

Marlene J. Lahr

Notary Public
Legal Typist

Filed this _____ day of _____, A.D. 2000

Publication Cost: \$ 8.17

Proof of Publication Fee: \$ _____

