CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 11, 2018

ITEM: Majestic Oaks Plat 1, Northwest corner of Stagecoach Drive and S 95th Street – Plat property into 16 single family lots, 16 outlots, and 2 public street lots – Majestic Land Company. – FP-003576-2017

RESOLUTION: Acceptance of Surety in Lieu of Public Improvements, Approval and Acceptance of Easements and Agreements, and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Majestic Land Company, represented by Shane Devick of Civil Engineering Consultants, is requesting approval of a Final Plat for approximately 17.05 acres located at Northwest corner of Stagecoach Drive and S 95th Street. The applicant proposes to subdivide the property into 16 single family lots, 16 outlots, and 2 public street lots.

CITY COUNCIL SUBCOMMITTEE: This project was presented to the Development and Planning City Council Subcommittee on August 7, 2017. The Subcommittee also met on December 11, 2017 to discuss allowing utilities to be placed in the front yard because of the location of the floodplain and steep grades. The Subcommittee expressed support of the development on both occasion.

OUTSTANDING ISSUES: There are no outstanding issues. Staff would note the following items of interest:

- *Public Utility Easements*: The final plat identifies public utility easements (PUE's) in the front yard of lots 1-17. City Code requires that PUE's be located in the rear or side yards. The PUE's in front of lots 1-17 are required due to the location of the floodplain and/or steep grade in the rear yards of those lots. In discussions with MidAmerican Energy, for safety and access reasons, it is preferred that underground electric lines not be installed within a floodplain or a steep hillside. Due to these reasons, the applicant is requesting the PUE's be allowed in the front yard of the above specified lots. City Staff has reviewed this request and supports granting a waiver of the code requirement. A condition of approval is recommended allowing this waiver from City Code.
- Staff would also note that as part of this approval, the Council is approving and accepting the following:
  - A deed for Lot(s) Lots A and B to be dedicated as public street right(s)-of-way;
  - Legal documents to establish public easements for storm sewers, sanitary sewers, and ingress/egress;
  - Surety in lieu of public improvements associated with the construction of Storm Sewer, Sanitary Sewer, including all appurtenances associated with said improvements;
  - Surety in lieu of the construction of public sidewalks required of the development
  - Surety for the installation of landscape buffers required of the development

COMPREHENSIVE PLAN CONSISTENCY: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve Majestic Oaks Plat 1 Final Plat, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The City Council granting the applicant a waiver from City Code to allow Public Utility Easements to be located in the front yard of lots 1-17.

Lead Staff Member: J. Bradley Munford JBM

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Not Required	
Date(s) Published	N/A	
Letter sent to surrounding property owners		N/A

