



Planning and Zoning Commission

April 7, 2015

Agenda

Grimes City Hall

5:30 P.M.

AGENDA

A. GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Bill Bohan, Kelsey Clark, Steve Valline, Mike Chambers, Scott Almeida, Council Liaison Craig Patterson
3. Approval of the Agenda
4. Approval of previous minutes

B. PUBLIC AGENDA ITEMS

1. Review Urban Renewal Amendment for conformity with or is consistent the City's Comprehensive Plan and make comment to the City by 12 noon on April 14, 2015
2. Crossroad Business Park of Grimes Plat 7

C. PUBLIC FORUM

D. ZONING ADMINISTRATOR REPORT

1. Next Meeting May 5, 2015
2. Old Business
3. New Business

E. ADJOURNMENT



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, March 3, 2015 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Mike Chambers, Steve Valline, Scott Almeida, Bill Bohan, City Engineer John Gade, Council Liaison Craig Patterson, Building Administrator Scott Clyce, Absent: Kelsey Clark

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion by Valline, Second by Chambers to approve the agenda with the change from Heritage being 2nd on the agenda to 6th on the agenda.

Roll call: Ayes-4; Nays-0 Motion passes: 4 - 0.

II. APPROVAL OF THE MINUTES

Motion by Valline, Second by Chambers to approve the minutes from the February 3, 2015 meeting.

Roll call: Ayes-4; Nays: 0 Motion passes: 4 - 0.

II. PUBLIC AGENDA ITEMS

- 1. Public Hearing and Action on a request from Diligent Kennybrook LLC to change the Grimes Land Use Plan and rezone Kennybrook South which consists of 18.52 acres from a PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential.**

Chair Bill Bohan opened the Public Hearing for comment at 5:35. Being no written or oral comments the Public Hearing was closed at 5:36. Erin Ollendike, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Diligent Kennybrook LLC.

Ollendike stated that the site consists of 18.5 acres and is currently zoned PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60. Ollendike stated that the owner would like to have the area rezoned to R-3 Medium Density Residential to allow for the construction of a townhome development. City Engineer Gade noted that the area concerned had previously had similar zoning and that R-3 zoning would allow for the proposed townhome product to be built while limiting the density to no more than eight units per acre.

Motion by Almeida, Second by Valline to approve the request to change the Grimes Land Use Plan and rezone Kennybrook South which consists of 18.52 acres from a PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential.

Roll call: Ayes-4, Nays- 0 Motion passes: 4 – 0

2. Autumn Park Preliminary Plat 6

Emily Harding, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Grimes Lots LLC. Harding stated that this 13.94 acre parcel will have 34 single family lots. Harding said that lots 1-26 would have underlying R2-70 zoning and lots 27-34 would have R2-60 zoning. City Engineer Gade stated that the developer would be installing a greenbelt trail along with a trail crossing over the stream to satisfy the parkland dedication requirements.

Motion by Chambers, Second by Almeida to approve the Autumn Park Preliminary Plat 6 per the Fox Engineering letter dated February 25, 2015.

Roll call: Ayes- 4, Nays- 0 Motion passes: 4 – 0

3. Crossroads Business Park Preliminary Plat 6

Emily Harding, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Premier Development. Harding stated that this 11.5 acre parcel would contain 6 lots zoned M2-light industrial and will complete the Crossroads Business Park development. City Engineer Gade stated that he recommended the developer provide a turnaround at the north end of the project. Gade also stated that the developer would be providing a 5' sidewalk that would be installed when the City required.

Motion by Valline, Second by Chambers to approve Crossroads Business Park Preliminary Plat 6 per the Fox Engineering letter dated February 25, 2015

Roll call: Ayes- 4, Nays- 0 Motion passes: 4 – 0

4. Canoyer Gardens Expansion- Site Plan

Shane Devick, CEC 2400 86th St Urbandale IA 50322 addressed the Board on behalf of Canoyer Garden Center. Devick stated that the owners propose to build an additional greenhouse for the purpose of growing additional product and that this building is not intended for public usage. Due in part to the large area involved, Devick stated that the owner is asking for a waiver on the sod requirement. Devick said that they propose instead to both seed and hydroseed the area and return it to the native prairie grass. Devick said that the hydroseed mixture is designed to lock in moisture and germinate quickly. He said the Developer is also asking to be able to use gravel surfacing in the storage area as it is not subject to vehicular traffic. Kyle Canoyer addressed the Board to describe the building materials proposed. Canoyer stated that the building would be visually the same as the existing building. He said the exterior would consist of Engineered Stucco material of the same height and width as the current building. Canoyer also stated that there would not be any exterior lighting or wall packs installed, and landscaping and a berm would be used to screen the building from the public right of way.

