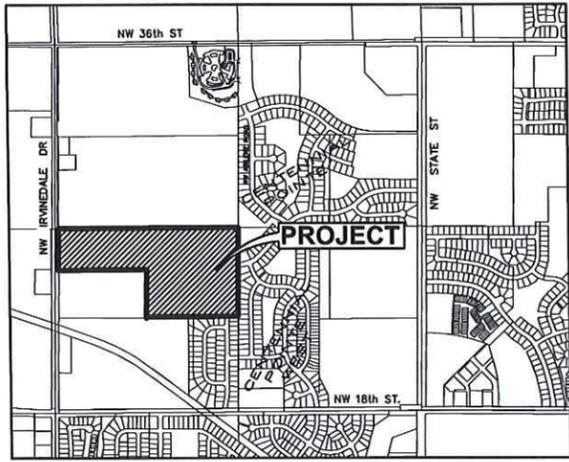


VICINITY MAP



ANKENY, IOWA

OWNER/APPLICANT

JERRY'S HOMES
CONTACT: JAY COWAN
10430 NEW YORK AVE STE C
URBANDALE, IA 50322
PH: (515) 727-0356

ZONING

EXISTING: R-1 ONE FAMILY RESIDENTIAL DISTRICT
PROPOSED: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT RESTRICTED TO SINGLE FAMILY

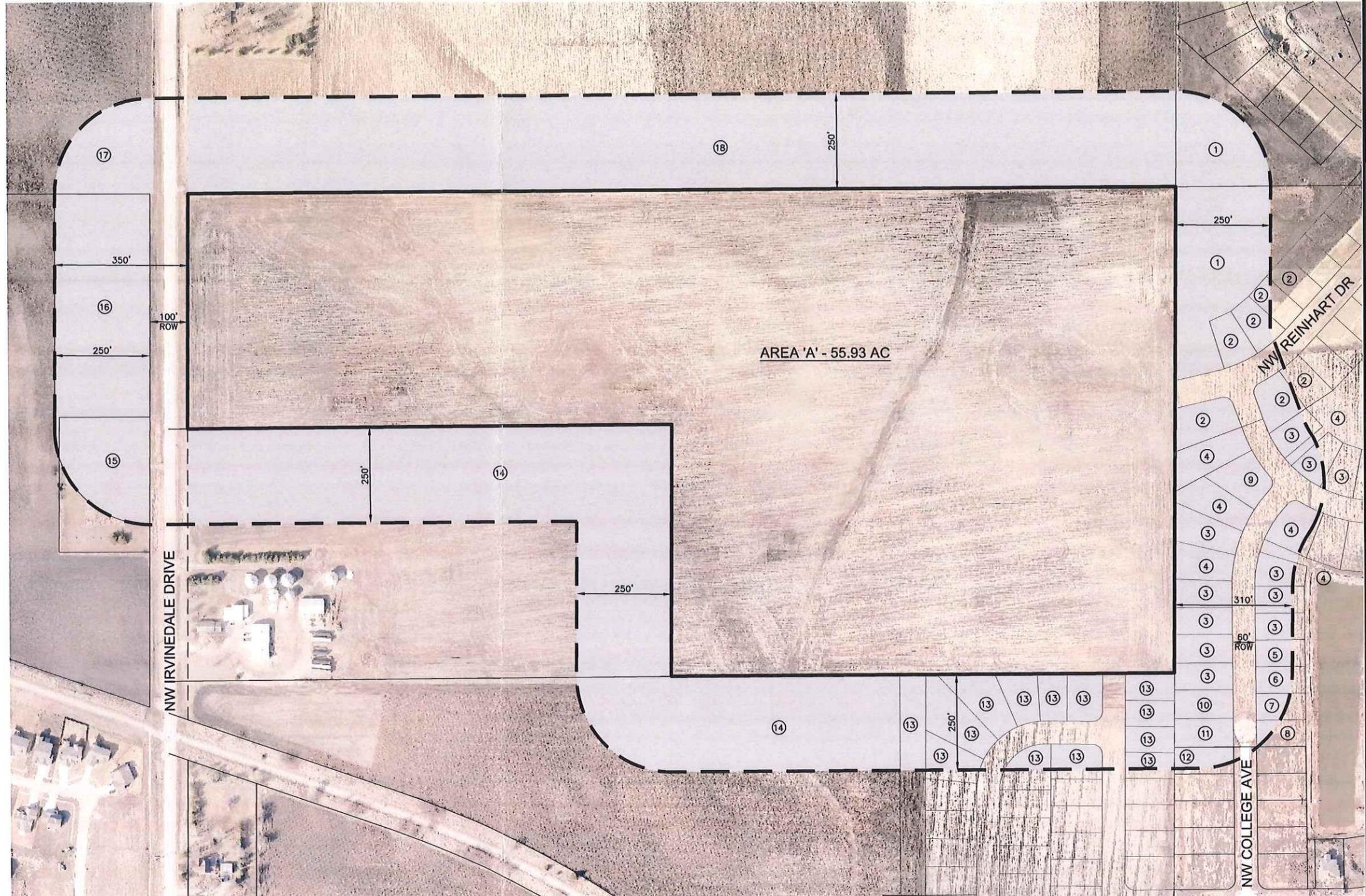
REZONING DESCRIPTION - AREA 'A'