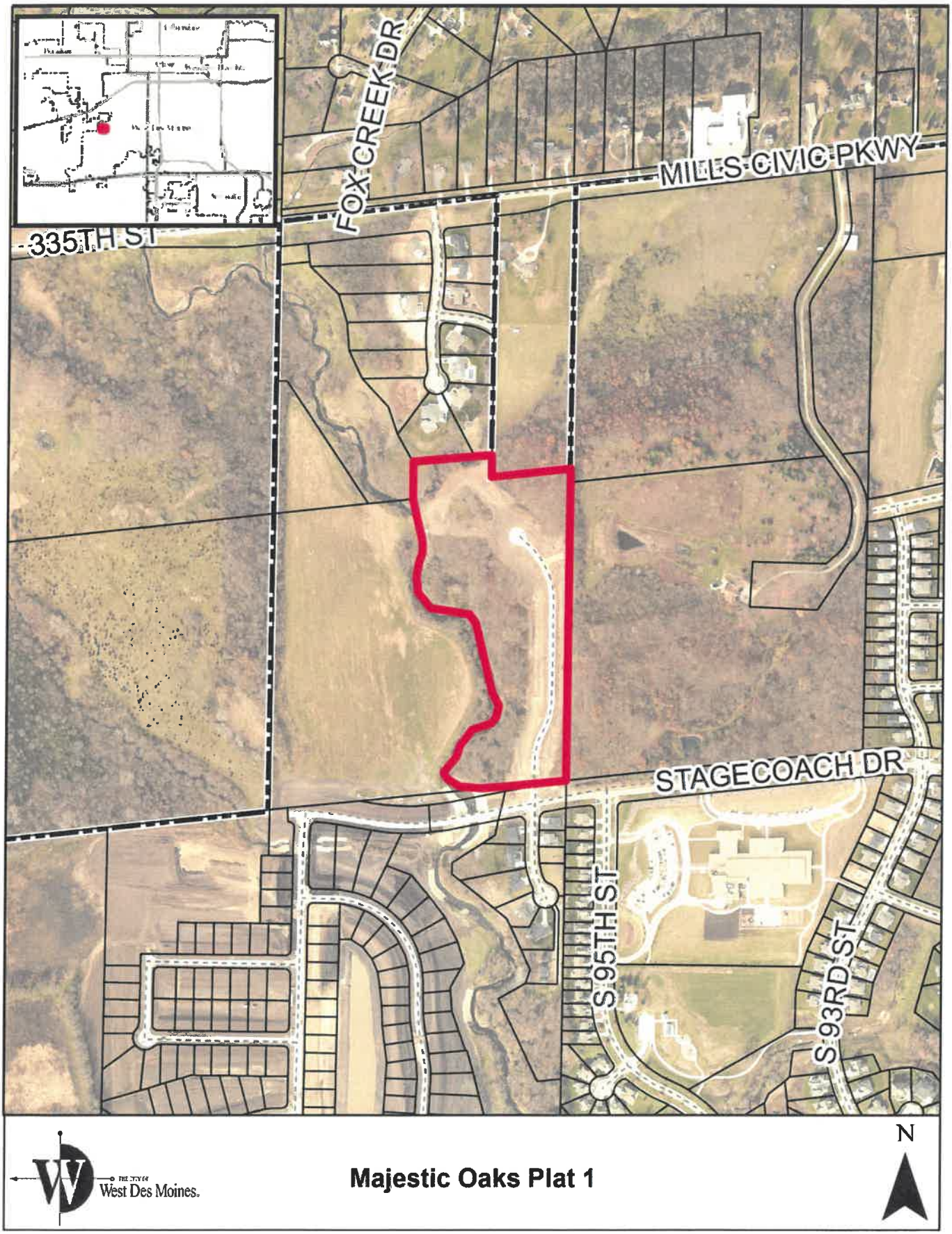
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	8/7/2017 and 12/11/ 2017		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Final Plat
Exhibit III - Resolution: Acceptance of Surety, Approval and Acceptance of Easements and Agreements, Approval and Release of the Final Plat
Exhibit A - Conditions of Approval

EXHIBIT I



Majestic Oaks Plat 1

S:___Development Projects\Majestic Oaks\Final Plat\FP-003576-2017_SR_Majestic Oaks Plat 1_CC_06-11-2018.docx

EXHIBIT II

FINAL PLAT

MAJESTIC OAKS PLAT 1

WEST DES MOINES, IOWA

MAJESTIC LAND COMPANY, LLC, 9550 HICKMAN ROAD, SUITE 101, CLIVE, IA 50325

RECORDER'S STAMP

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER
2	FINAL PLAT - SOUTH HALF
3	FINAL PLAT - NORTH HALF
4	CUL-DE-SAC EASEMENT DETAIL 'B'

INDEX LEGEND					
COUNTY: DALLAS					
	SECTION	TOWNSHIP	RANGE	¼ ¼	¼
ALIQUOT PART:	15	78	26	SW¼	SW¼
PARCEL 17-120	15	78	26		SW¼
CITY: WEST DES MOINES					
SUBDIVISION: TIBURON & KINGS LANDING PLAT 1					
LOTS:. OUTLOT 'X', TIBURON & OUTLOT 'T', KINGS LANDING PLAT 1					
PROPRIETOR (S): MAJESTIC LAND COMPANY, LLC 9550 HICKMAN ROAD, SUITE 101 CLIVE, IA 50325					
REQUESTED BY: MAJESTIC LAND COMPANY, LLC					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC RETURN TO: ATTN: JEFFREY A. GADDIS 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322					

BASIS OF BEARINGS:

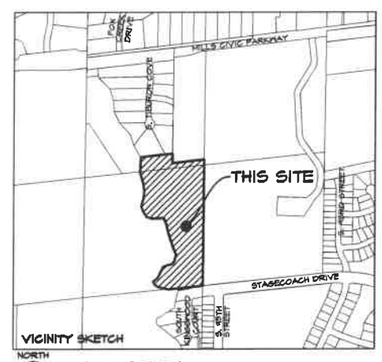
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE SOUTH LINE OF SW¼ SW¼, SECTION 15-78-26 HAVING A BEARING ASSUMED AS N83°59'48"E.

