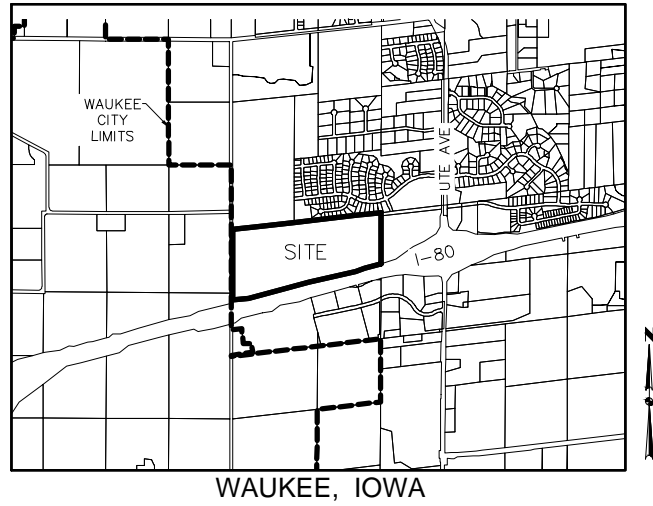


VICINITY MAP

SCALE 1"=2000'



ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	CONSENT
1. PROUTY, DENNIS & PAMELA*	10.15		
2. LOYAL FAMILY FARM, LLC*	0.94		✗
3. MORRELL, JEFFREY & JUDY*	0.47		
4. ZIEGLER WAUKEE LLC	12.43	29.54%	✗
5. JM SIOUX CITY HOLDINGS, LLC	2.80	6.65%	✗
6. 117 LAND COMPANY, LLC	4.07	9.68%	
7. RAN PROPERTIES, LLC	5.58	13.25%	
8. PAINTED WOODS WEST OWNER'S	0.29	0.69%	✗
9. ROBERTS, KELLY	0.66	1.56%	
10. IMSIROVIC, NERMIN & AUTUMN	0.42	1.01%	
11. IMSIROVIC, EDIN & BELMINA	0.41	0.99%	
12. HORTON, ANDREW & STACEY	0.43	1.02%	
13. PAINTED WOODS DEVELOPMENT LC	2.09	4.96%	✗
14. KERR, LAUREN & STEPHEN	0.58	1.37%	
15. PEAK BUILDERS LLC	0.10	0.24%	✗
16. JACKSON, GREGORY & KARA	0.14	0.34%	
17. RIBIC, JASMIN	0.01	0.02%	
18. HUMESTON, THOMAS & MELISSA	0.48	1.15%	
19. PORTER, KYLE & ZINK	0.54	1.28%	
20. LANE, WESLEY & ELLA	0.36	0.85%	
21. LUTHER, DENNIS	0.29	0.69%	
22. DURCI, DAVID & LUANN	0.26	0.63%	✗
23. PLESKYS, ANTANAS	0.26	0.63%	
24. COOPER, MASON & JENNIFER	0.26	0.61%	
25. VRIEZE, GERRIT & MARLA	0.23	0.55%	✗
26. JOUBERT, ROBERT & AMANDA	0.46	1.09%	
27. BEKTIC, MIRNES & SABIRA	0.20	0.47%	
28. SWON, JENNA & BRYAN	0.19	0.46%	
29. ALIBASIC, BELMIN & SABOTIC	0.19	0.45%	
30. CRAWFORD, SAM & KYLE	0.19	0.46%	
31. STEELE, KRIS & JENNIFER	0.30	0.71%	
32. CITY OF WAUKEE*	2.07		
33. CMBK LC	7.39	17.56%	✗
34. ANDERSON FOUR, LLC	0.40	0.96%	✗
35. AL-HAMEED, WALIYULLAH & SCHELLE	0.03	0.07%	
36. D.R. HORTON-IOWA, LLC	0.03	0.06%	
TOTAL	42.08	100.00%	61.78%

* PROPERTY OWNED BY THE CITY OF WAUKEE OR PROPERTY THAT IS OUTSIDE OF THE CITY LIMITS IS NOT INCLUDED IN THE AREA PERCENTAGES.

REZONING DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT LAND DEEDED TO THE STATE OF IOWA FOR HIGHWAY PURPOSES RECORDED IN BOOK 442, PAGE 617.

AND

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA, LYING NORTH OF INTERSTATE ROUTE NO. 80.

