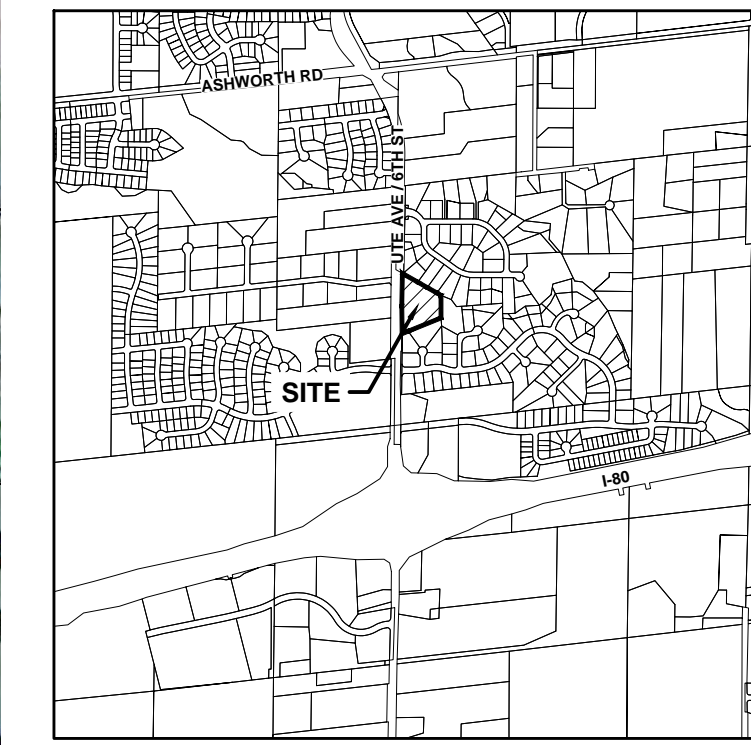


VICINITY MAP



WAUKEE, IOWA

AREA 'A' REZONING DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED IN THE IN THE QUIT CLAIM DEED RECORDED IN BOOK 2016, PAGE 23404 AND SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7, PAGES 271-272. SAID DESCRIPTION IS AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M.; THENCE SOUTH 82°58'40" WEST ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 810.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°33'42" WEST, A DISTANCE OF 189.21 FEET; THENCE SOUTH 67°04'41" WEST, A DISTANCE OF 544.20 FEET; THENCE NORTH 0°33'42" EAST, A DISTANCE OF 339.61 FEET; THENCE SOUTH 0°2'17" EAST, A DISTANCE OF 397.80 FEET; THENCE SOUTH 61°03'32" EAST, A DISTANCE OF 570.84 FEET; THENCE SOUTH 0°02'17" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, ALL BEING IN AND FORMING A PART OF DALLAS COUNTY, IOWA, CONTAINING 5.655 ACRES MORE OR LESS, EXCEPT ROAD (0.817 ACRES).

OWNER/APPLICANT:

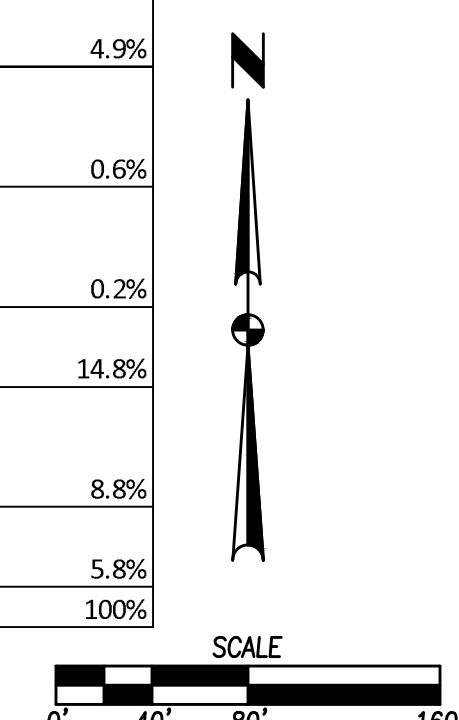
TED TORSTENSON
 32446 UTE AVE
 WAUKEE, IA 50263
 PHONE: 515-202-0102
 EMAIL: TEDTOR1225@GMAIL.COM