PURPOSE OF SURVEY:

THIS SURVEY IS BEING PREPARED FOR THE SUBDIVISION OF PROPERTY INTO A SINGLE FAMILY DEVELOPMENT.

LEGEND

	PROPERTY BOUNDARY
	SECTION LINES
	LOT LINES
	CENTERLINE
	PARCEL LINES
	EASEMENT LINES
	BUILDING SETBACK LINES (B.S.L.)
▲	FOUND SECTION CORNER
△	SET SECTION CORNER
●	FOUND PROPERTY CORNER
⊙	SET PROPERTY CORNER (⅝" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED) CORNERS WILL BE SET WITHIN 12 MONTHS AFTER THE RECORDING OF THE FINAL PLAT.
D.	DEEDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE



NORTH SCALE: 1"=500'
0' 500' 1000'

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS EXISTING.
5. ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
6. THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.
7. OUTLOTS 1A THROUGH 14A ARE NON-BUILDABLE AND NO STRUCTURES WHICH COULD IMPACT STORM WATER MANAGEMENT MEASURES OF THE OUTLOT OR IMPEDE WATER FLOW/ DRAINAGE, INCLUDING BUT NOT LIMITED TO, SHEDS, GAZEBOS, SOLID FENCES, AND PLAY STRUCTURES, BE LOCATED WITHIN THE OUTLOTS.
8. WITH THE EXCEPTION OF PLACEMENT OF A GROUND MONUMENT SIGN FOR THE DEVELOPMENT AND PLACEMENT OF LANDSCAPE VEGETATION, OUTLOT Z IS UNBUILDABLE UNTIL SUCH TIME THAT IT IS REPLATTED THROUGH THE CITY'S PRELIMINARY AND FINAL PLAT SUBDIVISION PROCESS.
9. LOTS 'A' AND 'B' ARE TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR STREET PURPOSES.
10. OUTLOTS 1A THROUGH 14A ARE FOR THE PURPOSE OF FLOODWAY BUFFER.
11. OUTLOT 1B IS FOR THE PURPOSE OF TRANSFERING GROUND.
12. ALL HOMES BEYOND 750 FEET TO BE FIRE SPRINKLERED.
13. ALL HOMES 8,000 SF AND LARGER TO BE FIRE SPRINKLERED.
14. STATIC WATER PRESSURE IN THIS AREA MAY EXCEED 80 PSI. THE END USER MAY WISH TO INSTALL PRESSURE REDUCING VALVES WITH EXPANSION TANKS.
15. OUTLOT 'Z' WILL BE MAINTAINED BY MAJESTIC LAND COMPANY LLC.

PREPARED FOR:

MAJESTIC LAND COMPANY, LLC
9550 HICKMAN ROAD, SUITE 101
CLIVE, IA 50325

PROPERTY OWNER:

MAJESTIC LAND COMPANY, LLC
9550 HICKMAN ROAD, SUITE 101
CLIVE, IA 50325

PROFESSIONAL LAND SURVEYOR

CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IOWA 50322
PH. 515-276-4884
FAX: 515-276-7084

SETBACKS (RESIDENTIAL LOTS)

FRONT YARD = 25' FOR HOME FACADE
20' FOR GARAGES
REAR YARD = 40' WITH NO STRUCTURES REQUIRING A FOUNDATION

ZONING

RESIDENTIAL SINGLE FAMILY (R-1)

COMPREHENSIVE PLAN

SINGLE FAMILY RESIDENTIAL

UTILITIES

SANITARY SEWER:
WATER: CITY OF WEST DES MOINES WATER WORKS
STORM SEWER:

LEGAL DESCRIPTION

PARCEL 17-120 OF THE W 1/2 SW 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2016, PAGE 22434 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

AND

OUTLOT 'T', KINGS LANDING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 13411 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

ALL CONTAINING 17.05 ACRES MORE OR LESS.

