

RESOLUTION #471-01-05-10

**A RESOLUTION TO APPROVE THE FINAL PLAT OF VILLA
GOLF SUBDIVISION**

WHEREAS, the final plat of Villa Golf Subdivision, a subdivision of parts of the northwest quarter of the southwest quarter, and the northeast quarter of the southwest quarter, all in section 25, Township 87 North, Range 4 East of the 5th Principal Meridian, has been submitted for approval with the required fees, and

WHEREAS, the preliminary plat has been the subject of a proper public hearing before the county's Zoning Commission and approved by this Board's Resolution #432-04-14-09 with certain conditions which we find have been met, and

WHEREAS, the road and drainage improvement plan and specifications for this subdivision were approved by this Board's Resolution #445-06-23-09, and

WHEREAS, required improvements have been completed and inspected and found satisfactory, and

WHEREAS, this plat has been found to meet all applicable standards for subdivisions, except as noted in the resolutions cited above, and to appropriately balance the interests of the property seller, the property buyer, and the public,


NOW, THEREFORE, BE IT RESOLVED BY THE JACKSON COUNTY BOARD OF SUPERVISORS, that the final plat of Villa Golf Subdivision, as signed June 16, 2009 by registered land surveyor John L. White, or any technical revision thereof, is hereby approved for recording in accordance with the provisions of the Jackson County Subdivision Ordinance, with the following notations:


1. Lot C, being all of the subdivided land that lies south and west of County Road 320th Street/386th Avenue, has been created for conveyance to Bellevue Sand and Gravel Company for the purpose of continued access to their adjacent quarry site and continued access to the undeveloped land bordering Lot C on the west. It is not a lot for residential development and is not subject to the restrictive covenants that are being recorded with the plat.
2. Standards have been modified as provided for in section 6-1-34 of the County Code of Ordinances to allow the length of the cul-de-sac (387th Avenue) to exceed 1000'.
3. Standards have been modified as provided for in section 6-1-20 of the County Code of Ordinances to waive the requirement for a special recorded fence agreement regarding the boundary between Lot 7 and adjacent Parcel "F". The developer acquired the developed land from the owner of Parcel "F" and has

assured us that the boundary is fenced along the surveyed boundary.

4. The requirement of section 6-1-19 for inspection of individual lot driveways after their future installation is waived for lots 1, 3, 4, 5, 6, 7, 8, 9, 10, and 12 due to current grades adjacent to the road. It will be the responsibility of individual lot owners to install driveways onto 387th Avenue in conformance with the minimum requirements of the restrictive covenants. Inspection fees are being collected for lots 2 and 11, which will require inspection and approval by Jackson County before zoning permits are issued for houses on those lots.
5. 387th Avenue is and will remain a private access street and Jackson County accepts no responsibility for the ownership or maintenance of this street, either now or in the future.
6. County road 320th Street accessing 387th Avenue has a gravel surface. Jackson County at this time has no plan or intention to make improvements to the grading of this road or to provide it with a paved surface.

The chairman of the Board of Supervisors is hereby directed to certify this resolution of approval, adopted this fifth day of January, 2009.


CHAIR, BOARD OF SUPERVISORS

ATTEST: 
JACKSON COUNTY AUDITOR