OWNER / APPLICANT

ANDERSON FOUR, LLC
3041 JUSTIN DRIVE
URBANDALE, IA 50322

ENGINEER

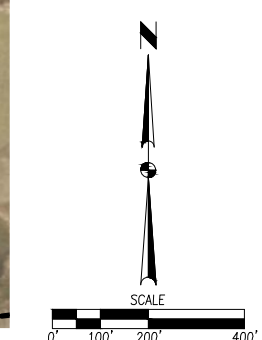
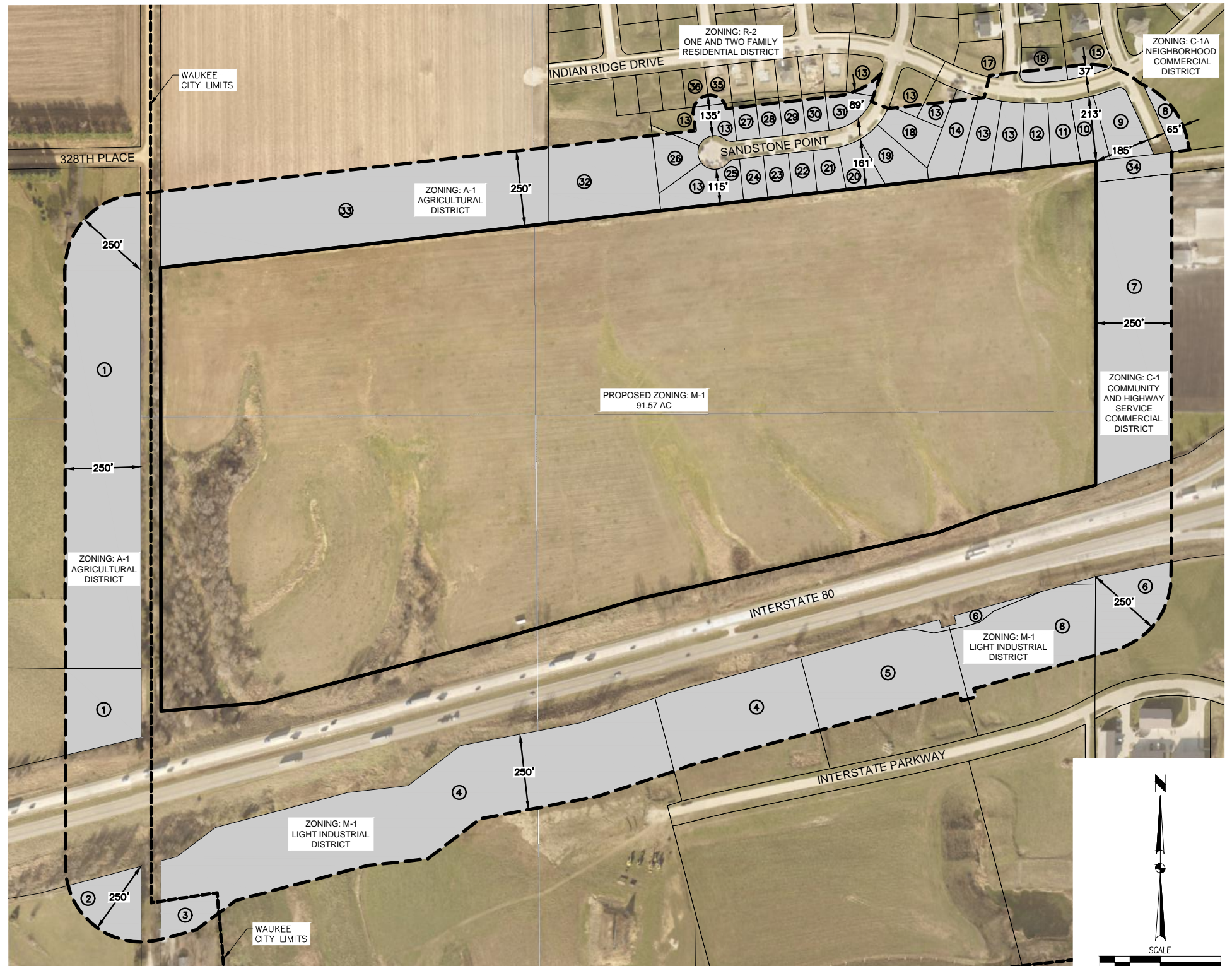
CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH: (515) 369-4400

ZONING

EXISTING: C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
PROPOSED: M-1: LIGHT INDUSTRIAL DISTRICT
WITH RESTRICTIONS

BULK REGULATIONS

M-1: LIGHT INDUSTRIAL DISTRICT
FRONT YARD: 30 FEET
SIDE YARD: NONE UNLESS ADJACENT TO AN R OR C-1 OR RIGHT OF WAY LINE IN WHICH CASE 40 FEET SHALL BE REQUIRED
REAR YARD: 30 FEET



FILE: H:\2020\2011649\2011649-REZONING-MAP.DWG
PLOTTER: HP PLOTTER
DATE: 2/14/2022 3:28 PM
DRAWN BY: ERIN OLENDIKE
CHECKED BY: JEFFREY MORRELL

DATE: 02/14/22
REVISED: 02/14/22
PREPARED: 02/07/21

REVISIONS:

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

ESA
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

LEGACY PARK WEST
REZONING MAP

1/1
SCALE
2011.649