LAND AREA

742,521 SQUARE FEET
17.05 ACRES

FEMA FLOOD INSURANCE RATE MAP

FEMA FLOOD INSURANCE RATE MAP: PANEL 19023100112C
ZONE 'A' AND 'X' WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2006
&
FEMA FLOOD INSURANCE RATE MAP: PANEL 19023100113C
ZONE 'X' WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2006
&
FEMA FLOOD INSURANCE RATE MAP: PANEL 19049C0365E
ZONE 'A' AND 'X' WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
(SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

CERTIFICATION

PRELIMINARY
(NOT APPROVED)

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECIAC.COM

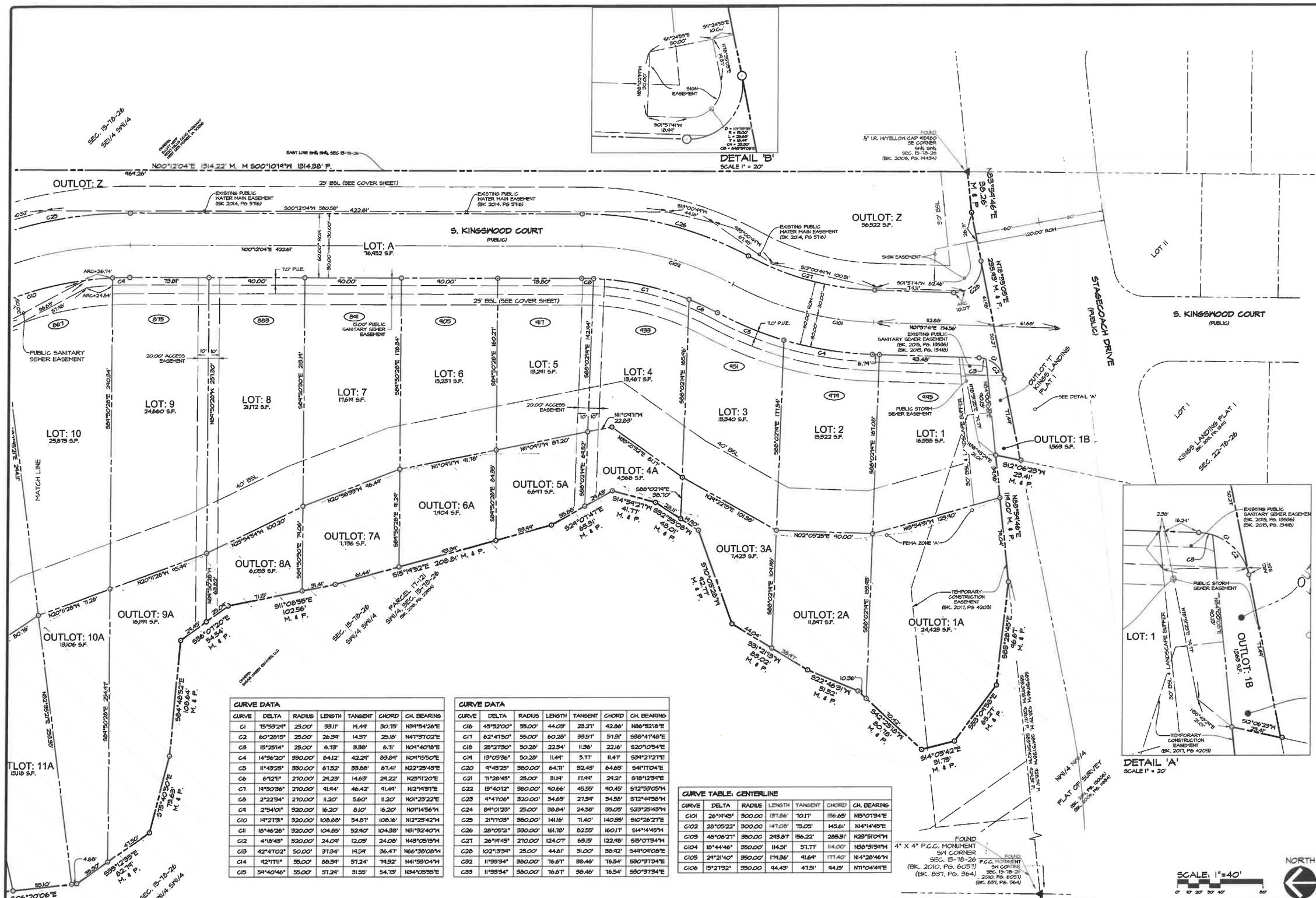
CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