ZONING:

EXISTING: A-1: AGRICULTURAL DISTRICT
 PROPOSED: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

ADJACENT OWNERSHIP - AREA 'A'

	Name of Property Owner	Mailing Address	Total Area of Property (sf)	Square footage within 250' of rezoning	% of Total square footage within 250' of rezoning
1	OLESON, LYLE WILLIAM & DIANE L JTRS	32441 UTE AVE WAUKEE IA 50263	130,680	80,647	11.9%
2	TAGGART, THOMAS E & KATHLEEN K JTRS	32347 UTE AVE WAUKEE IA 50263	250,740	2,041	0.3%
3	FLICKINGER, CHARLES & ANGELA K JTRS	320 PAINTED WOODS DR WAUKEE IA 50263	6,712	333	0.0%
4	NORBY, ANDREW JULIAN & SHAUNA LYNN JTRS	330 PAINTED WOODS DR WAUKEE IA 50263	41,386	24,859	3.7%
5	LENEAVE, TED A REVOCABLE TRUST 12/13/2023	340 PAINTED WOODS DR WAUKEE IA 50263	48,941	39,432	5.8%
6	CLAUSEN, GREGORY A & KATHLEEN G JTRS	350 PAINTED WOODS DR WAUKEE IA 50263-8440	38,333	30,182	4.5%
7	COAKLEY, GREGG JAMES & JAMIE SUE JTRS	360 PAINTED WOODS WAUKEE IA 50263	36,590	30,180	4.5%
8	MADDEN, RICHARD & MONTSE REVOCABLE TRUST 03/10/2020	370 PAINTED WOODS DR WAUKEE IA 50263	40,075	34,423	5.1%
9	GROSSMANN, PAUL A & MELISSA C JTRS	380 PAINTED WOODS DR WAUKEE IA 50263	46,570	25,362	3.8%
10	HEDDINGER, STEVEN P & SARA M JTRS	3810 EAGLE DR WAUKEE IA 50263	33,160	2,462	0.4%
11	HARRIS, BRENT A & BRENDA M JTRS	3820 EAGLE DR WAUKEE IA 50263	78,408	74,570	11.0%
12	STOULIL, ANDREW J & MEGAN JTRS	3840 EAGLE DR WAUKEE IA 50263	24,394	15,354	2.3%
13	KEARNEY, CHAD R	3865 ROSE GLEN WAUKEE IA 50263	31,799	17,753	2.6%
14	MACNAB, AUSTIN R	3845 ROSE GLEN WAUKEE IA 50263	60,113	60,113	8.9%
15	KOHOUT, JOHN SAMUEL & KELLY A REV LIVING TRUST KOHOUT, JOHN SAMUEL & KELLY A COTRUSTEES	3860 ROSE GLEN WAUKEE IA 50263	33,054	32,847	4.9%
16	LIGHTFOOT, JORDAN MICHAEL & MICHAELA JOYCE JTRS	3880 ROSE GLEN WAUKEE IA 50263	30,056	4,301	0.6%
17	PAINTED WOODS WEST OWNER'S ASSOCIATION INC	100 COURT AVE SUITE 400 DES MOINES IA 50309	301,270	1,422	0.2%
18	POLSON, LLOYD J & BECKY MARIE JTRS	32603 UTE AVE WAUKEE IA 50263	196,020	100,171	14.8%
19	BHRAMDAT, LALBHOWANDAT T & AHILIA JTRS	32513 UTE AVE WAUKEE IA 50263	294,030	59,368	8.8%
20	PACK, CHARLES R & SHIRLEY M JTRS	32465 UTE AVE WAUKEE IA 50263	58,370	39,212	5.8%
	Total		675,032	675,032	100%



DATE: 07/31/2024
 07/15/2024
 REVISIONS: 2ND SUBMITTAL
 1ST SUBMITTAL
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 TECH: JDS
 ENGINEER: JMM
TORSTENSON RESIDENCE
REZONING MAP
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 1/1
 2407.536