Motion by Valline, Second by Chambers to approve Canoyer Gardens Expansion Site Plan per the Fox Engineering letter dated February 25th with the addition of non-opaque fencing along the west side of the proposed structure.

Roll call: Ayes- 4, Nays- 0 Motion passes: 4 – 0

5. Gateway Corner- Site Plan

Bob Gibson, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Newblood Investment LLC. Gibson stated that this site consists of one acre and the developer proposes to provide a 5,300 square foot building with three bays providing 2,000 sf for a coffee shop, 1,400 sf for retail and 1,900 sf for a restaurant.

Motion by Chambers, Second by Valline to approve Gateway Corner site plan per the Fox Engineering letter dated February 25, 2015 with the additional screening of the mechanicals on the west side of the building with landscaping.

Roll call: Ayes- 4, Nays- 0 Motion passes: 4 – 0

6. Heritage Development- Preliminary Plat 2 (Moved from item 2 to item 6)

David Bentz, Bishop Engineering 3501 104th Street Des Moines IA addressed the Board on behalf of Beaverbrooke North Development Co. Bentz stated that this phase would consist of the grading plan and construction of NE Beaverbrooke Boulevard extending from N James Street to Highway 141. Bentz stated that the Boulevard would consist of 10 ft. lanes and two roundabouts to reduce speeding. City Engineer Gade stated the NE Beaverbrooke Blvd requires landscaping along both side of the roadway as well as within the median. In addition, a berm is required along residential properties. Gade also recommended that driveway access to the water plant from the west would need to be included

Motion by Valline, Second by Chambers to approve the Heritage Development Preliminary Plat 2 per the Fox Engineering letter dated February 26th 2015.

Roll call: Ayes-4, Nays- 0 Motion passes: 4 – 0

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

City Engineer John Gade stated that the April meeting would include a submittal of a preliminary plat by Edward Rose Properties. Building Administrator Scott Clyce added that there were 17 new single family home permits in February and that A & S Archery just had its final inspection and was ready to open. Apartments on James Street would have their final inspection on March 5. On March 16 the Senior Apartments would be having their final inspection.

1. Old Business- None
2. New Business- Next meeting, April 7, 2015.

V. ADJOURNMENT

Motion by Valline, Second by Chambers to adjourn the meeting.

Meeting is adjourned at 7:25 pm

Bill Bohan, Chair

To: City of Grimes Planning & Zoning Commission
From: John P. Danos, Bond Counsel for the City
Date: March 11, 2015
Re: Grimes Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on April 14, 2015 on a proposed amendment to the urban renewal plan for the Grimes Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. I have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, "for review and recommendations as to its conformity with the general plan for the development" of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City's Comprehensive Plan. Please complete your review and submit any comments to the City Council by Noon on April 14, 2015.

Please call me at (515) 283-1000 if you have questions about the statutory process.

**NOTICE OF PUBLIC HEARING ON DESIGNATION OF
EXPANDED GRIMES URBAN RENEWAL AREA AND ON
PROPOSED URBAN RENEWAL PLAN AMENDMENT**

Notice Is Hereby Given: That at 5:30 o'clock p.m., at the Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, on April 14, 2015, the City Council of the City of Grimes will hold a public hearing on the question of adopting an amendment (the "Amendment") to the Urban Renewal Plan for the Grimes Urban Renewal Area (the "Area") to authorize new urban renewal projects and to designate new territory to be included therein. Pursuant to Chapter 403, Code of Iowa and the Amendment, the following described property shall be added to the area:

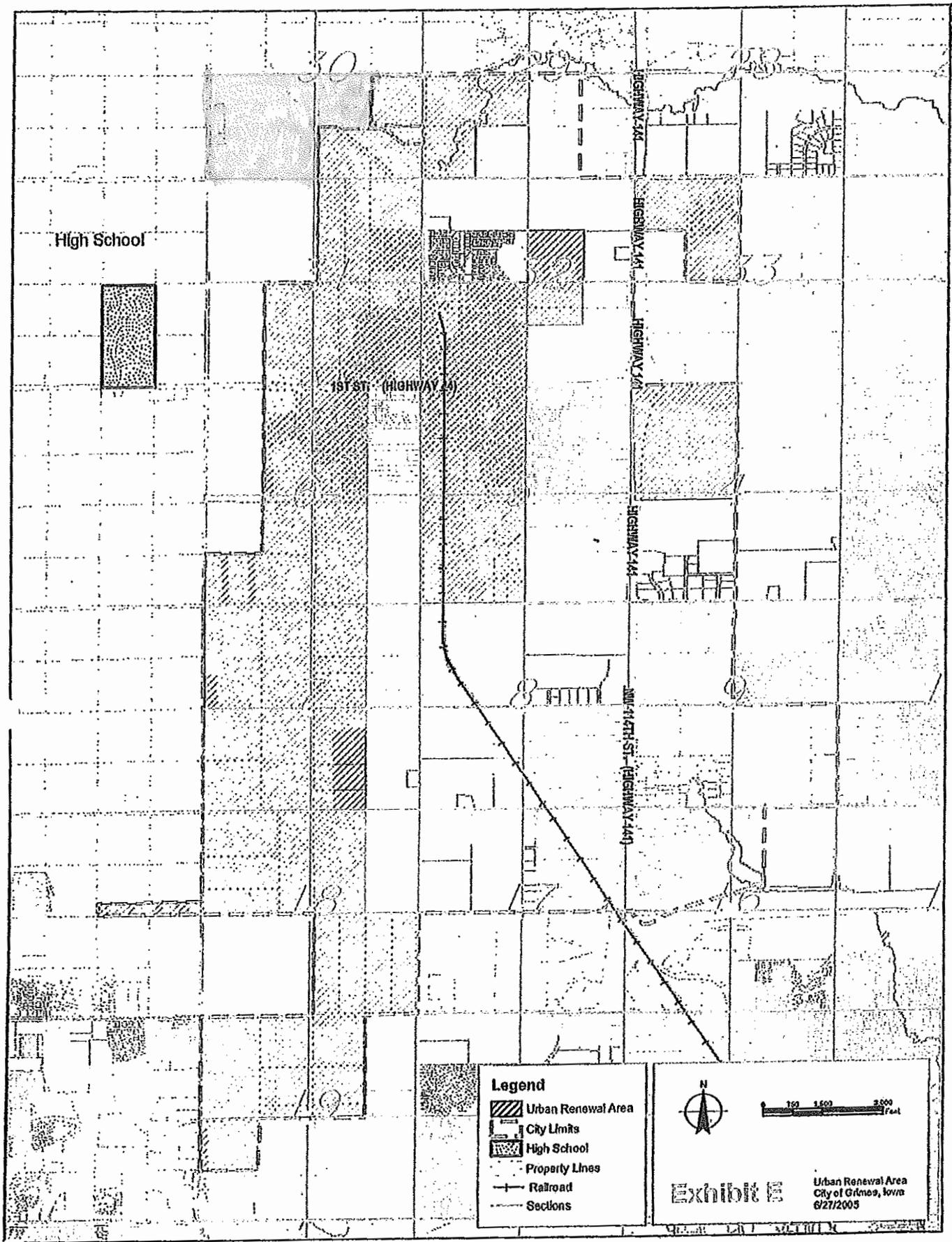
All real property situated within the incorporated limits of the City of Grimes, Counties of Polk and Dallas, State of Iowa, as of April 1, 2015

The Amendment brings the property described above under the plan and makes it subject to the provisions of the plan. The Amendment includes the authorization of new urban renewal projects as follows: (a) undertaking constructing and installing improvement to the City's parks and recreational facilities; (b) providing economic development support to the Prairie Business Park Commercial/Industrial development; (c) providing economic development support to Phase Four of the Grimes Distribution Center Project; (d) providing economic development support to the Heritage at Grimes Development Project; and (e) undertaking the 2015-2017 Street Enhancement Program.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Rochelle Williams
City Clerk