DATE:	
	SEPTEMBER 11, 2017
	:
	:
	:
DATE OF SURVEY:	JULY 21, 2017
DESIGNED BY:	SJD
DRAWN BY:	MM

MAJESTIC OAKS PLAT 1
WEST DES MOINES, IOWA
COVER

SHEET 1 OF 4

E1484 & E1678



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	75°53'24"	25.00'	33.11'	19.44'	30.75'	N34°54'26"E
C2	60°28'15"	25.00'	26.39'	14.57'	25.18'	N47°37'02"E
C3	15°25'14"	25.00'	6.73'	3.38'	6.71'	N04°40'16"E
C4	14°36'20"	330.00'	84.12'	42.29'	83.89'	N09°15'50"E
C5	11°43'25"	330.00'	67.52'	33.88'	67.41'	N22°25'43"E
C6	6°12'11"	270.00'	29.23'	14.63'	29.22'	N25°11'20"E
C7	19°30'36"	270.00'	91.94'	46.42'	91.44'	N12°19'51"E
C8	2°22'34"	270.00'	11.20'	5.60'	11.20'	N01°29'22"E
C9	2°54'01"	320.00'	16.20'	8.10'	16.20'	N01°14'56"W
C10	19°27'31"	320.00'	108.68'	54.87'	108.16'	N12°25'42"W
C11	18°46'26"	320.00'	104.85'	52.90'	104.38'	N31°32'40"W
C12	4°18'45"	320.00'	24.09'	12.05'	24.08'	N43°05'15"W
C13	42°47'02"	50.00'	37.34'	19.54'	36.47'	N66°38'08"W
C14	42°17'11"	55.00'	88.54'	57.24'	74.32'	N41°53'04"W
C15	54°40'46"	55.00'	57.24'	31.55'	54.73'	N34°05'55"E

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C16	45°52'00"	55.00'	44.03'	23.27'	42.86'	N86°52'18"E
C17	62°47'50"	55.00'	60.28'	33.51'	57.31'	S38°47'48"E
C18	25°27'30"	50.28'	22.34'	11.36'	22.16'	S20°10'54"E
C19	13°05'36"	50.28'	11.49'	5.77'	11.47'	S34°27'27"E
C20	9°45'25"	380.00'	64.71'	32.43'	64.63'	S41°17'04"E
C21	71°28'45"	25.00'	31.19'	17.99'	29.21'	S18°12'39"E
C22	13°40'12"	380.00'	90.66'	45.55'	90.45'	S72°53'05"W
C23	9°47'06"	320.00'	54.65'	27.39'	54.58'	S72°49'58"W
C24	84°01'23"	25.00'	38.84'	24.38'	35.05'	S23°25'43"W
C25	21°17'03"	380.00'	141.16'	71.40'	140.35'	S10°26'27"E
C26	28°05'21"	330.00'	161.78'	82.55'	160.17'	S14°14'45"W
C27	26°19'45"	270.00'	124.07'	63.15'	122.98'	S15°07'34"W
C28	102°13'39"	25.00'	44.61'	31.00'	38.92'	S44°09'08"E
C32	11°39'34"	380.00'	76.67'	38.46'	76.54'	S30°37'34"E
C33	11°39'34"	380.00'	76.67'	38.46'	76.54'	S30°37'34"E

CURVE TABLE: CENTERLINE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	26°19'45"	300.00	137.86'	70.17'	136.65'	N15°07'34"E
C102	28°05'22"	300.00	147.08'	75.05'	145.61'	N14°14'45"E
C103	48°06'27"	350.00	293.87'	156.22'	285.31'	N23°51'09"W
C104	18°44'46"	350.00'	114.51'	57.77'	114.00'	N38°31'54"W
C105	29°12'40"	350.00'	179.36'	91.64'	177.40'	N14°28'46"W
C106	15°21'32"	350.00	94.43'	47.51'	94.15'	N71°04'44"E