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 10; THENCE SOUTH 0°22'07" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, 1271.48 FEET; THENCE SOUTH 89°38'15" WEST, 1322.98 FEET; THENCE NORTH 0°23'36" EAST, 678.81 FEET; THENCE SOUTH 89°38'24" WEST, 1273.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW IRVINEDALE DRIVE; THENCE NORTH 0°21'30" EAST ALONG SAID RIGHT-OF-WAY LINE, 592.71 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°38'22" EAST ALONG SAID NORTHERLY LINE, 2595.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.93 AC (2,436,321 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'A'

			CONSENTING
1. CITY OF ANKENY	-	-	
2. CENTENNIAL DEVELOPMENT LC	1.18 AC	2.65%	
3. CLASSIC BUILDERS INC	2.11 AC	4.74%	
4. CLASSIC DEVELOPMENT LLC	1.41 AC	3.16%	X
5. ERIC & NANCY LEVERSON	0.16 AC	0.36%	
6. SEAN & CLAIR HUSEMAN	0.15 AC	0.34%	
7. JAMES OLTMANN	0.13 AC	0.29%	
8. LARRY & MARY COOKSLEY	0.06 AC	0.13%	
9. TROY & CHANTAL GRANAHAN	0.33 AC	0.74%	
10. STEVE & AUDREY PINS	0.27 AC	0.61%	
11. JOHN & TRISHA STREYFFELER	0.27 AC	0.61%	
12. TIMOTHY & JENNIFER GRUENISEN	0.19 AC	0.43%	
13. CALIBER IOWA, LLC	3.34 AC	7.50%	X
14. CD DEVELOPER LLC	14.22 AC	31.91%	X
15. FRYE PROPERTY MANAGEMENT LC	1.28 AC	2.87%	
16. B & W FARMS LLC	3.37 AC	7.56%	
17. DAVID & CHARLENE HARMON	1.19 AC	2.67%	
18. RONALD & LAURA BENJAMIN	14.90 AC	33.44%	X
TOTAL	44.56 AC	100%	76.01%



ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date: 7/6/16

Anderson	Aye	Nay	Pass	Absent			
Flack	Aye	Nay	Pass	Absent			
Hunter	Aye	Nay	Pass	Absent			
Mollenhauer	Aye	Nay	Pass	Absent			
Odson	Aye	Nay	Pass	Absent			
Ripper	Aye	Nay	Pass	Absent			
Sherman	Aye	Nay	Pass	Absent			
West	Aye	Nay	Pass	Absent			
Whiting	Aye	Nay	Pass	Absent			
	Aye	Nay	Pass	Absent			
Ayes	7	Nays	0	Pass	0	Absent	1

APPROVED

T. Flack Chairperson
B. Fuglsang Secretary



FILE: A:\WORK\1477\DWG\1477\1477_PZING\1477_PZING.DWG
 FILE NAME: 8/2/16 DATE PLOTTED: 8/2/2016 2:34 PM
 PLOTTED BY: ERN GLENDORF TECH

* CITY OF ANKENY OR POLK COUNTY PROPERTY IS NOT INCLUDED IN THE AREA PERCENTAGES.

DATE: 08/05/16 07/15/16

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CGW

ENGINEER:

ESA
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

IRVINEDALE SUBDIVISION
REZONING MAP

1/1
1311.477