Notice that went in the paper



High School

1ST ST. (HIGHWAY 24)

HIGHWAY 44
 HIGHWAY 14
 HIGHWAY 24
 HIGHWAY 14
 HIGHWAY 44

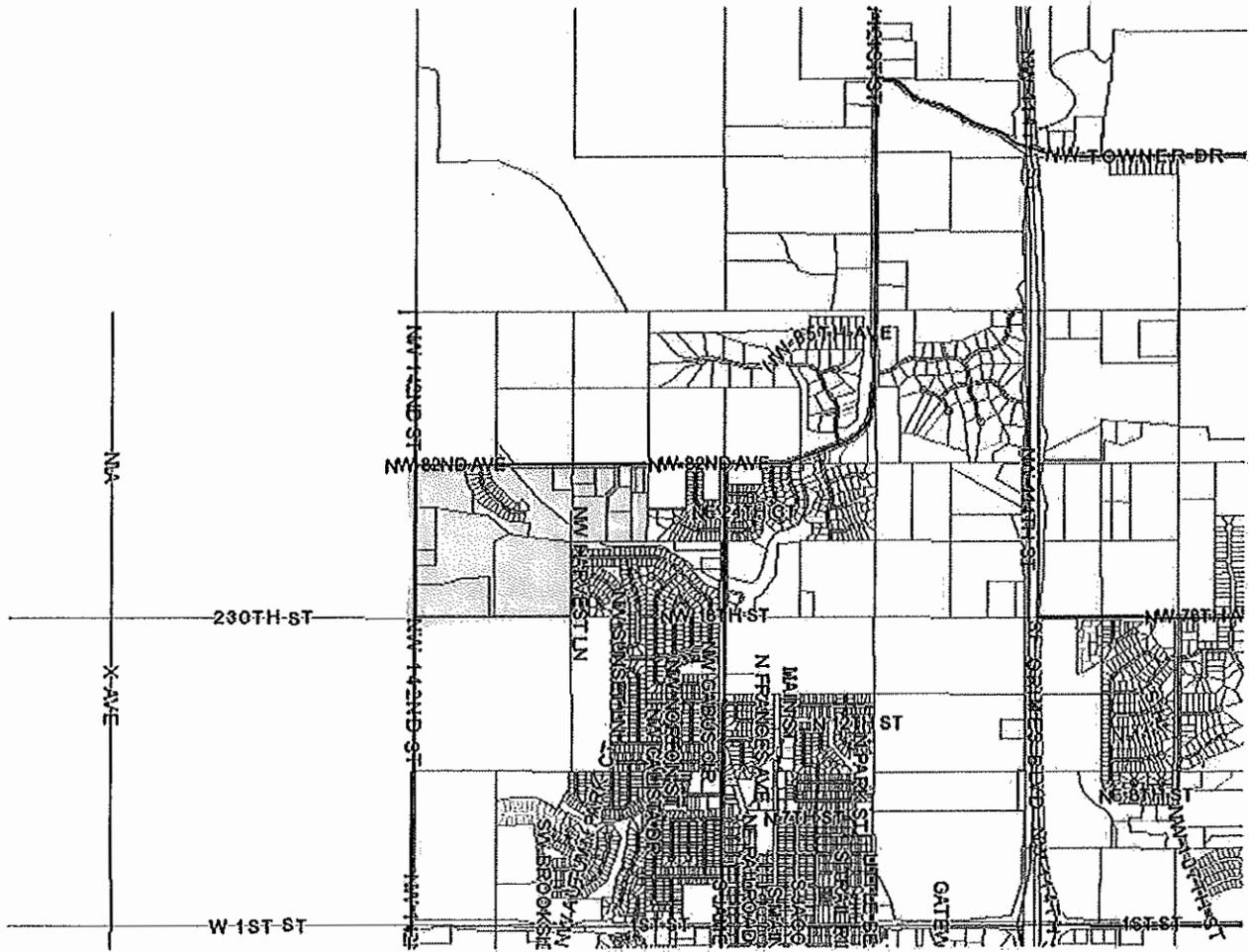
Legend

-  Urban Renewal Area
-  City Limits
-  High School
-  Property Lines
-  Railroad
-  Sections