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

DATE:	SEPTEMBER 11, 2017	
DATE OF SURVEY:	JULY 21, 2017	
DESIGNED BY:		SJD
DRAWN BY:		MH

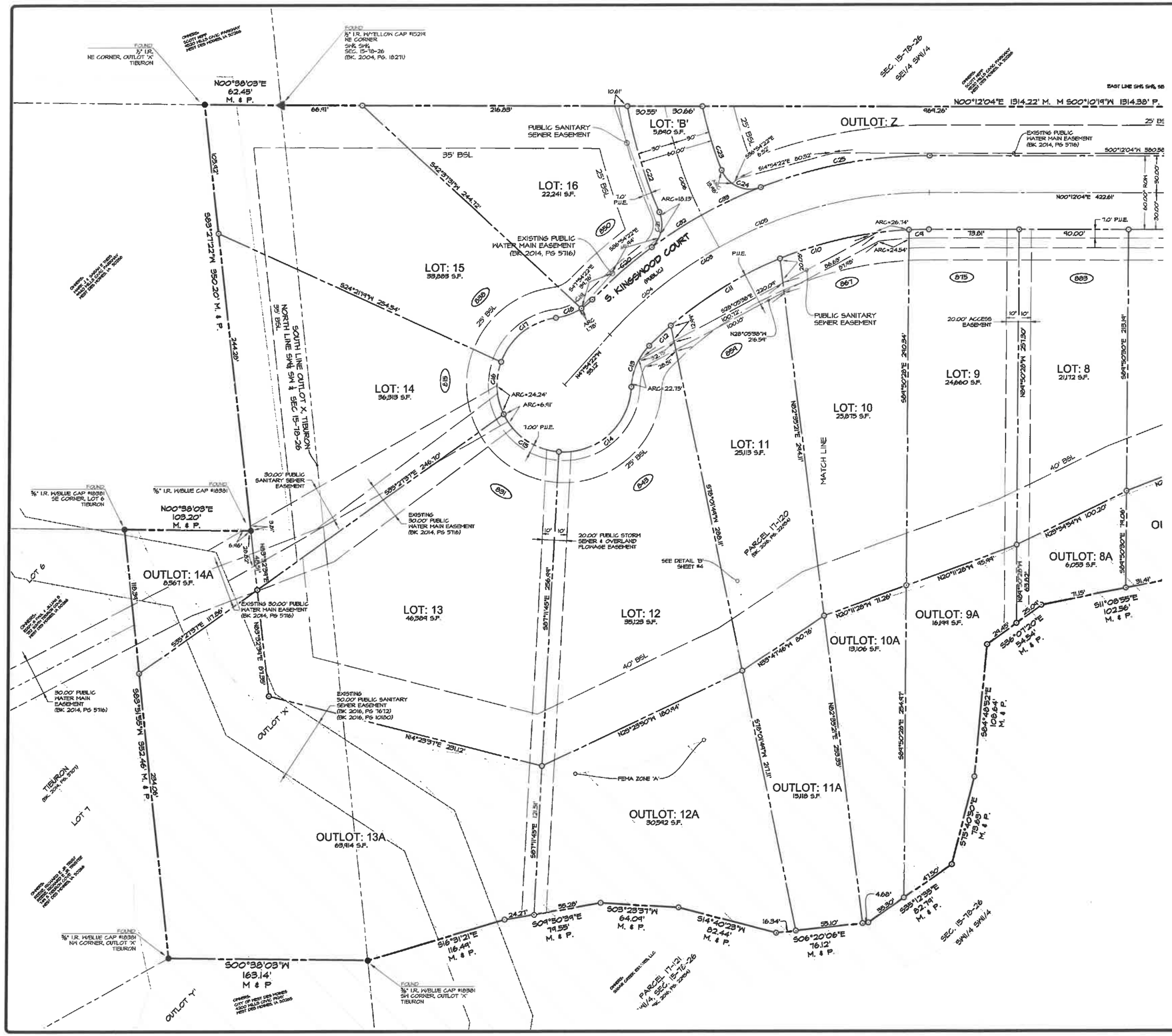
MAJESTIC OAKS PLAT 1

WEST DES MOINES, IOWA

FINAL PLAT - SOUTH HALF

SHEET 2 OF 4

E7489 & E7678



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C21	71°28'45"	25.00'	31.19'	17.99'	29.21'	S76°12'39"E
C22	13°40'12"	380.00'	90.66'	45.55'	90.49'	S72°53'05"W
C23	9°47'06"	320.00'	54.65'	27.39'	54.58'	S72°44'58"W
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DATE:	SEPTEMBER 11, 2017	
	...	
	...	
DATE OF SURVEY:	JULY 21, 2017	
DESIGNED BY:		SJD
DRAWN BY:		MM

