

RESOLUTION NO.: 10-_____

**CITY OF DELANO
WRIGHT COUNTY, MINNESOTA**

**RESOLUTION APPROVING A FINAL PLAT FOR CLOVER SPRINGS 4TH ADDITION
WITHIN THE CITY OF DELANO, MINNESOTA**

WHEREAS, the City approved Clover Springs 4th Addition with 29 single family lots and the dedication of 2.37 acres (Outlot A) of park land in 2005, however this final plat was never recorded; and

WHEREAS, Sparky Real Estate LLC is requesting to resubmit Clover Springs 4th Addition final plat with 32 single family lots and two outlots; and

WHEREAS, the new subdivision is intended to restart the residential development within this neighborhood; and

WHEREAS, the Delano Planning Commission reviewed the final plat at their June 14, 2010 meeting and found it compatible with the original preliminary plat and recommended approval; and

WHEREAS, upon Delano City Council considered the Clover Springs 4th Addition final plat and agrees with the findings and recommendations of the Planning Commission and City staff.

NOW, THEREFORE BE IT RESOLVED, that the City Council of Delano, Minnesota hereby approves the final plat for Clover Springs 4th Addition proposed by Sparky Real Estate LLC with the following conditions:

1. The developer construct an access of the City's design to the park/playground on the City Water Tower site.
2. The applicant pay \$_____ for a park/playground for the development on the Delano Water Tower site.
3. Outlots A and B, Clover Springs 4th Addition are dedicated to the City.
4. The developer provide a new landscape plan for the berm along County Road 30 in Clover Springs 4th Addition for City approval. The applicant shall install berm landscaping per the approved plan.
5. The developer enter into a new development agreement with the City that outlines the terms, conditions and timing for the build out and improvements of remaining undeveloped lots in Clover Springs 3rd and 4th Additions.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF DELANO, MINNESOTA
THIS 14th DAY OF JUNE 2010.**

Joe McDonald, Mayor

ATTEST:

Marlene E. Kittock, Clerk/Treasurer