Exhibit E

Urban Renewal Area
 City of Grimes, Iowa
 6/27/2005



CITY OF GRIMES, IOWA

URBAN RENEWAL PLAN AMENDMENT
GRIMES URBAN RENEWAL AREA

April, 2015

The Urban Renewal Plan (the "Plan") for the Grimes Urban Renewal Area (the "Urban Renewal Area") is being amended for the purpose of identifying a new urban renewal project to be undertaken within the Urban Renewal Area.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the April, 2015 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Area.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project description:

A)

Name of Project: Sports Complex Improvements Project

Name of Urban Renewal Area: Grimes Urban Renewal Area

Date of Council Approval of Project: April 14, 2015

Description of Project and Project Site: The Sports Complex Improvements Project will consist of the construction of improvements on the Property (as defined above) including (i) the construction of trail system improvements; (ii) the construction of sidewalk improvements; (iii) the construction of a concession stand; (iv) the construction of ball diamonds and the installation of lighting and fences; and (v) the construction of parking lot improvements.

To the extent that the City does not construct the Sports Complex Improvements Project on the Property, the City reserves the right to construct improvements of such nature at existing parks in the City under the urban renewal authority of this Amendment.

It is anticipated that the completed Sports Complex Improvements Project will have a positive impact on commerce in the Urban Renewal Area through the provision of enhanced recreational amenities.

Description of Use of TIF for Project: It is anticipated that the City will pay for the Sports Complex Improvements Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In either case, the City's obligation will be

repaid with incremental property tax revenues. It is anticipated that the City's use of incremental property tax revenues for the Sports Complex Improvements Project will not exceed \$1,400,000.

Analysis of Use of TIF: Because the Sports Complex Improvements Project includes City building improvements, the City has analyzed its proposed use of incremental property tax revenues for the funding of the Sports Complex Improvements Project and alternative development and funding options for the Sports Complex Improvements Project, in accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa. The results of that analysis are summarized as follows:

1) Alternate Development Options: The City Council has determined the provision of superior parks and recreational facilities are essential to the economic development of the City. Maintaining and enhancing the parks of the City, as described above, will positively impact commerce, growth and development in the Area. The construction of the Sports Complex Improvements Project on the Property will promote the highest and best use of the Property.

2) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: The City does not have a Local Option Sales and Services Tax in place.

* General Fund: The City is at its \$8.10 per thousand levy limit for the General Fund, and the annual proceeds from this levy are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund reserves to aid in the Sports Complex Improvements Project funding without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City does not have authority to levy a debt service tax for general obligation indebtedness for the Sports Complex Improvements Project. It is not feasible for the City to acquire the authority, either through full referendum or reverse referendum, to issue general obligation indebtedness for the Sports Complex Improvements Project without the ability to assure the voting public that tax increment financing will be available to assist with the funding, if needed. The use of tax increment financing will lessen the burden on individual tax payers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the Project.

B)

Name of Project: 2015 Prairie Business Park Commercial/Industrial Development Project

Name of Urban Renewal Area: Grimes Urban Renewal Area

Date of Council Approval of Project: April 14, 2015

Description of Project and Project Site: Certain property (the "Prairie Business Park Property") situated in the Urban Renewal Area has been identified by the prior action of the City Council as a property in need of economic development initiatives. Prairie Business Park, LLC (the "Developer") has proposed to undertake the development of a new commercial and industrial business park (the "Prairie Business Park Project") on the Prairie Business Park Property.

The Prairie Business Park Property is legally described as follows:

37.06 acres described as:

NW ¼ of the NW ¼ of Section 17-79-25

Less 2.51 acres of future road right-of-way currently governed by an easement for public highway purposes

Less 0.45 acres of future road right-of-way along SE 37th Street

Less 0.58 acres of future road right-of-way along S. James Street

Less 0.86 acres for both the construction of SE 46th Street and the future road right-of-way along SE 46th Street

Description of Public Infrastructure: In order to assist the Developer in the promotion of the highest and best commercial and industrial use of the Prairie Business Park Property, the City will cause certain public infrastructure improvements (the "Public Improvements Project") to be constructed on the Prairie Business Property.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and right-of-way as are necessary to construct the Public Improvements Project.