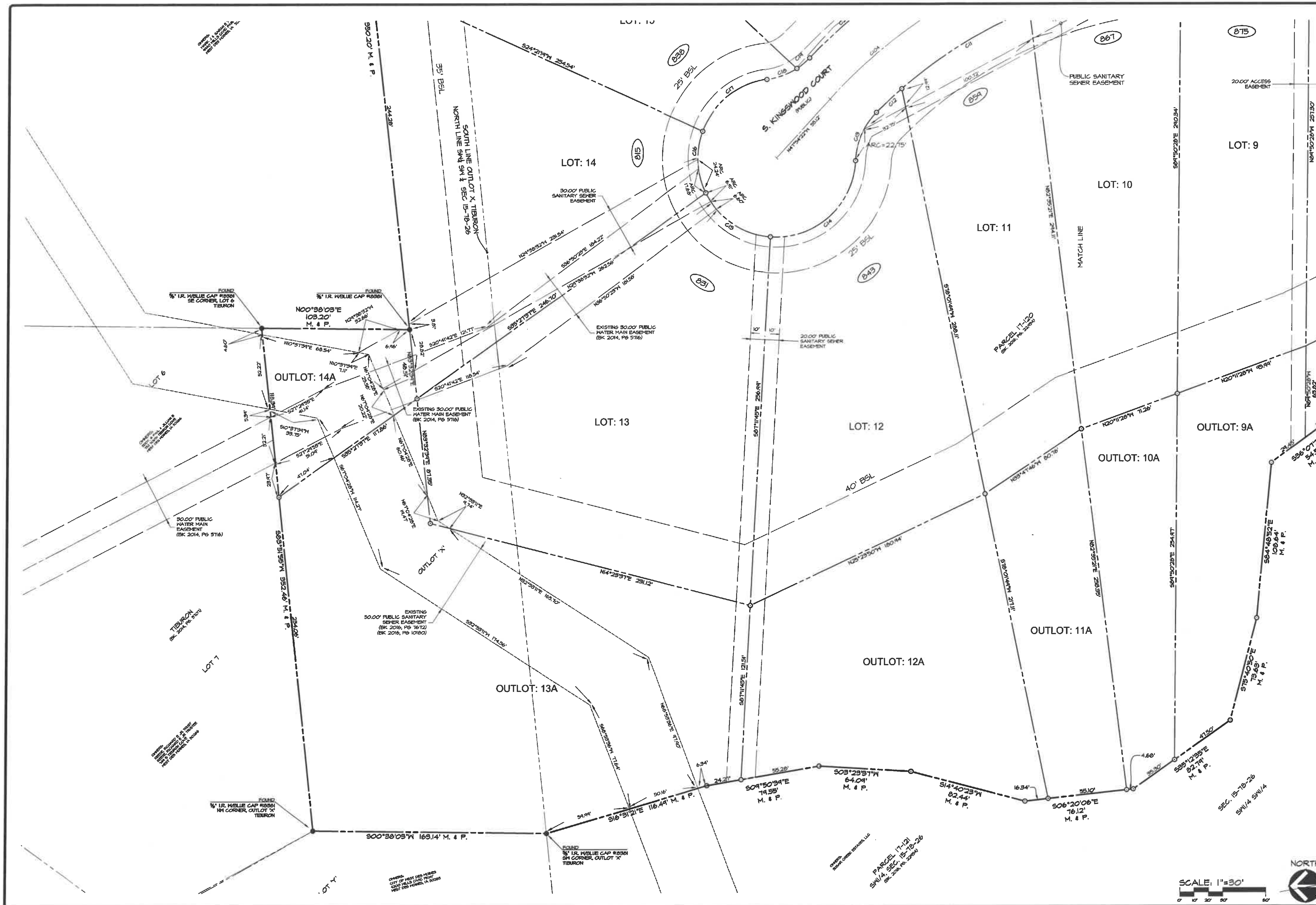
MAJESTIC OAKS PLAT 1

WEST DES MOINES, IOWA

FINAL PLAT - NORTH HALF

SHEET 3 OF 4

E1489 & E1678



CEC

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DATE:	SEPTEMBER 11, 2017
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DESIGNED BY:	SJD
DRAWN BY:	MM

MAJESTIC OAKS PLAT 1
WEST DES MOINES, IOWA

CUL-DE-SAC EASEMENT DETAIL 'B'

SHEET 4 OF 4

E7484 & E7678

EXHIBIT III

Prepared by: J. B. Munford, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTING SURETY IN LIEU OF INSTALLATION OF PUBLIC IMPROVEMENTS, APPROVING AND ACCEPTING EASEMENTS AND AGREEMENTS, AND APPROVING AND RELEASING MAJESTIC OAKS PLAT 1 FINAL PLAT (FP-003576-2017) FOR THE PURPOSE OF SUBDIVIDING PROPERTY INTO 16 SINGLE FAMILY LOTS, 16 OUTLOTS, AND 2 PUBLIC STREET LOTS

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, Majestic Land Company, has requested approval for a Final Plat (FP-003576-2017) for approximately 17.05 acres located the Northwest corner of Stagecoach Drive and S 95th Street. The applicant proposes to subdivide the property legally described below into 16 single family lots, 16 outlots, and 2 public street lots to be dedicated to the City:

Legal Description

LEGAL DESCRIPTION PARCEL 17-120 OF THE W 1/2 SW 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2016, PAGE 22954 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

AND

OUTLOT 'T', KINGS LANDING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 13411 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA ALL CONTAINING 17.05 ACRES MORE OR LESS.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference, and;

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the Preliminary Plat for Majestic Oaks Plat 1 and recommended approval on April 25, 2016, and;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Majestic Oaks Plat 1 that was reviewed and approved by the City Council on May 2, 2016, and;

WHEREAS, on June 11, 2018, this City Council held a duly-noticed meeting to consider the application for Majestic Oaks Plat 1 Final Plat (FP-003576-2017), and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for Majestic Oaks Plat 1 Final Plat at their meeting on June 11, 2018, subject to any conditions of approval, and;

WHEREAS, the City Council did accept surety in lieu of constructing public improvements associated with the construction of, public sanitary sewer, and public storm sewer within the plat boundaries, and;

WHEREAS, the necessary easements have been established for storm sewer easements, sanitary sewer easements and ingress/egress, and;

WHEREAS, the City Council did accept surety for the construction of sidewalks within the plat, and;

WHEREAS, the applicant has supplied a deed to the City of West Des Moines for Lot(s) A and B to be dedicated as public street right(s)-of-way, and;

WHEREAS, the City Council did accept surety for landscape buffers required as a part of this plat, and;

WHEREAS, the City Council approves of the following address assignments;

Majestic Oaks Plat 1 Lot 1	995 S Kingswood Court
Majestic Oaks Plat 1 Lot 2	979 S Kingswood Court
Majestic Oaks Plat 1 Lot 3	951 S Kingswood Court
Majestic Oaks Plat 1 Lot 4	933 S Kingswood Court
Majestic Oaks Plat 1 Lot 5	917 S Kingswood Court
Majestic Oaks Plat 1 Lot 6	905 S Kingswood Court
Majestic Oaks Plat 1 Lot 7	891 S Kingswood Court
Majestic Oaks Plat 1 Lot 8	883 S Kingswood Court
Majestic Oaks Plat 1 Lot 9	875 S Kingswood Court
Majestic Oaks Plat 1 Lot 10	867 S Kingswood Court
Majestic Oaks Plat 1 Lot 11	859 S Kingswood Court
Majestic Oaks Plat 1 Lot 12	843 S Kingswood Court
Majestic Oaks Plat 1 Lot 13	831 S Kingswood Court
Majestic Oaks Plat 1 Lot 14	815 S Kingswood Court
Majestic Oaks Plat 1 Lot 15	838 S Kingswood Court
Majestic Oaks Plat 1 Lot 16	850 S Kingswood Court

WHEREAS, Majestic Oaks Plat 1 is zoned PUD - Single Family Residential and meets all requirements of the City's Zoning Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report dated June 11, 2018, or as amended orally at the City Council hearing June 11, 2018, are adopted.

SECTION 2. The public improvements associated with Final Plat, Majestic Oaks Plat 1 are hereby accepted and dedicated for public purposes.

SECTION 3. Final Plat, Majestic Oaks Plat 1 (FP-003576-2017) is approved, subject to compliance with all the conditions in the staff report, dated June 11, 2018, including conditions added at the Hearing, if any, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

SECTION 4. This resolution does release Majestic Oaks Plat 1 Final Plat (FP-003576-2017) for recordation.

The City Council of West Des Moines, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on June 11, 2018 and Roll Call No. _____ _____.

CERTIFICATE

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on June 11, 2018, among other proceedings, Roll Call No. _____ approved said plat on June 11, 2018, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of June, 2018

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. The City Council granting the applicant a waiver from City Code to allow Public Utility Easements to be located in the front yard of lots 1-17.