Description of Use of TIF: The City intends to enter into a development agreement (the "Agreement") with the Developer with respect to the Prairie Business Park Project. Under the Agreement, the City will provide economic development incentive payments (the "Payments") to the Developer in an amount not to exceed \$1,300,300. The Payments will be funded exclusively with the incremental property tax revenues to be received from the Prairie Business Park Property for a period not to exceed five years.

It is anticipated that the City will pay for the Public Improvements Project with either borrowed funds or the proceeds of an internal advance of City funds on-hand. In either case, the City's obligation will be repaid with incremental property tax revenues. It is anticipated that the City's use of incremental property tax revenues for the Public Improvements Project will not exceed \$1,300,000.

C)

Name of Project: 2015 Hubbell Warehouse Development/Grimes Distribution Center Project (Phase 4)

Name of Urban Renewal Area: Grimes Urban Renewal Area

Date of Council Approval of Project: April 14, 2015

Description of Project and Project Site: Certain property (the "Hubbell Property") situated in the Urban Renewal Area has been identified by the prior action of the City Council as a property in need of economic development initiatives. Grimes Industrial Park II, LLC (managed by Hubbell Realty Company) (the "Company") has proposed to undertake the construction of a new 110,000 square foot warehousing facility (the "Distribution Center Project") on the Hubbell Property.

The Hubbell Property is legally described as follows:

Parcel "B" of Lot 5 in Grimes Business Park Plat 2, an Official Plat, per that Plat of Survey filed in Book 15199, Page 126 in the Office of the Recorder for Polk County, Iowa, now included in and forming a part of the City of Grimes, Polk County, Iowa.

Description of Public Infrastructure: No public infrastructure construction is anticipated with respect to the Distribution Center Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the Distribution Center Project.

Description of Use of TIF: The City intends to enter into a development agreement (the "Agreement") with the Company with respect to the Distribution Center Project. Under the Agreement, the City will provide economic development incentive payments (the "Payments") to the Company in an amount not to exceed \$481,650. The Payments will be funded exclusively with the incremental property tax revenues to be received from the Hubbell Property for a period not to exceed seven years.

D)

Name of Project: 2015 Heritage at Grimes Development

Name of Urban Renewal Area: Grimes Urban Renewal Area

Date of Council Approval of Project: April 14, 2015

Description of Project and Project Site: Certain property (the “Heritage Property”) situated in the Urban Renewal Area has been identified by the prior action of the City Council as a property in need of economic development initiatives. GABUS (the “Developer”) has proposed to undertake residential and commercial development and the construction of certain corresponding public infrastructure improvements (the “Heritage Project”) on the Heritage Property.

The Heritage Property is bounded on the east by Highway 141, bounded on the west by James Street and bounded by vacant ground to the north and south.

Description of Public Infrastructure Projects: In order to assist the Developer in the promotion of the highest and best commercial and residential use of the Heritage Property and to accommodate the commercial transportation infrastructure needs of the City, the City will cause the construction of Beaverbrooke Boulevard on the Heritage Property, and the Developer will reimburse the City for a portion of the costs of the Public Improvements Project. The City will also undertake installation of traffic signalization at the intersection of Beaverbrooke Boulevard and Highway 141.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to construct the Public Infrastructure Projects.

Description of Use of TIF: The City intends to enter into a development agreement (the “Agreement”) with the Developer with respect to the Heritage Project. Under the Agreement, the City will provide economic development incentive payments (the “Payments”) to the Developer in an amount not to exceed \$3,000,000. The Payments will be funded exclusively with the incremental property tax revenues to be received from the Heritage Property for a period not to exceed ten years.

E)

Name of Project: 2015-2017 Street Enhancement Program (the “Project”)

Name of Urban Renewal Areas: Grimes Urban Renewal Area

Date of Council Approval of Project: April 14, 2015

Description of Project and Project Site: The Project will consist of the construction of street and bridge improvements; construction of curb and gutter improvements; construction of storm water system, sanitary sewer system and waterworks system improvements; sidewalk improvements; the installation of street lights and traffic signals; and the incidental utility, landscaping, site clearance and cleanup work related thereto on an along the following public rights-of-way in the City:

Name of Street	Amount
Autumn Park Boulevard Resizing	\$ 75,000
NW 70 th Street Improvements	\$866,900
North James Bridge Improvements	\$444,000
North James and Beaverbrooke Intersection Improvements	\$2,200,000
SE Gateway Drive Street Extension	\$275,000
NE Main Street Improvements from 1 st Street to 10 th Street	\$2,200,000

Description of Properties to be Acquired in Connection with Program: : The City will acquire such easement territory and rights-of-way as are necessary to construct the improvements under the Street Program.

Description of Use of TIF for the Program: It is anticipated that the City will pay for the Street Program with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In either case, the City's obligation will be repaid with incremental property tax revenues. It is anticipated that the City's use of incremental property tax revenues for the Street Program will not exceed \$6,060,900.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$39,375,001</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed maximum indebtedness to be incurred in connection with this April, 2015 Amendment:*	<u>\$13,542,850</u>

EXHIBIT A

All real property situated within the incorporated limits of the City of Grimes, Counties of Polk and Dallas, State of Iowa, as of April 1, 2015



March 30, 2015

Michael Lee, PLS
Civil Design Advantage L.L.C.
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

Crossroads Business Park of Grimes Plat 7 – Final Plat

FOX Ref No: 8630-04K.237

FOX Engineering with assistance from David Schneider, PLS, has completed the second review for Crossroads Business Park of Grimes Plat 7 Final Plat. Please address the following comments:

1. 166.09.09, the following shall also be attached to and accompany the Final Plat:
 - a. A certificate by the owner that the subdivision is with their free consent and is in accordance with the desire of the owner. This certificate must be signed and acknowledged by the owner and spouse before some officer authorized to that the acknowledgement of deeds.
 - b. A statement from the mortgage holders or lien holders that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds.
 - c. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
 - d. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.
 - e. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments and that the certified special assessments are secured by bond in compliance with Chapter 354 of the Code of Iowa.
2. Please DO NOT send original copies of the plats to the City of Grimes. The City does NOT require originals to be stamped. The approval of the plat is the signed resolution by City Council. Note that the signed resolution will not be given to the Developer until all items have been addressed.
3. Once the Final Plat has been accepted by P&Z and Council, the City requires the following:
 - a. Signed PDF
 - b. 1 Mylar - Signed
 - c. Resolution - The City holds the resolution until all legals, comments, and subdivision punchlist have been addressed.
 - d. Filing - The Developer files the plat once the City releases the resolution.

FINAL PLAT SCHEDULE:

PLANNING & ZONING: April 7, 2015 at 5:30 at the Grimes City Hall

COUNCIL MEETING: April 14, 2015 at 5:30 at the Grimes City Hall

If you have any questions or concerns, please contact John Gade or myself at (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.

Mitch Holtz

Mitch Holtz, P.E.

Copy to: Kelley Brown, City of Grimes
Erik Fisk, City Attorney

**Schneider
Land Surveying &
Planning, Inc.**

P.O. Box 128
Farley, Iowa 52046
Phone: 563-744-3631
Fax: 563-744-3629
Email: daves@yousq.net

March 30, 2015

Fox Engineering, Inc.
Attn: Mitch Holtz, P.E.
Suite 107
414 South 17th Street
Ames, Iowa 50010

RE: Crossroads Business Park of Grimes Plat 7, City of Grimes, Polk County, Iowa,
(Fox Proj. No. 8630-04K.237)

Dear Mr. Holtz,

I have reviewed the final plat of Crossroads Business Park of Grimes Plat 7, City of Grimes, Polk County, Iowa. The following comments will need to be addressed and/or illustrated on the final plat to comply with the Administrative Code of Iowa and the City of Grimes Subdivision Regulations.

1. I could not find a recorded plat of Crossroads Business Park of Grimes Plat 6. Is there a Plat 6 in the works?
2. List the proprietor of the land included within the boundary of the subdivision. (not required, but good practice to correlate to owner's consent documents)
3. Sign and date the plat.

The plat looks good. If you have any questions, or would like to discuss my comments, please contact me at the address or phone numbers listed above.

Sincerely,



David P. Schneider PLS, PLA